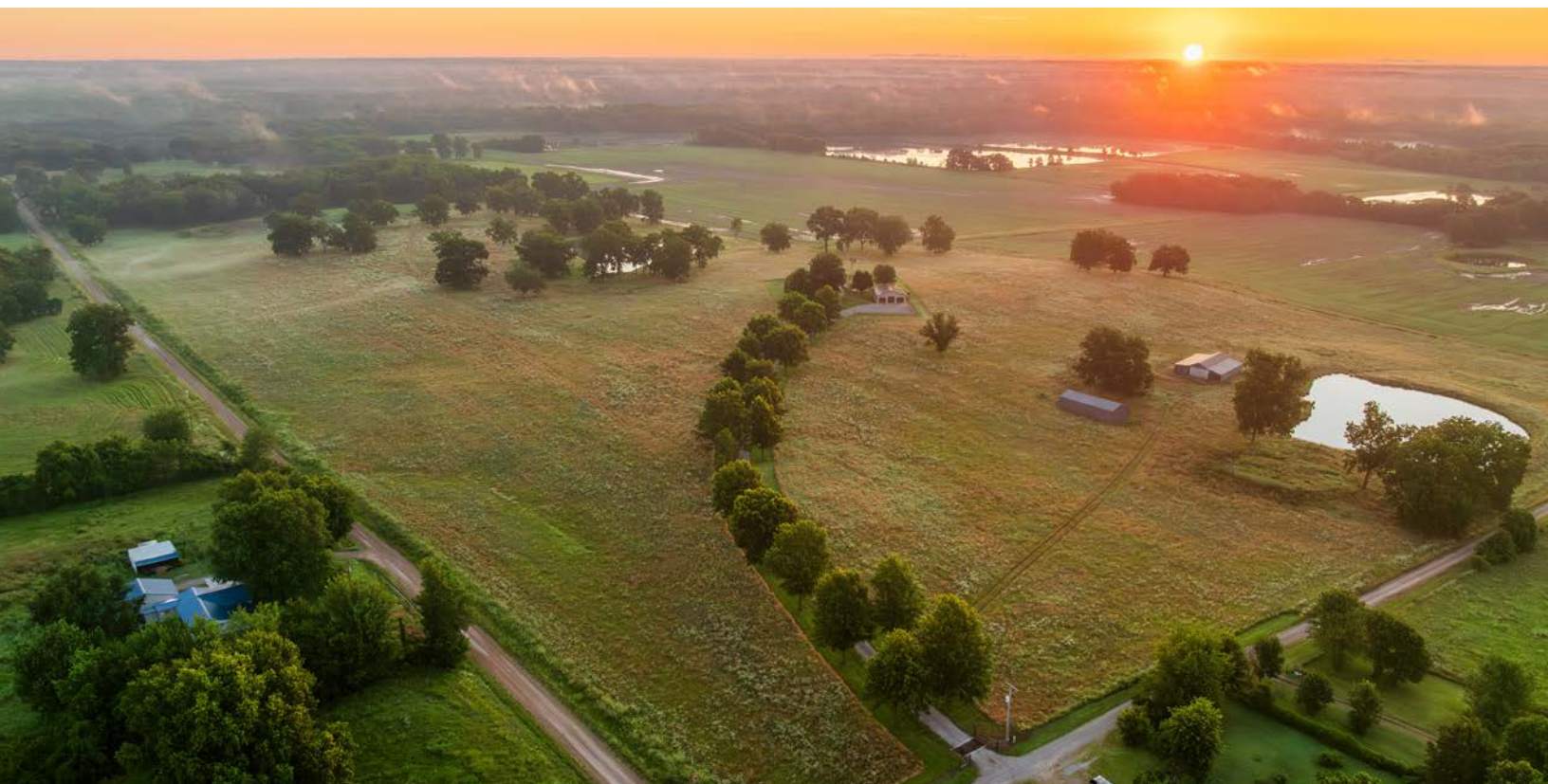


MIDWEST LAND GROUP PRESENTS

165 ACRES

VERNON COUNTY, MO

662 WEST 6TH STREET, SCHELL CITY, MISSOURI 64783



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

OSAGE RIVER RETREAT - 165 +/- ACRES OF HUNTING, RANCHING, & LUXURY LIVING

Welcome to an exceptional 165 +/- acre property in Vernon County, Missouri, where outstanding hunting, fertile pastureland, and luxurious country living come together. Located just 20 minutes east of Rich Hill and only 18 miles east of Interstate 49, this meticulously maintained farm offers the perfect combination of recreation, agriculture, and privacy.

