

MIDWEST LAND GROUP PRESENTS

93 ACRES IN

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# VERNON COUNTY MISSOURI



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# PRODUCTIVE TILLABLE GROUND WITH DEVELOPMENT OPPORTUNITY

This Vernon County tract checks all the boxes for any landowner. It has over 80 acres of productive tillable ground consisting of Parsons and Barden silt loam soil. A waterway helps move runoff gently through the property and off the fields. The current cash lease can continue with new ownership if desired, making this ground an immediate source of income for potential investors. The small wet-weather creek and timber, coupled with the surrounding crop ground, creates habitat for deer and turkey for you hunters. Close enough to town for convenience but far enough away from the noise makes this a peaceful retreat for any outdoorsman.

A real opportunity with this property exists for developers. Natural gas, 2-phase and 3-phase power run through the middle of the property with rural water at the road for easy connection. The short 1/8th of a mile drive to Highway 54 and the close proximity to Nevada mean desired homesites exist for buyers wanting a peaceful place just outside of town. This property checks all the boxes for anyone looking to invest, grow their farming operation, or find a peaceful place for a home in the country.



# PROPERTY FEATURES

COUNTY: **VERNON** | STATE: **MISSOURI** | ACRES: **93**

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- Class 2 & 3 soils
- NCCPI rating of 78.5
- Waterways
- Rural water
- Electric running north & south through the property
- Natural gas available
- County road frontage with access
- Highway 54 frontage
- 5 minutes from Nevada
- 1 hour from Joplin
- 1.5 hours from Kansas City



# 80 +/- ACRES TILLABLE

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This Vernon County tract has over 80 acres of productive tillable ground consisting of Parsons and Barden silt loam soil. A waterway helps move runoff gently through the property and off the fields.



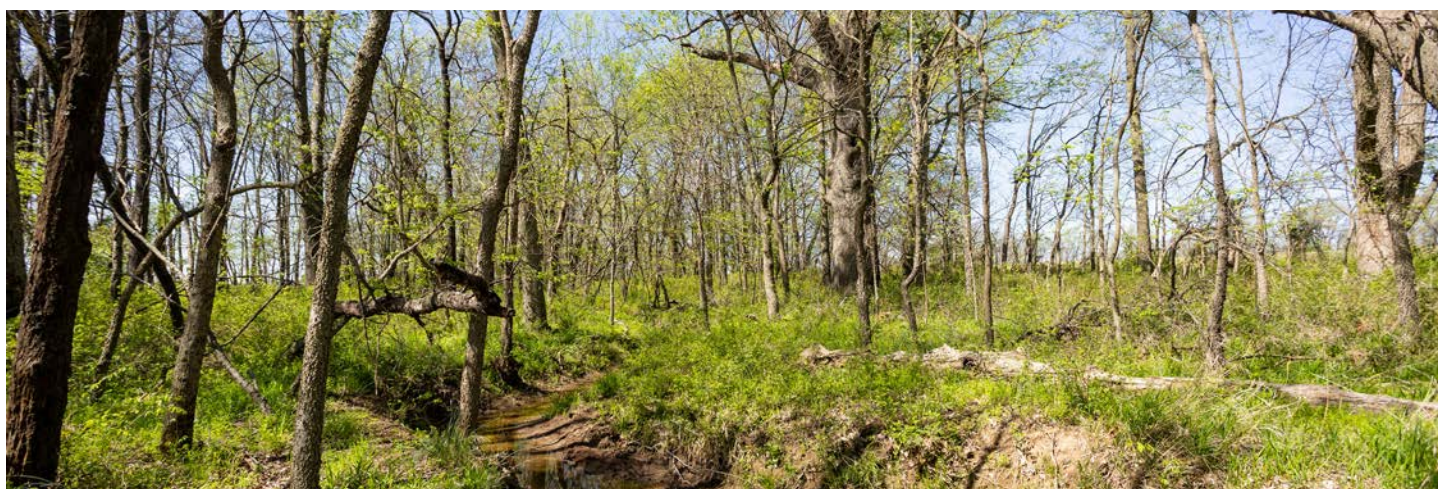
# CLASS 2 & 3 SOILS

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# WATERWAYS

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# HIGHWAY 54 & COUNTY ROAD FRONTAGE

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# ADDITIONAL PHOTOS

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# AERIAL MAP



Boundary Center: 37° 50' 32.73, -94° 25' 26.24

0ft 593ft 1185ft



Maps Provided By:



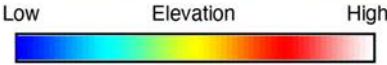
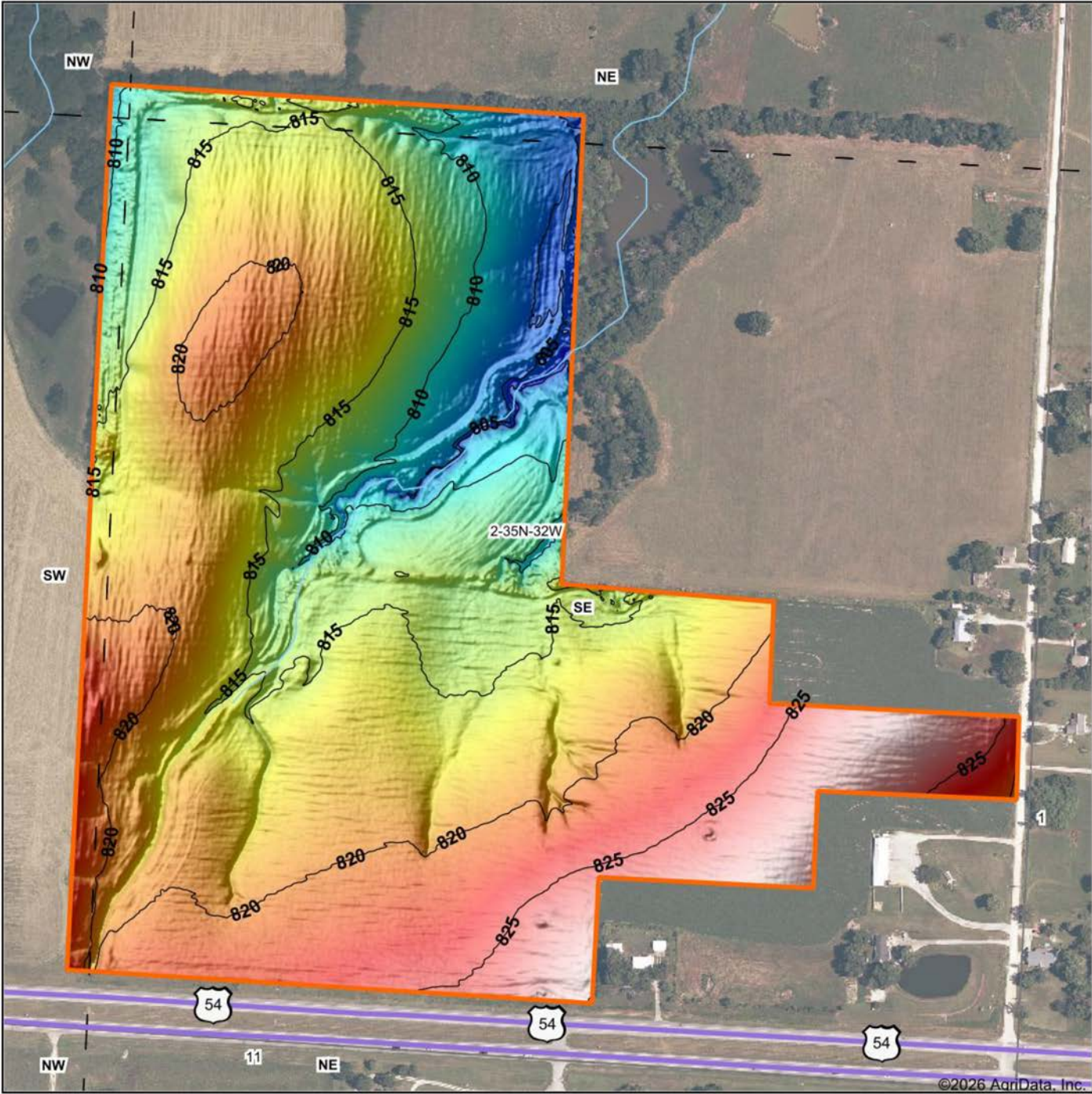
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**2-35N-32W**  
**Vernon County**  
**Missouri**



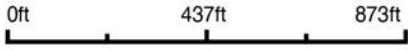
1/27/2026

# HILLSHADE MAP



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Source: USGS 1 meter dem  
 Interval(ft): 5  
 Min: 802.6  
 Max: 830.1  
 Range: 27.5  
 Average: 817.3  
 Standard Deviation: 5.28 ft

