

MIDWEST LAND GROUP PRESENTS

65.4 ACRES

VERNON COUNTY, MO

10374 SOUTH 1575 ROAD, NEVADA, MISSOURI 64772



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL FARM HOUSE AND ACREAGE NEAR NEVADA, MISSOURI

There's a lot of great features packed into this farm located just a few miles from Nevada, Missouri, and it's a place destined to create many fond memories for the next owners. For starters, it offers a 3 bedroom, 2 bath farm house built in the mid-1930s, with an addition put on in 2018. The home offers approximately 2,225 square feet of living space and has been tastefully updated and extensively remodeled. The kitchen features painted cabinets and granite countertops, with a granite island for additional prep space, and a hanging rack for cookware storage and display. The kitchen then flows into the dining room with beautiful hardwood floors, and into the living room, which also features hardwood flooring. The 4'x7' walk-in pantry is sure to appeal to those who love to bake and cook, and you'll love relaxing on the 221 square foot sunroom that was added on to the home in 2018.

Outside, the house is just as appealing as on the inside, with a Smartsiding low-maintenance shell and a metal roof. Craftsman-style columns grace the front porch,

and a multitude of mature yard trees provide plenty of eye appeal.

No farm is complete without some outbuildings for equipment and animals, and this one is no exception. West of the house stands a 40'x80' multi-purpose metal barn. The south end of this barn is fully enclosed, with a concrete floor and electric service for use as a workshop area. The north 60' of the building is open along the east end, offering lots of room to keep tractors, implements, ATVs and the like dry and protected from the elements. And as a bonus, there's even a 12'x12' horse stall at the north end. A 35'x25' detached garage is just north of the home, with plenty of room for parking 2 vehicles, or it could be repurposed as a workshop. Near the front pond, you'll find a 1,200 square foot loafing shed that's perfect for winter protection for your herd, but it could also store equipment or hay as well. Welded pipe corrals offer stout containment for livestock, and allows options for gathering, working, and turn-out of stock.



As nice as the home and facilities are, you'll be just as impressed with the acreage. The east 40 acres are a pleasing mix of cool-season pasture and hayfields, with light tree cover primarily in the northwest corner. Pastures are fescue-based, with other grasses and legumes mixed in. A 7.5-acre hayfield lies to the south of the house, and its healthy and productive status is a testament to the owner's maintenance efforts. Fences and gates are in good condition, and the sellers report that a few springs provide water for stock and wildlife on the farm.

Moving west, you'll cross a railroad track to access the west 25 acres. This back part of the farm is a hunter's dream, with lots of mature oak timber, a 2-acre wooded pond, and 1,500 feet of Marmaton River frontage. Here

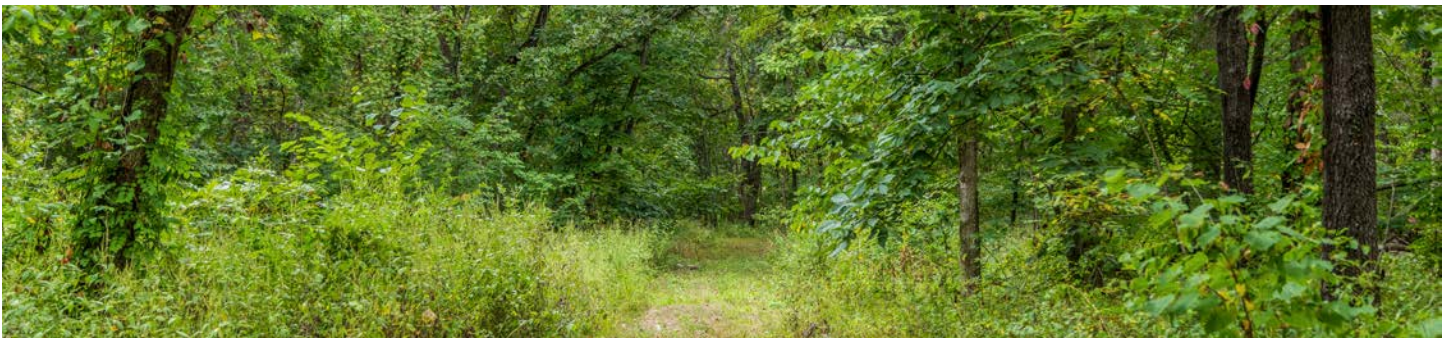
you'll have a chance to encounter a spring turkey, shoot ducks on the wooded pond, set limb lines for flatheads, or match your wits with one of the numerous mature bucks that have been seen on the property. Both the front and back ponds are stocked with bass and bluegill, perfect for some evening topwater action or an afternoon of bobber fishing with the kids.