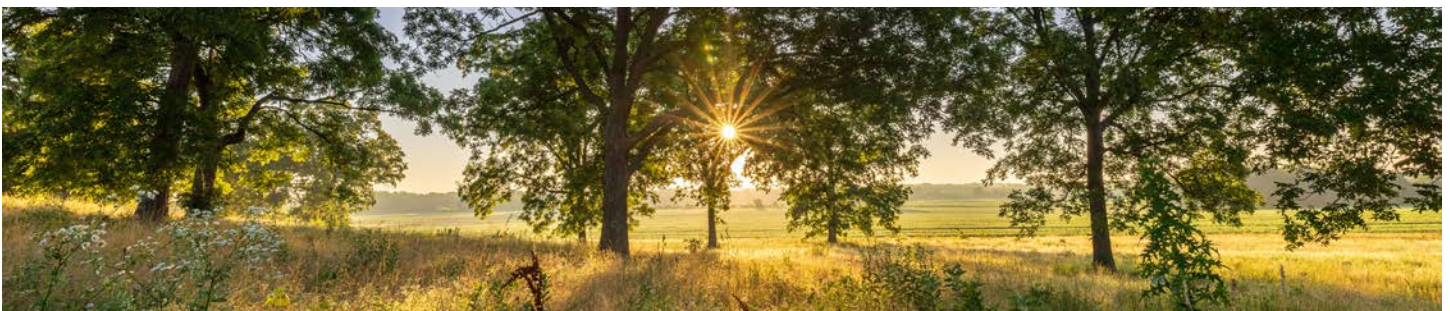
The northern boundary borders the Osage River and sits just minutes from Schell-Osage and Four Rivers Conservation Areas, placing the property in the heart of one of Missouri's premier waterfowl regions. With river frontage and ideal topography, the farm offers tremendous duck hunting potential, including an outstanding location for the construction of a large duck lake on the north end of the property.

The land features a beautiful mix of open hay ground, productive pasture, mature hardwoods, scattered giant oak trees, and two large pecan groves that provide annual harvest income. The property is fully fenced and cross-fenced for livestock, including a pipe-fence corral system, two cattle guard crossings, and two fully stocked ponds.

At the southern end of the farm sits an impressive 5,251 +/- square-foot home featuring five bedrooms, four bathrooms, three stone fireplaces with wood-burning inserts, a spacious living room with surround sound, and a large basement family room complete with a bar and kitchenette. The open-concept design is complemented by nearly 2,700 square feet of covered porches and patios, including a screened-in porch off the master suite, covered composite deck, walk-out basement patio, and a stunning covered stone fire pit area.

Additional improvements include a 30'x40' shop with concrete and electric, a 50'x60' livestock barn, and a 24'x60' three-sided equipment shed. A 1,000-foot-long mature pin oak-lined driveway leads to the home, which sits atop a scenic ridge offering breathtaking panoramic views of the Osage River bottom!

Whether you're looking for a premier hunting property, working livestock farm, or incredible country estate, this one-of-a-kind Vernon County property offers a rare combination of beauty, functionality, and recreational opportunity. For more information or to schedule a private showing, please contact Derek Payne at (573) 999-4574.



PROPERTY FEATURES

COUNTY: **VERNON** | STATE: **MISSOURI** | ACRES: **165**

- Northeast Vernon County R-1 school district
- 20 minutes east of Rich Hill, Missouri
- 18 miles east of Interstate 49
- 1 hour 20 minutes south of Kansas City, Missouri
- 1 hour 30 minutes north of Springfield, Missouri
- 10 minutes east of the 13,929-acre Four Rivers Conservation Area
- 2 minutes west of the 8,635-Acre Schell-Osage Conservation Area
- North end borders the Osage River
- Tremendous duck hunting potential
- Massive duck lake could be built on the north end of the farm
- Approximately 5,251 +/- square-foot home
- 5 bedrooms
- 4 bathrooms
- 3 large stone fireplaces with wood-burning inserts
- Massive 26'x32' living room/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
- 50'x60' livestock barn
- 24'x60' 3-sided shed
- Meticulously maintained property
- Mix of open hay ground and pasture
- Incredible stand of grass
- Fully fenced and cross-fenced for livestock
- Fully fenced-off yard
- Two cattle guard gate crossings
- Mature pin oak-lined 1,000+ foot long driveway
- 2 fully-stocked ponds
- Massive oak trees scattered throughout
- 2 large pecan groves
- Annual pecan harvest income
- Massive ridge top overlooking the Osage River bottom
- Stunning views for miles
- Road frontage on 2 sides, providing incredible access
- Pipe fence corral