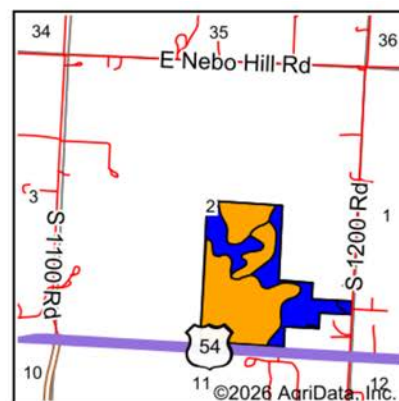
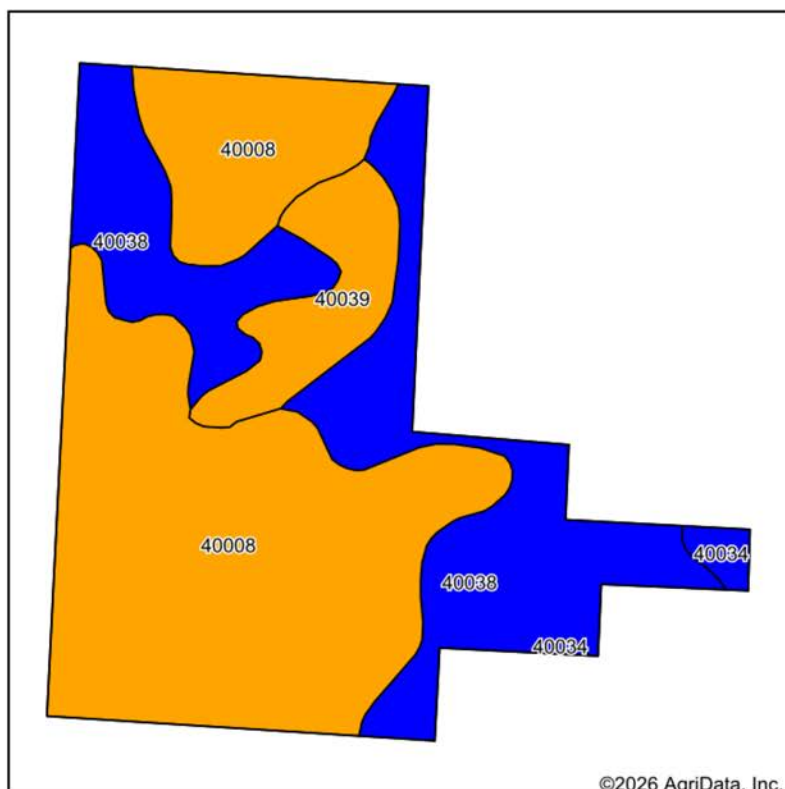


1/27/2026

**2-35N-32W**  
**Vernon County**  
**Missouri**

Boundary Center: 37° 50' 32.73, -94° 25' 26.24

# SOILS MAP



State: **Missouri**  
 County: **Vernon**  
 Location: **2-35N-32W**  
 Township: **Deerfield**  
 Acres: **92.92**  
 Date: **1/27/2026**