With all of these features, this truly is a remarkable Vernon County farm. Farms of this caliber and offering all of these features rarely come up for sale, and with its proximity to town and paved road frontage to boot, it's a real gem. To schedule an appointment to see this property before it's gone, call Land Agent Scott Sudkamp at (417) 321-5427 today.

PROPERTY FEATURES

COUNTY: **VERNON** | STATE: **MISSOURI** | ACRES: **65.4**

- Nicely updated & remodeled 1930s farm house (3 bed/2 bath)
- 40'x80' shop/machine shed
- 35'x25' detached garage
- 20'x60' loafing shed/hay barn
- Paved county road
- 22 +/- acres of well-maintained cool-season pasture
- 7.5 +/- acre hayfield
- Mixed hardwood timber
- 1 +/- acre fishing & livestock pond
- 2 +/- acre secluded pond/duck lake
- Approximately 1,500 feet of Marmaton River frontage
- Strong deer & turkey populations
- 8 miles to Nevada, Missouri
- 90 miles to Kansas City, Missouri
- 70 miles to Joplin, Missouri
- Nevada schools



REMODELED 1930s FARM HOUSE

This property offers a 3 bedroom, 2 bath farm house built in the mid-1930s, with an addition put on in 2018. The home offers approximately 2,225 square feet of living space and has been tastefully updated and extensively remodeled.



MULTIPLE OUTBUILDINGS

West of the house stands a 40'x80' multi-purpose metal barn. A 35'x25' detached garage is just north of the home, with plenty of room for parking 2 vehicles, or it could be repurposed as a workshop. Near the front pond, you'll find a 1,200 square foot loafing shed that's perfect for winter protection for your herd, but it could also store equipment or hay as well.