OPEN-CONCEPT HOME

At the southern end of the farm sits an impressive 5,251 +/- square-foot home featuring five bedrooms, four bathrooms, three stone fireplaces with wood-burning inserts, a spacious living room with surround sound, and a large basement family room complete with a bar and kitchenette.



5 BEDROOMS, 4 BATHROOMS



COVERED STONE FIRE PIT



2,696 +/- SQ. FT. OF PORCHES AND PATIOS



ROAD FRONTAGE ON 2 SIDES



FULLY FENCED-OFF YARD



MULTIPLE OUTBUILDINGS

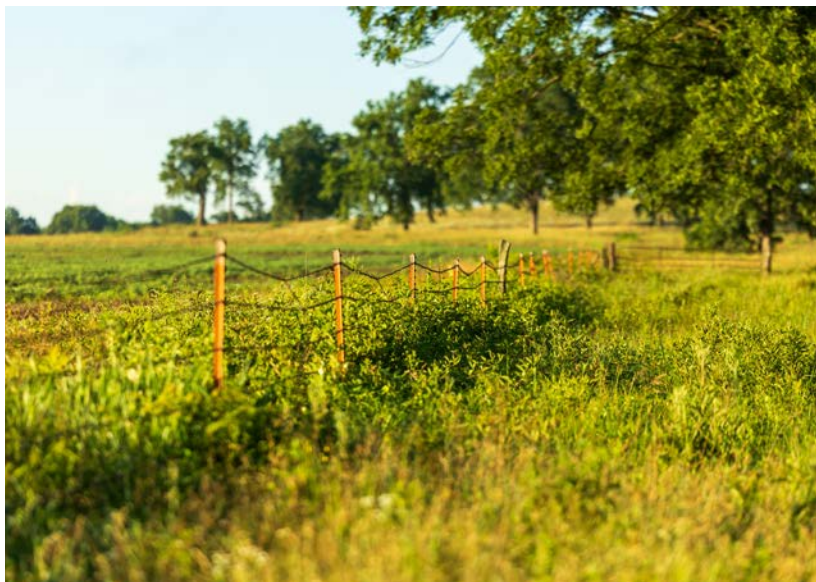
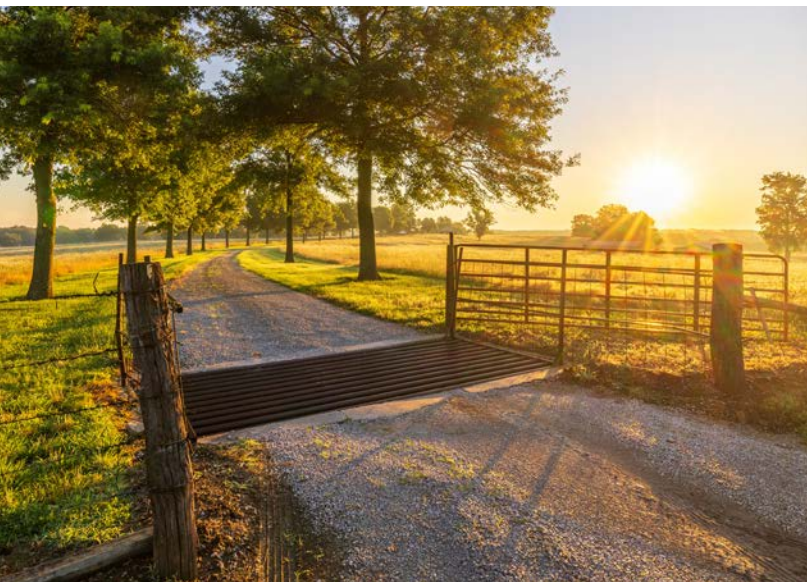
Additional improvements include a 30'x40' shop with concrete and electric, a 50'x60' livestock barn, and a 24'x60' three-sided equipment shed.