Maps Provided By:  
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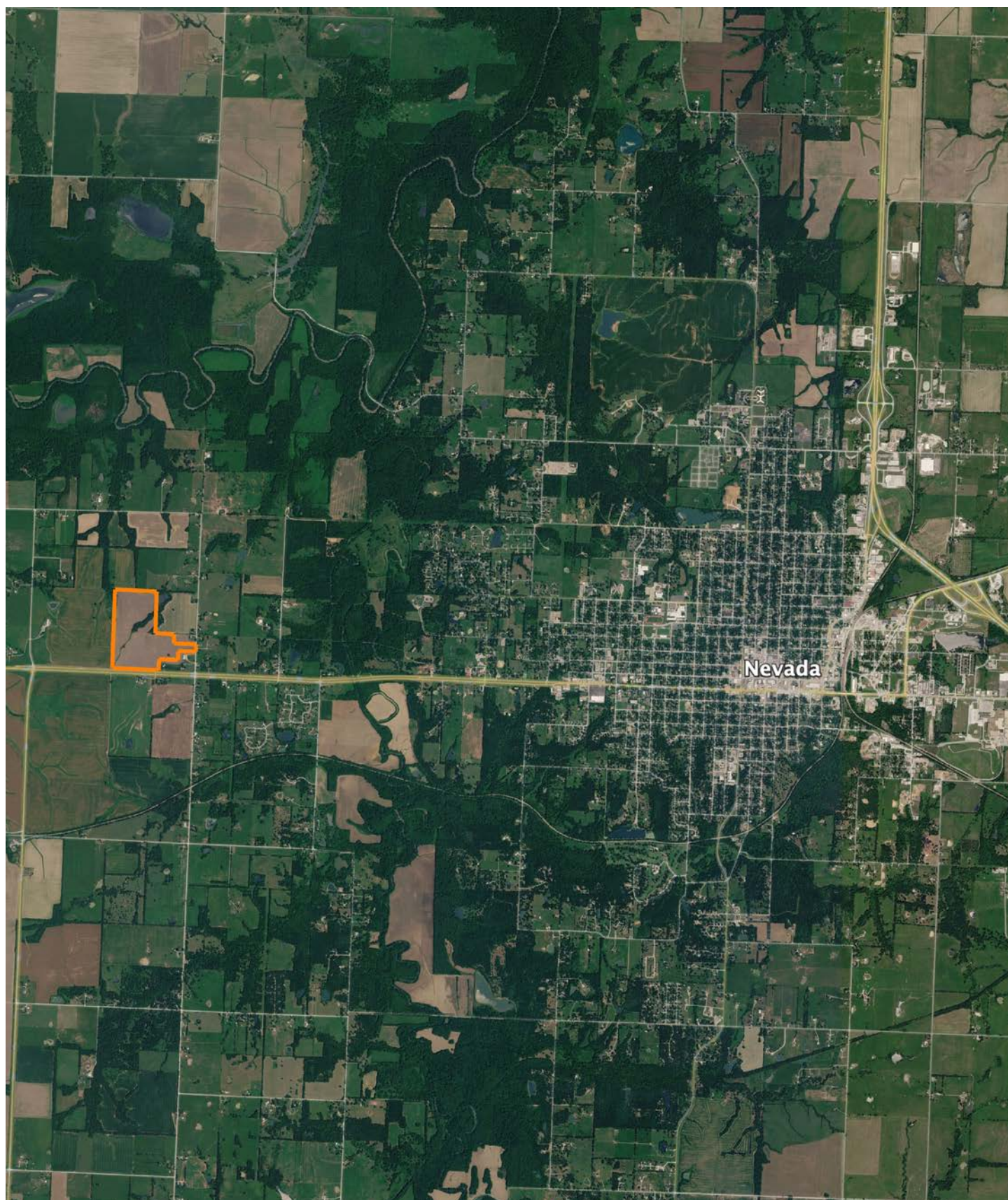
Area Symbol: MO217, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Hydric Rating	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
40008	Parsons silt loam, 0 to 1 percent slopes	53.17	57.3%	Orange	1	Illw	83	82	66	69	
40038	Barden silt loam, 1 to 5 percent slopes	30.71	33.0%	Blue	2	Ile	74	72	68	69	
40039	Barden silt loam, 1 to 5 percent slopes, eroded	7.82	8.4%	Orange	2	Illc	69	68	61	59	
40034	Barco loam, 2 to 5 percent slopes	1.22	1.3%	Blue		Ile	60	56	56	49	
<b>Weighted Average</b>							<b>2.66</b>	<b>*n 78.5</b>	<b>*n 77.2</b>	<b>*n 66.1</b>	<b>*n 67.9</b>

\*n: The aggregation method is "Weighted Average using all components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method

# OVERVIEW MAP

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# AGENT CONTACT

Raised on a farm in Texas, Andy Unruh developed a passion for land from an early age. From working the soil alongside his family to chasing whitetails and Rio Grande turkeys in the Texas Panhandle, he learned firsthand the value of rural property, wildlife habitat, and sustainable land management. That passion has only grown, now driving him to help others find their perfect piece of land.

His journey into land sales began with a personal investment—buying, living on, and later selling his own piece of land through Midwest Land Group. That experience opened his eyes to the security land offers, its ability to provide food and income, and the joy of waking up to wildlife right outside his door. Now, as a land agent, he is committed to helping buyers and sellers navigate every step of the process with the same level of care and expertise that made his own land transactions so rewarding.

With over a decade of experience owning and operating a regionally recognized coffee company, Andy understands sales, marketing, and, most importantly, the value of relationships. Whether working with small business owners or national brands, he knows that success comes from putting clients first—an approach he carries into real estate. His expertise in farming, hunting leases, habitat management, and regenerative agriculture gives him a unique ability to help buyers find the right land for their needs, whether for recreation, hunting, or investment. He would be honored to help you find your dream property or get top value for the land you're selling.



**ANDY UNRUH**

LAND AGENT

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**MidwestLandGroup.com**

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