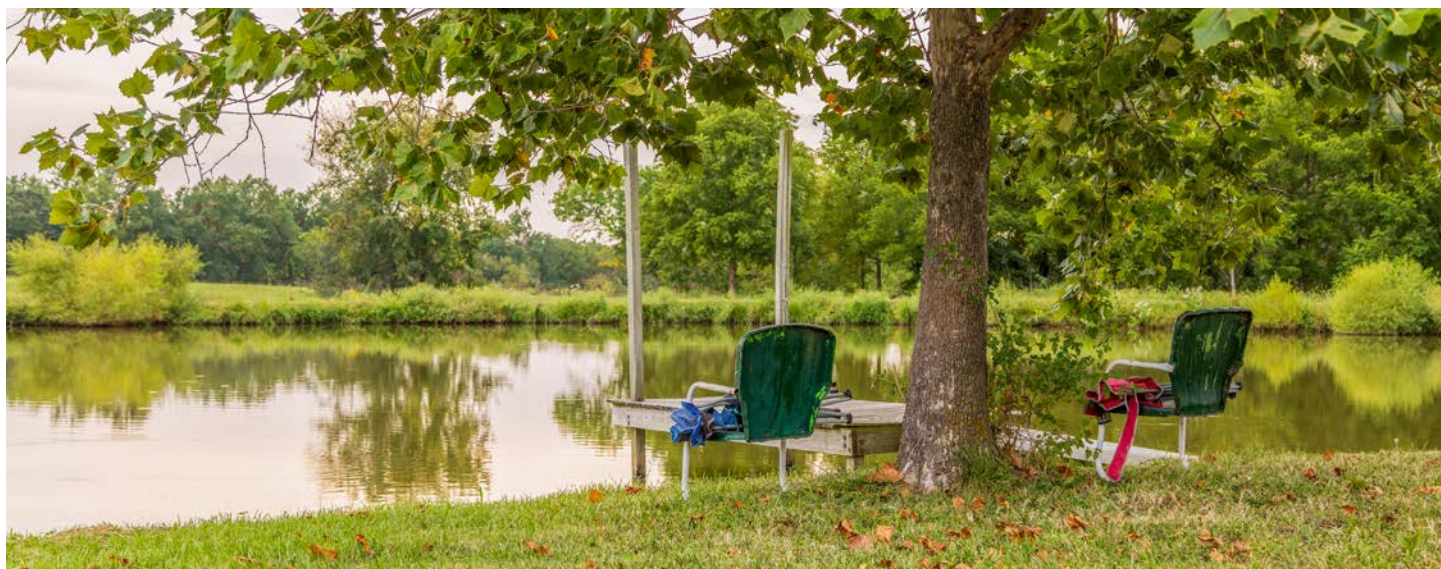
22 +/- ACRES OF COOL-SEASON PASTURE



MIXED HARDWOOD TIMBER



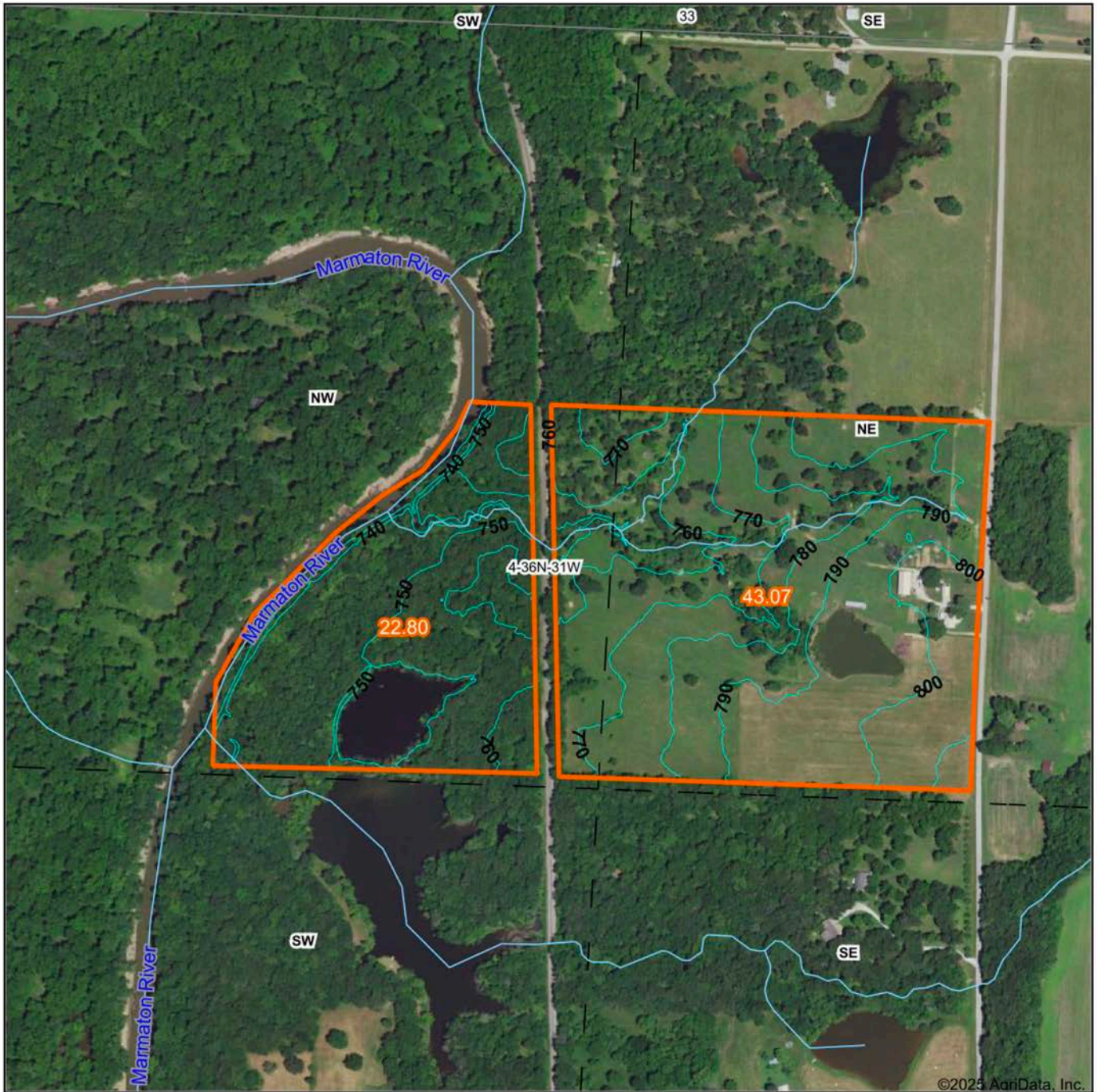
1 +/- ACRE FISHING & LIVESTOCK POND



2 +/- ACRE SECLUDED POND/DUCK LAKE



TOPOGRAPHY MAP



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Boundary Center: 37° 55' 57.03, -94° 21' 2.28