OPEN HAY GROUND AND PASTURE



FENCED AND CROSS-FENCED



MATURE HARDWOODS



1,000+ FOOT LONG DRIVEWAY



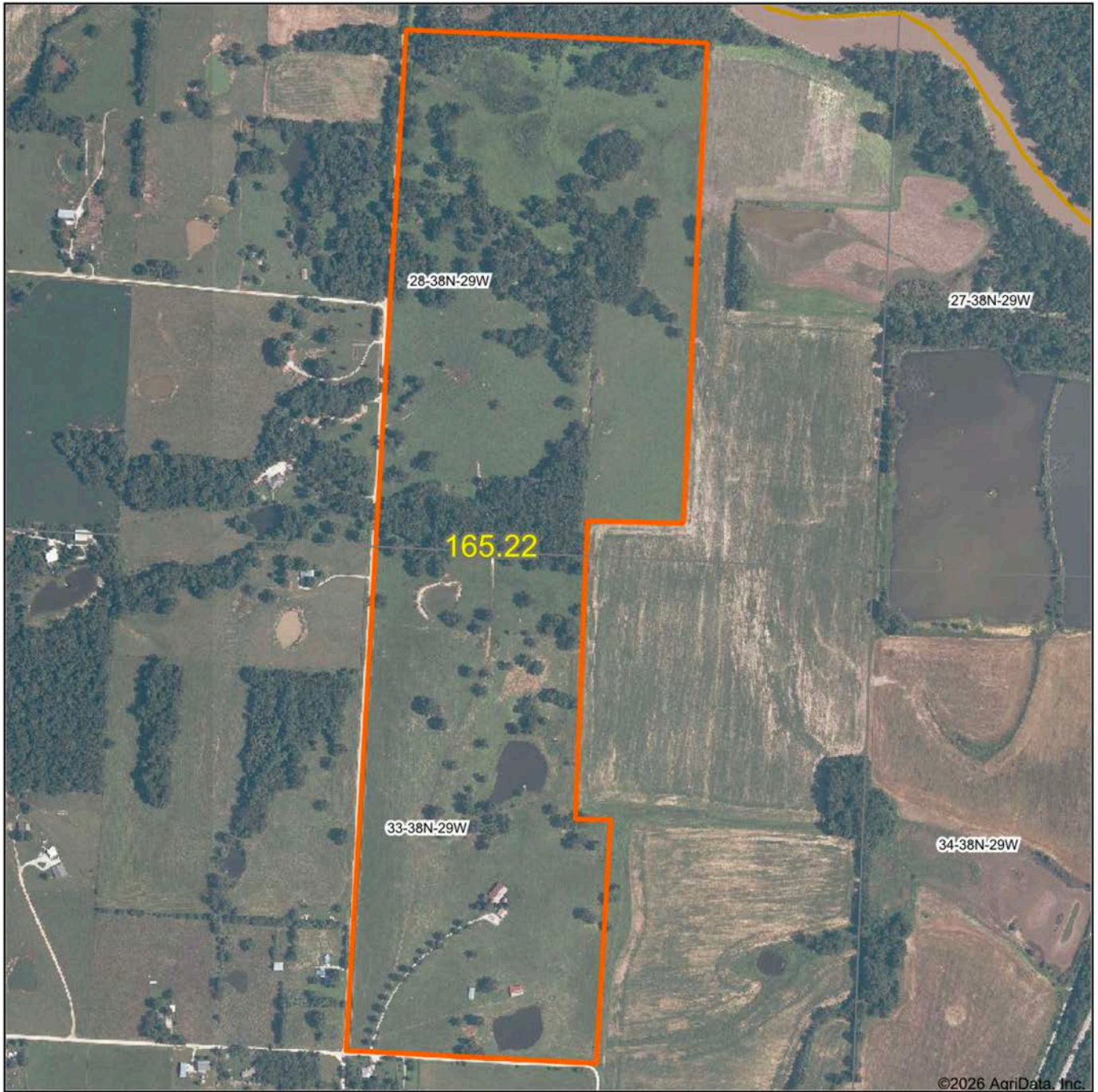
TWO FULLY-STOCKED PONDS



ADDITIONAL PHOTOS

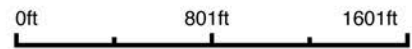


AERIAL MAP



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Boundary Center: $38^{\circ} 1' 57.65$, $-94^{\circ} 7' 11.95$



