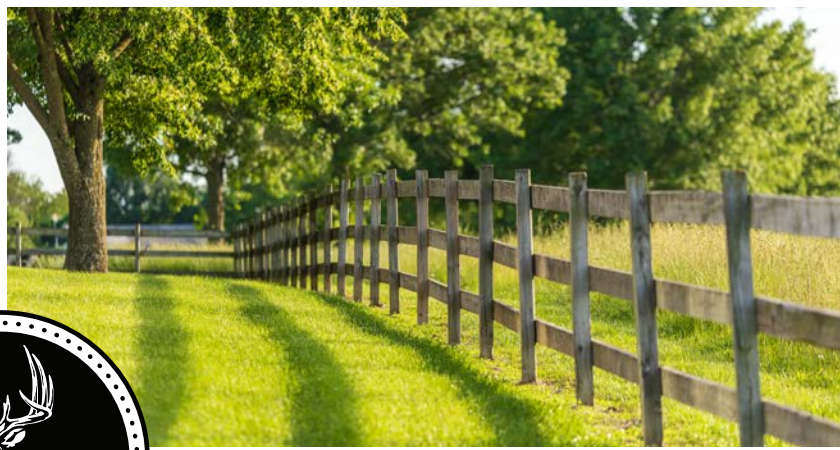


MIDWEST LAND GROUP PRESENTS

16 ACRES

VERNON COUNTY, MO

662 W 6TH STREET, SCHELL CITY, MISSOURI 64783



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

METICULOUSLY MAINTAINED ACREAGE WITH STUNNING HOME & SHOP

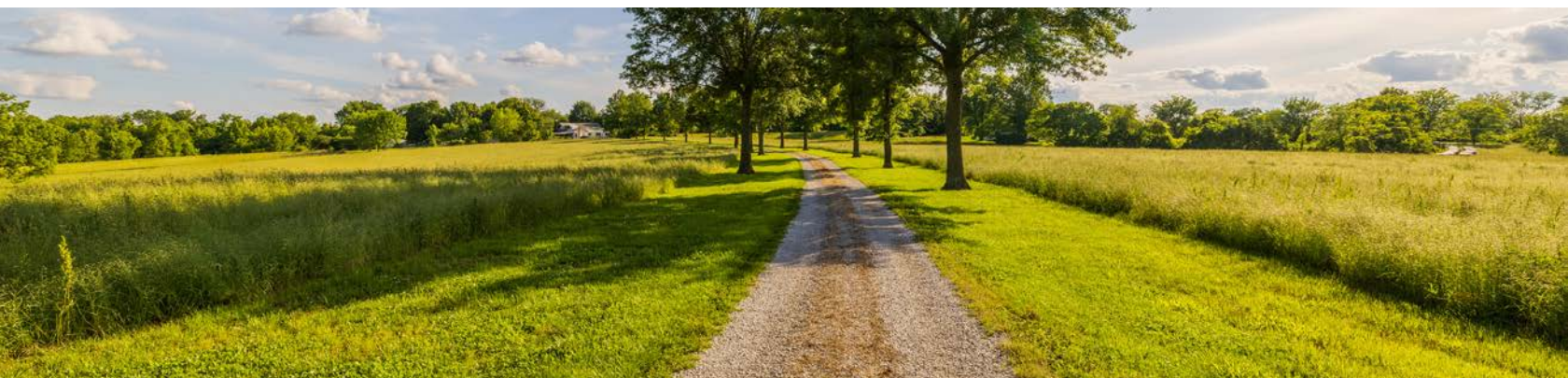
An additional 15.42 acres (31.42 total), 2 livestock barns, and a stocked pond are also available to purchase! As you pull through the gate and meander down the mature pin oak-lined 1000+ foot long driveway and pull up to the stunning home and shop sitting on this 16+/- acre parcel, you will be in awe at the beauty this place has! You will immediately notice how well-maintained this home, shop, and acreage is! The sprawling views off the massive covered deck is unlike any you have seen before!

The property is located in the northeast corner of Vernon County, 20 minutes east of Rich Hill, Missouri, and 45 minutes southwest of Truman Lake. The 8,635 +/- acre Schell-Osage Conservation Area is located just a couple minutes to the east, and the 13,929-acre Four Rivers Conservation Area is located just 10 minutes west, providing a tremendous amount of recreational opportunities close by.