Maps Provided By:



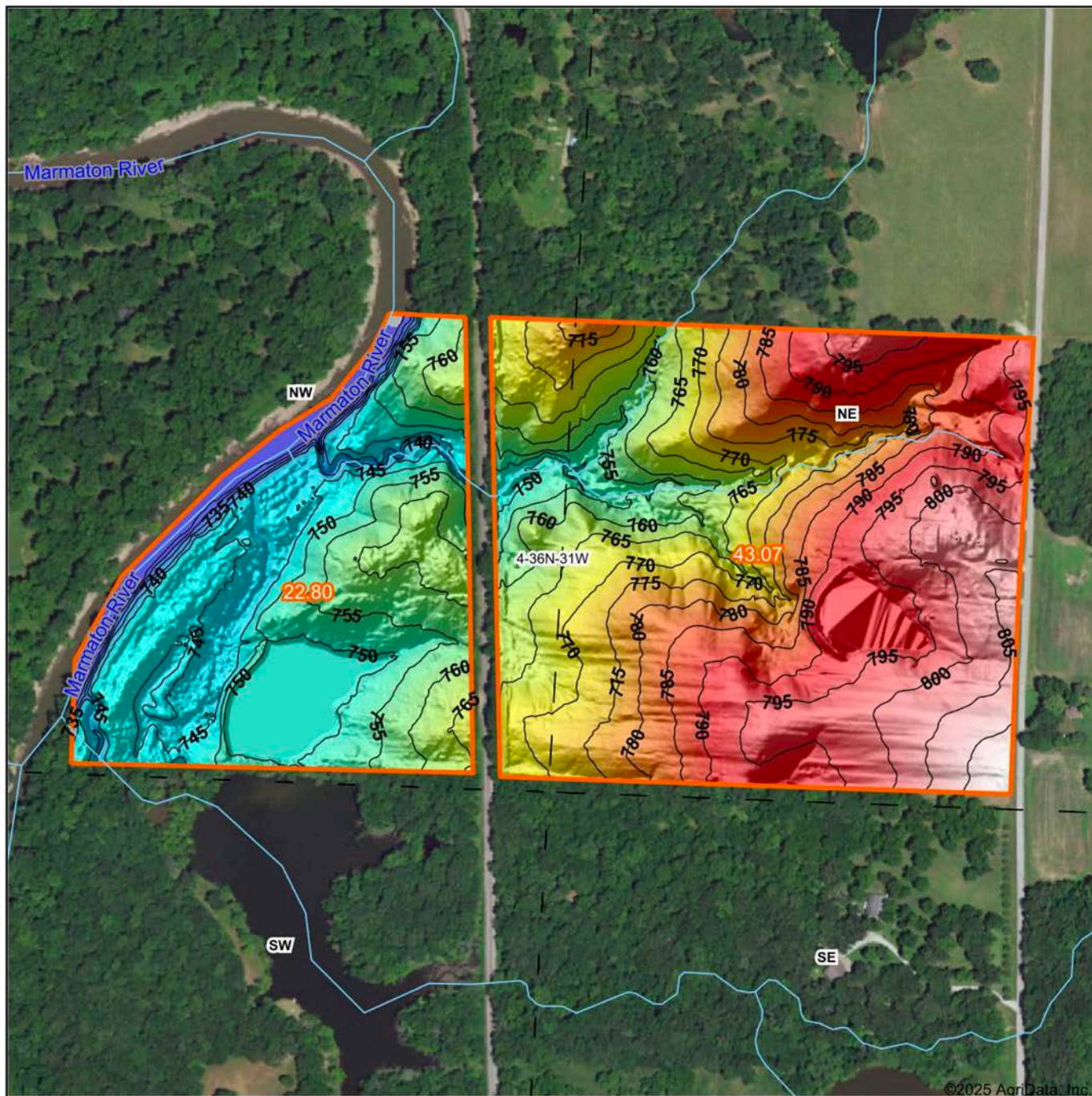
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4-36N-31W
Vernon County
Missouri