28-38N-29W
Vernon County
Missouri



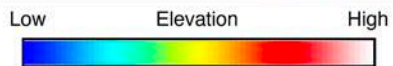
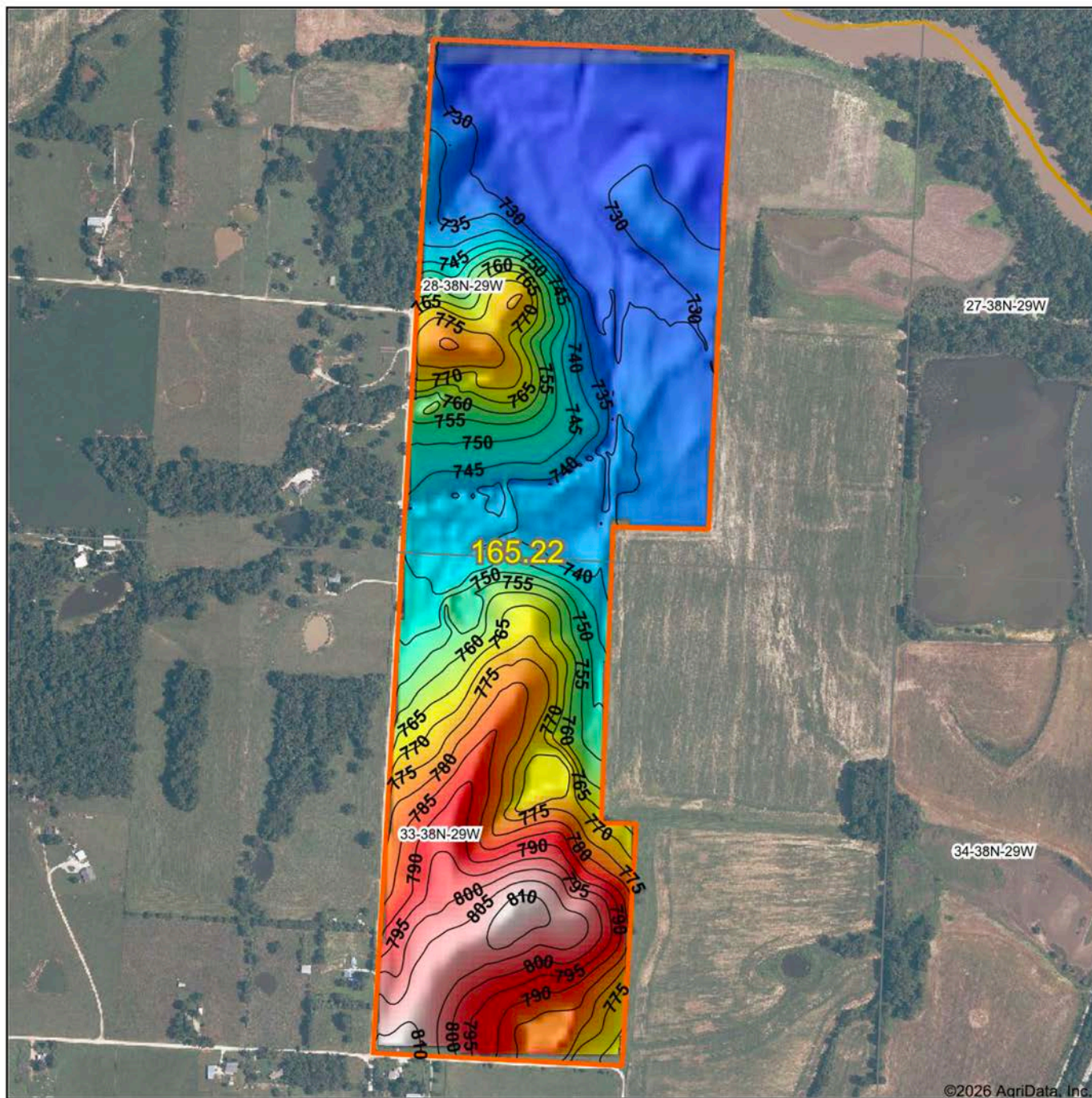
Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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6/6/2026