The well-maintained home is approximately 5,251 finished square feet. The incredible home features

open-concept living with 5 bedrooms, 4 full bathrooms, loft area, large living room on the main level, large family room in the basement with a bar & kitchenette, 3 large stone fireplaces with wood-burning inserts, and a concrete shelter room. Additionally, around the exterior of the home, you will find that there is a 16'x16' concrete garage under the porch, nearly 2,700 square feet of covered deck, patio, and screened-in porches featuring outdoor speakers and incredible hilltop views of the Osage River bottom! Near the home you will find a very nice 25' wide octagon-shaped covered stone fire pit area with a hood vent and a 30'x40' shop with concrete, electric, and 3 garage doors. The home site is fully fenced off with wooden fencing.

The seller is willing to fence this incredible 16-acre property, creating a fully fenced property, so bring your horses or livestock! This home and acreage is a must-see to truly appreciate everything it has to offer! For additional information or to schedule a private showing, please contact Derek Payne at (573) 999-4574.



PROPERTY FEATURES

COUNTY: **VERNON** | STATE: **MISSOURI** | ACRES: **16**

- Northeast Vernon County R-1 school district
- 20 minutes east of Rich Hill, Missouri
- 45 minutes southwest of Truman Lake
- 10 minutes east of Four Rivers Conservation Area
- 2 minutes west of Schell-Osage Conservation Area
- Approximately 5,251 +/- square foot home
- 5 bedrooms
- 4 bathrooms
- 3 large stone fireplaces with wood-burning inserts
- Massive 26'x32' living room with surround sound
- Massive 26'x37' family room in basement
- Large 15'x23' master bedroom
- 10'x23' loft area
- Open concept living
- Basement bar and kitchenette
- 8'x11' concrete shelter room
- Concrete 16'x16' basement garage
- 2,696 +/- square feet of covered porches and patios
- Outdoor speakers
- 16'x16' screened-in porch off master bedroom
- 16'x73' covered patio
- 16'x42' covered composite deck
- 15'x40' basement walk-out patio
- 25' wide covered octagon-shaped stone fire pit patio/hood
- 30'x40' shop with concrete, electric, & 3 garage doors
- Meticulously maintained property
- Incredible stand of grass
- Fully fenced acreage
- Fully fenced off yard
- Two cattle guard gate crossings
- Mature pin oak-lined 1000+ foot long driveway
- Massive ridge top overlooking the Osage River bottom
- Stunning views for miles



5,251 +/- SQUARE FOOT HOME

The incredible home features open-concept living with 5 bedrooms, 4 full bathrooms, loft area, large living room on the main level, large family room in the basement with a bar & kitchenette, 3 large stone fireplaces with wood-burning inserts, and a concrete shelter room.