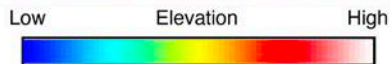


5/12/2025

HILLSHADE MAP



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Source: USGS 1 meter dem



Interval(ft): 5

Min: 723.6

Max: 813.6

Range: 90.0

Average: 770.0

Standard Deviation: 20.8 ft



5/12/2025

4-36N-31W
Vernon County
Missouri

Boundary Center: 37° 55' 57.03, -94° 21' 2.28

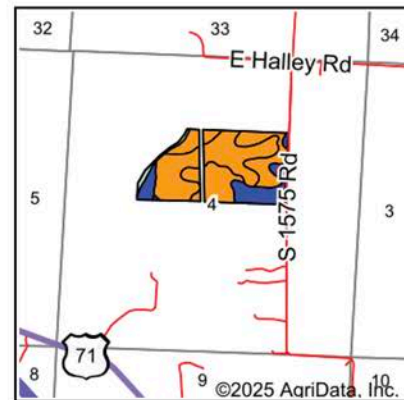
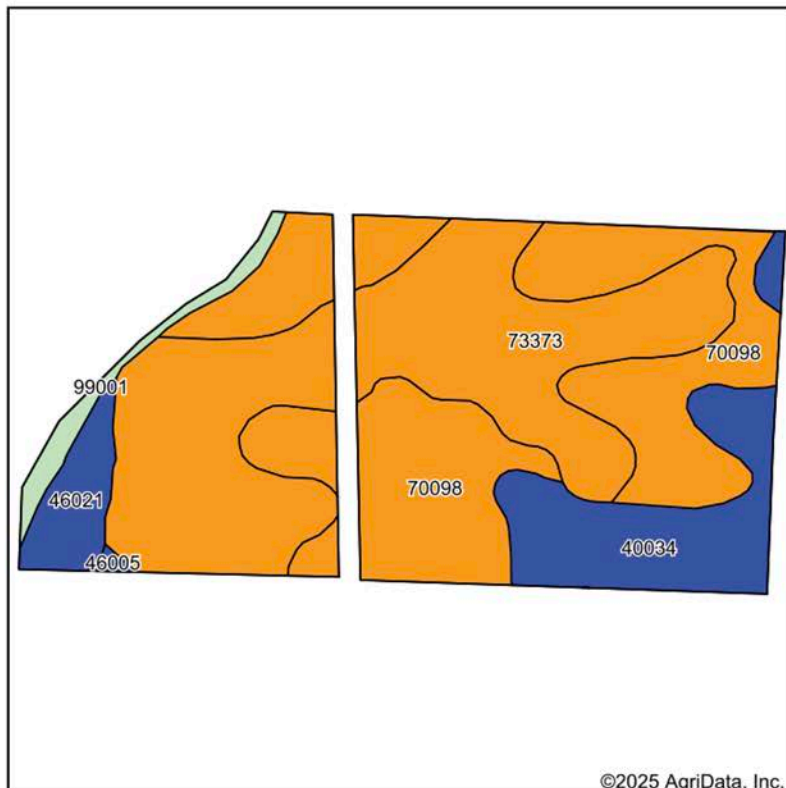


Maps Provided By:

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 CUSTOMIZED ONLINE MAPPING

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SOILS MAP



State: **Missouri**
 County: **Vernon**
 Location: **4-36N-31W**
 Township: **Washington**
 Acres: **65.87**
 Date: **5/12/2025**



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Area Symbol: MO217, Soil Area Version: 28