HILLSHADE MAP



Source: USGS 10 meter dem

Interval(ft): 5

Min: 719.9

Max: 814.7

Range: 94.8

Average: 756.1

Standard Deviation: 26.54 ft



6/6/2026

28-38N-29W
Vernon County
Missouri

Boundary Center: 38° 1' 57.65, -94° 7' 11.95

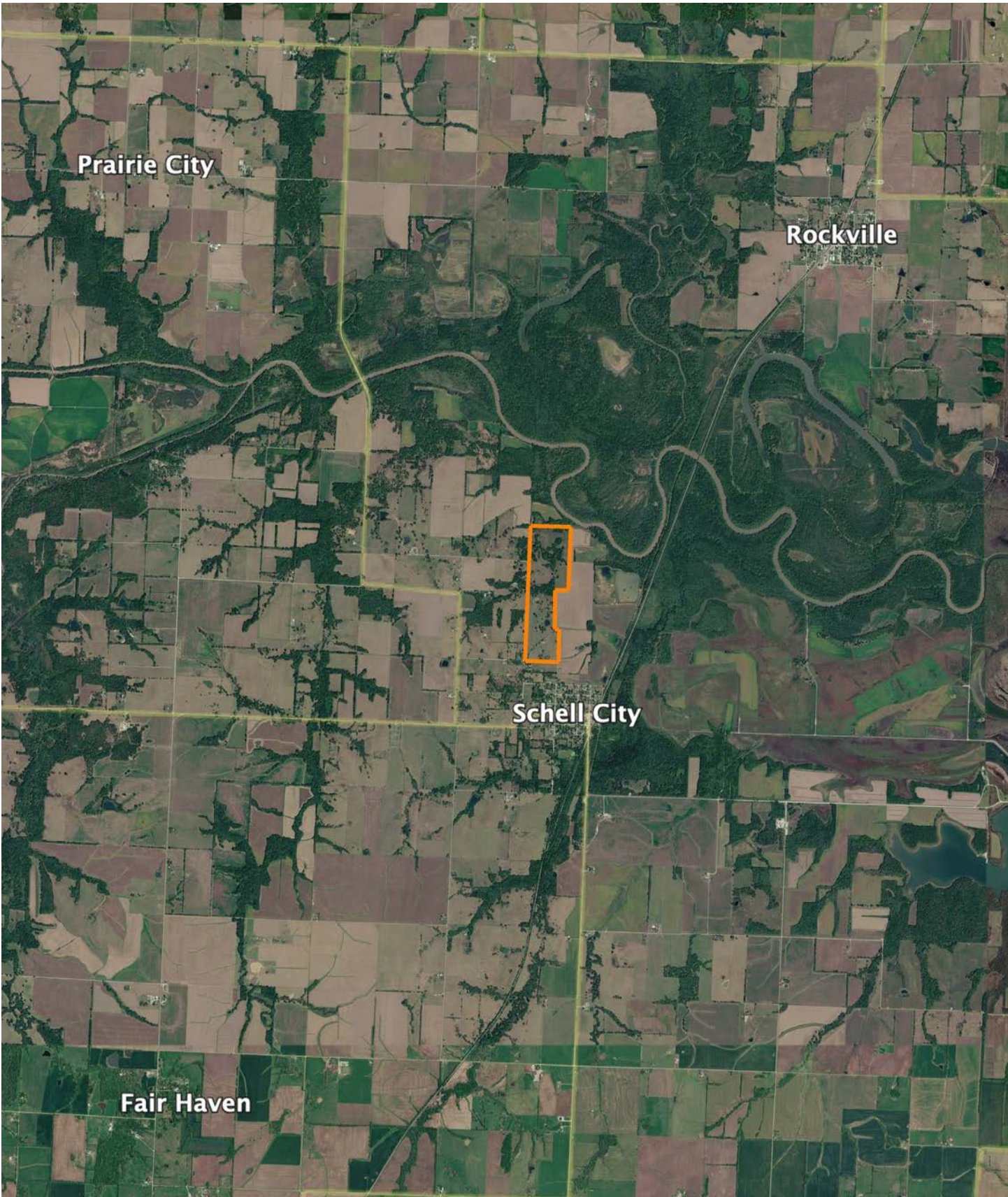


Maps Provided By:

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 CUSTOMIZED ONLINE MAPPING

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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
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DPayne@MidwestLandGroup.com



MidwestLandGroup.com

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