5 BEDROOMS, 4 BATHROOMS



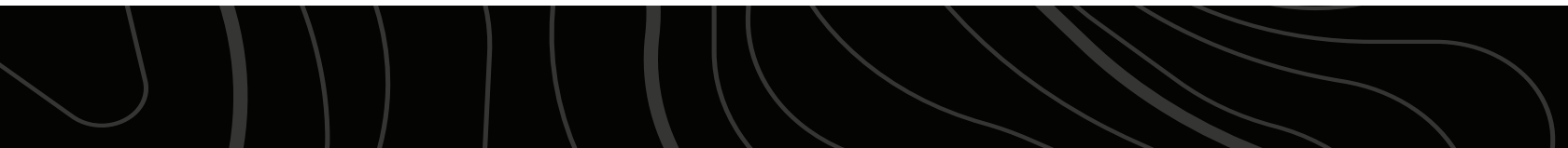
COVERED STONE FIRE PIT



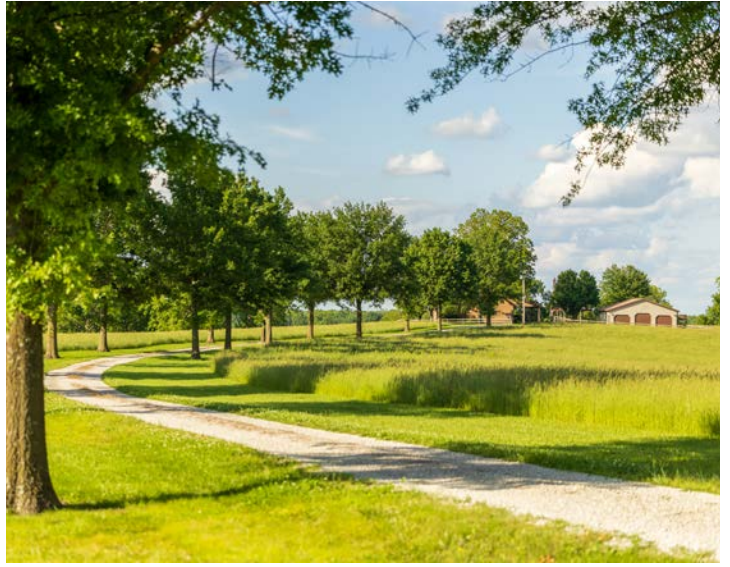
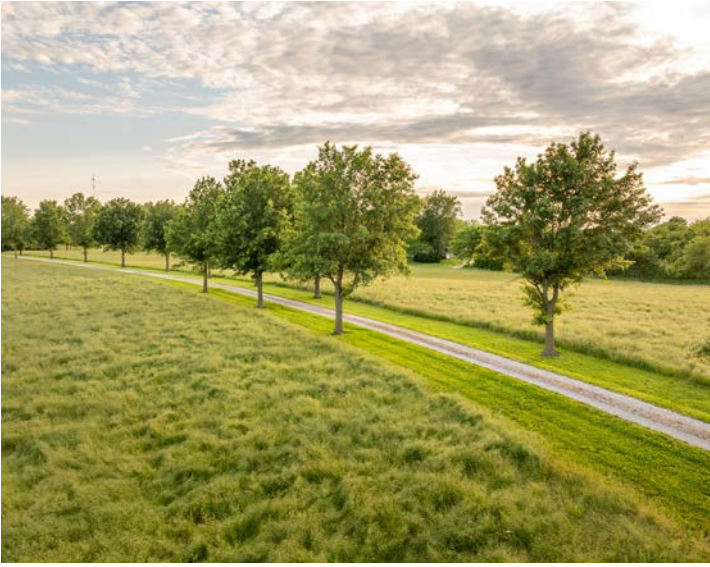
COVERED PORCHES AND PATIOS