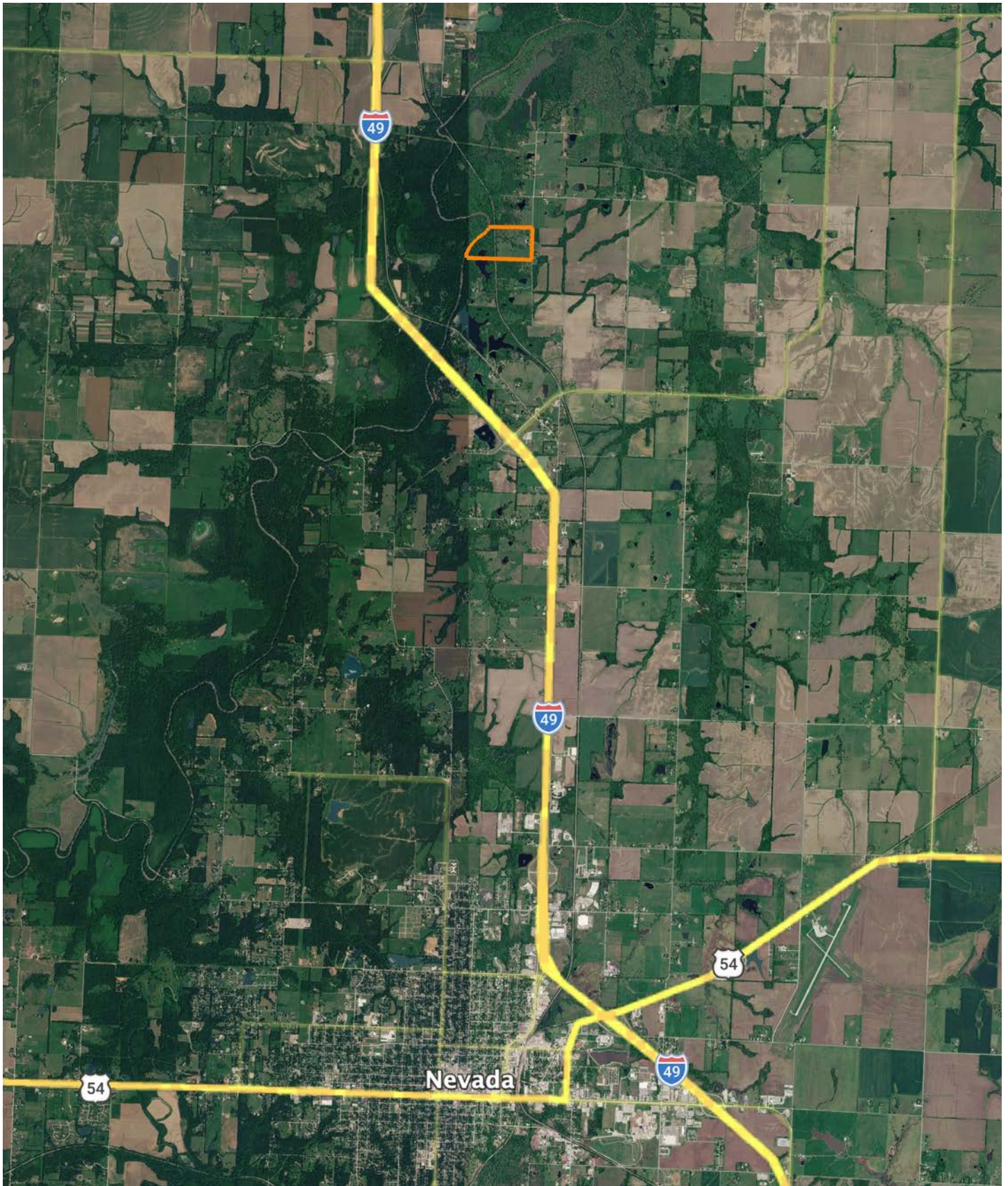
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
73373	Bolivar fine sandy loam, 5 to 9 percent slopes	27.21	41.4%		Ille	51	51	44	34	
70098	Bolivar fine sandy loam, 2 to 5 percent slopes	24.78	37.6%		Ille	58	58	51	43	
40034	Barco loam, 2 to 5 percent slopes	9.17	13.9%		Ile	60	56	56	49	
46021	Radley silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.84	4.3%		Ilw	88	88	78	83	
99001	Water	1.72	2.6%							
46005	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	0.15	0.2%		Ilw	82	82	63	75	
Weighted Average						*-	*n 55.2	*n 54.7	*n 48.7	*n 40.8

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

OVERVIEW MAP



AGENT CONTACT

For as long as he can remember, Scott Sudkamp has loved the land. Whether hunting, fishing, camping, or exploring, he's always been intrigued by prairies and rivers and wild places. His passion for wildlife and habitat led him to pursue degrees in environmental biology and wildlife management from Eastern Illinois University and Southern Illinois University. Following college, he spent nearly 20 years working as a wildlife biologist in Texas and Missouri as a public land manager and private land conservationist. He has an extensive background in managing wetlands, grasslands, and woodlands, and is well-versed in manipulating the land to benefit wildlife, including whitetails, ducks, wild turkeys, and upland game. His expertise managing land and wildlife gives him a unique perspective for understanding the land and recognizing its capabilities and potential.

Scott is a man of faith and serves as an elder and teacher at his church, and enjoys helping people pursue and realize their dreams. He and his wife Tina have been married for 30 years and raised their family on a farm in Vernon County, Missouri. He is an avid hunter and enjoys crisp November mornings bowhunting whitetails, sunrises on the marsh hunting mallards, and following bird dogs around in pursuit of pheasants, grouse, and quail. Scott loves guiding his clients through the buying and selling process and helping them achieve their goals and dreams. With his diverse background in land management and land sales, he's ready to go to work for you. Give him a call today.



SCOTT SUDKAMP,
LAND AGENT

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