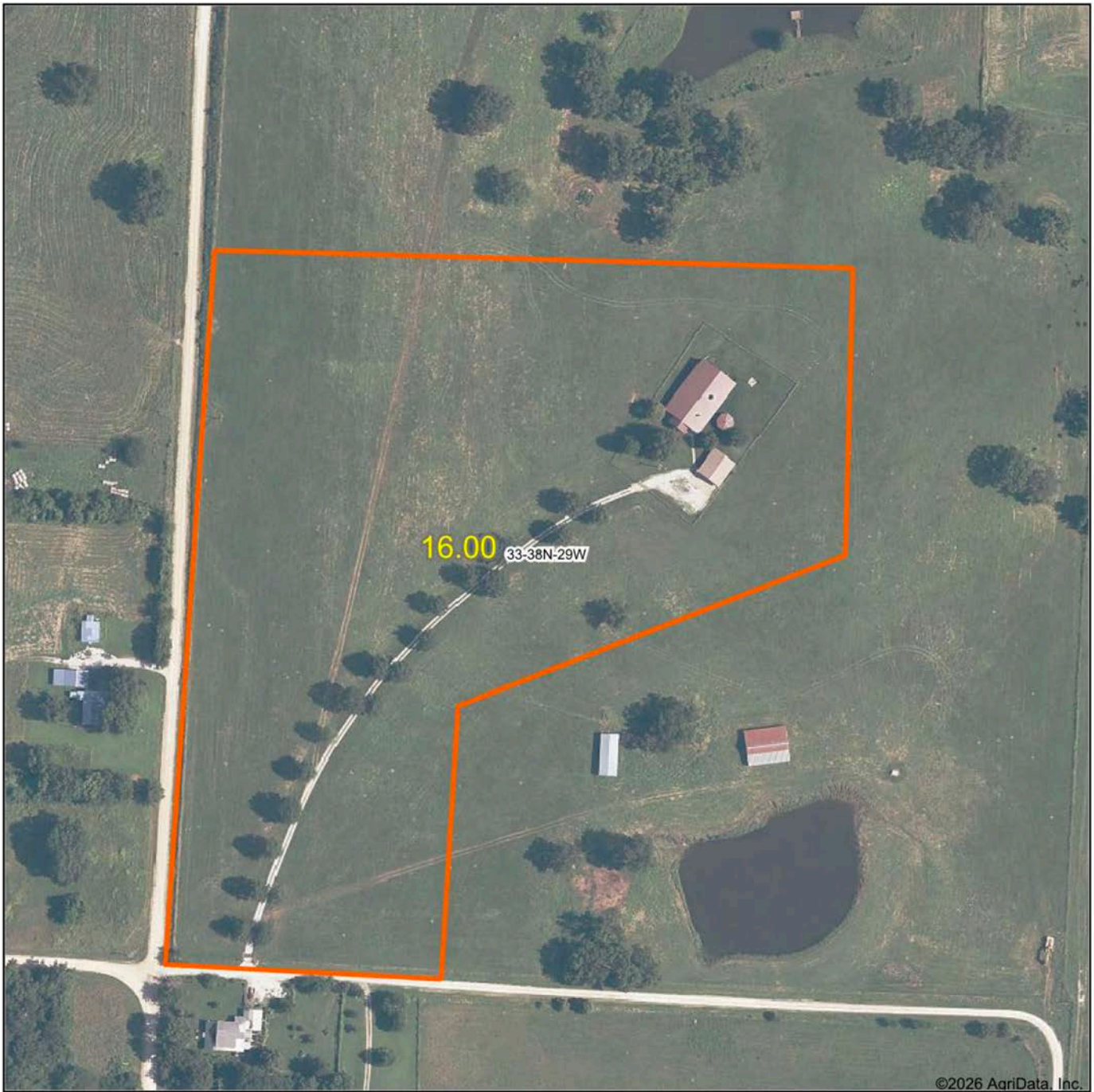
30'X40' SHOP



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 38° 1' 36.83, -94° 7' 17.01

0ft 224ft 448ft



Maps Provided By:



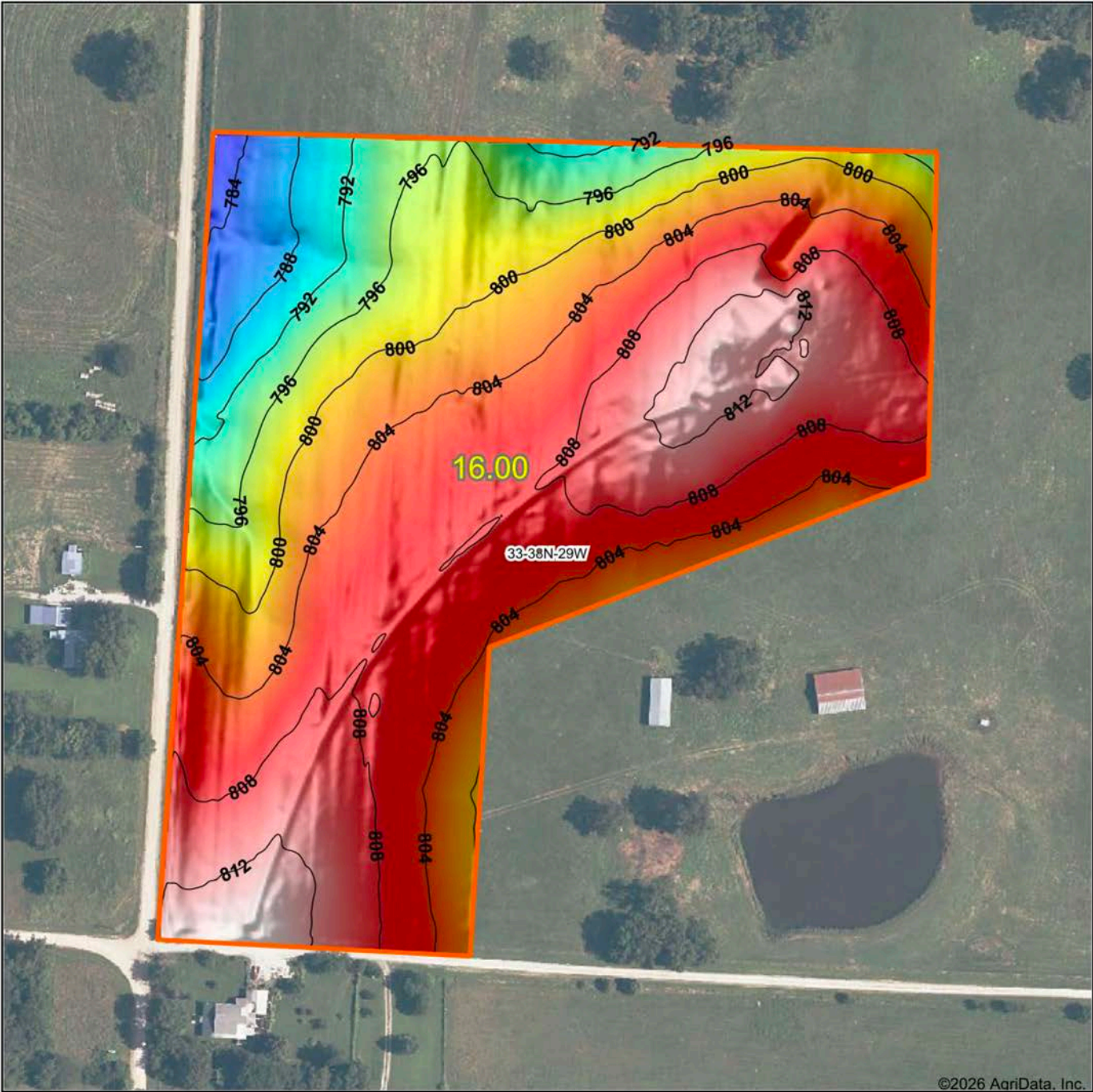
CUSTOMIZED ONLINE MAPPING
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33-38N-29W
Vernon County
Missouri



5/7/2026

HILLSHADE MAP

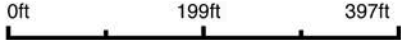


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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
 Interval(ft): 4
 Min: 782.2
 Max: 814.7
 Range: 32.5
 Average: 803.3
 Standard Deviation: 6.69 ft



5/7/2026

33-38N-29W
Vernon County
Missouri

Boundary Center: 38° 1' 36.83, -94° 7' 17.01

OVERVIEW MAP



AGENT CONTACT

Derek Payne grew up on a cattle farm in Marceline, MO, and attended Missouri Western State University. While in school, Derek volunteered hundreds of hours for the U.S. Fish & Wildlife Service and the Missouri Department of Conservation, and worked on a wildlife ranch as well. Since graduating with a Bachelor's degree in Wildlife Conservation and Management, Derek's career has included working at Cabela's as a Wildlife & Land Management salesman, selling tractors and implements, and as a regional director for the National Wild Turkey Federation (NWTf), where he received the #1 Top Gun award out of all regional directors nationwide.

He turned to real estate to pursue his passion of bringing together conservation and hunting heritage one transaction at a time. His ongoing mission is to connect buyers and sellers with a piece of land they can improve upon and make memories to last a lifetime. When not working real estate, Derek enjoys hunting, fishing, and spending time with his family, including his wife, Britni. He is a member of the National Wild Turkey Federation, Ducks Unlimited, and Quality Deer Management Association, is a volunteer with the NWTf Springtown Wattlenecks in Kearney, MO, and was elected to serve on the NWTf Missouri State Board of Directors. With a passion for the outdoors and an extensive background in the wildlife arena, Derek brings a unique and personal perspective to selling land, along with the utmost professionalism and desire to succeed for you.



DEREK PAYNE,
LAND AGENT
573.999.4574
DPayne@MidwestLandGroup.com



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