

MIDWEST LAND GROUP PRESENTS

41.25 ACRES IN

VERNON COUNTY MISSOURI



17707 SOUTH 2200 ROAD, NEVADA, MO 64772

MIDWEST LAND GROUP IS HONORED TO PRESENT

BRAND NEW HOME AND ACREAGE NEAR NEVADA, MISSOURI

Just a few miles east of Nevada, Missouri, is a brand new house awaiting its first owners. Built in 2025-26, this 2 bedroom, 2 bath residence offers just over 1,300 square feet of new everything, and it's ready for your own finishing touches to make it your home. It features 2'x6' exterior walls and a spray-foamed attic for energy efficiency, and low-maintenance vinyl windows, metal siding, and roof. The concrete floor is finished with luxury vinyl plank flooring throughout, while the front porch invites you to relax and enjoy the sunset on its stamped and stained concrete base.

The kitchen is fitted with attractive dark-stained cabinets in an open-concept design that transitions into the living room beyond. The sellers are offering a \$3,000 credit to the buyers for kitchen appliances, so you get to choose your own stove, fridge, and dishwasher with the features and designs you want. A roomy pantry offers not only storage for your dry goods, but with an outlet and corner shelf, it makes the perfect coffee bar as well. The living room is an inviting space with plenty of windows and natural light. Both bedrooms are in the rear of the home, providing plenty of privacy and views of the backyard, and a laundry closet separates the bedrooms. Moving on to the master bath, you'll love the beautiful tile and glass shelves in the walk-in shower.

The garage is spacious, measuring 29'4"x28'7". This provides plenty of space for your rides, but with room left over for workbenches and storage. All in all, this home package is the perfect space for small families or retirees, and with its location outside of the city limits and zoning restrictions, you'll have virtually unlimited options.

But the brand new home isn't the only thing you'll love. With 41.25 +/- surveyed acres, you'll have plenty of room to roam and recreate as well. Whether your hobbies involve hunting, nature watching, or riding ATVs, this farm has you covered. Most of the acreage is wooded, with mixed hardwood species intermixed with stands of red cedar. Trails through the woods lead you past a small pond to a clearing perfect for food plots. Whitetail hunters will appreciate not only the abundant sign, but also the access afforded by county roads on two sides and the open field north of the house that's perfect for a large food plot or garden.

If you've been searching for a low-maintenance, single-story home on acreage, you've got to check this one out. That it's brand new and never lived in is a wonderful bonus. Call Land Agent Scott Sudkamp at (417) 321-5427 to schedule an appointment to see this property before it's gone!

PROPERTY FEATURES

COUNTY: **VERNON** | STATE: **MISSOURI** | ACRES: **41.25**

- Brand new 1,335 square foot home (2 bed, 2 bath)
- 833 square foot attached garage
- Open concept kitchen/living room
- Walk-in tile shower (master)
- 9' ceilings
- Seller credit for kitchen appliances
- Textured metal roof
- Stamped concrete porch
- 41.25 surveyed acres
- Rural water
- Barton County Electric service
- Trails through the woods
- 3 +/- acre field - perfect for large gardens or food plots
- Mixed hardwood timber
- Strong deer & turkey populations
- County roads on 2 sides
- 8.5 miles to Nevada, MO
- 1.5 hours to Kansas City, MO
- 1 hour to Joplin, MO
- Northeast Vernon County schools



BRAND NEW HOME

Built in 2025-26, this 2 bedroom, 2 bath residence offers just over 1,300 square feet of new everything, and it's ready for your own finishing touches to make it your home.



TOTAL: 2169 sq. ft
1st floor: 2169 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



SELLER CREDIT FOR KITCHEN APPLIANCES



MASTER SUITE WITH WALK-IN TILED SHOWER



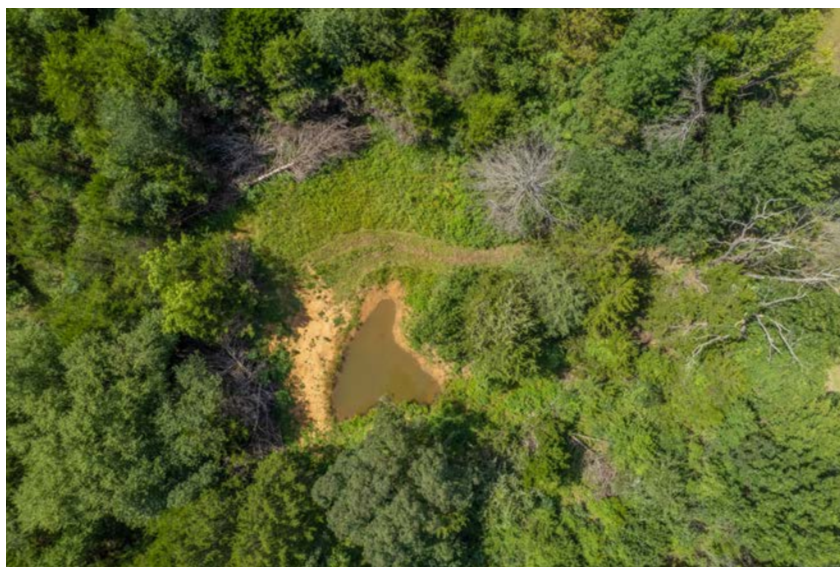
ADDITIONAL INTERIOR PHOTOS



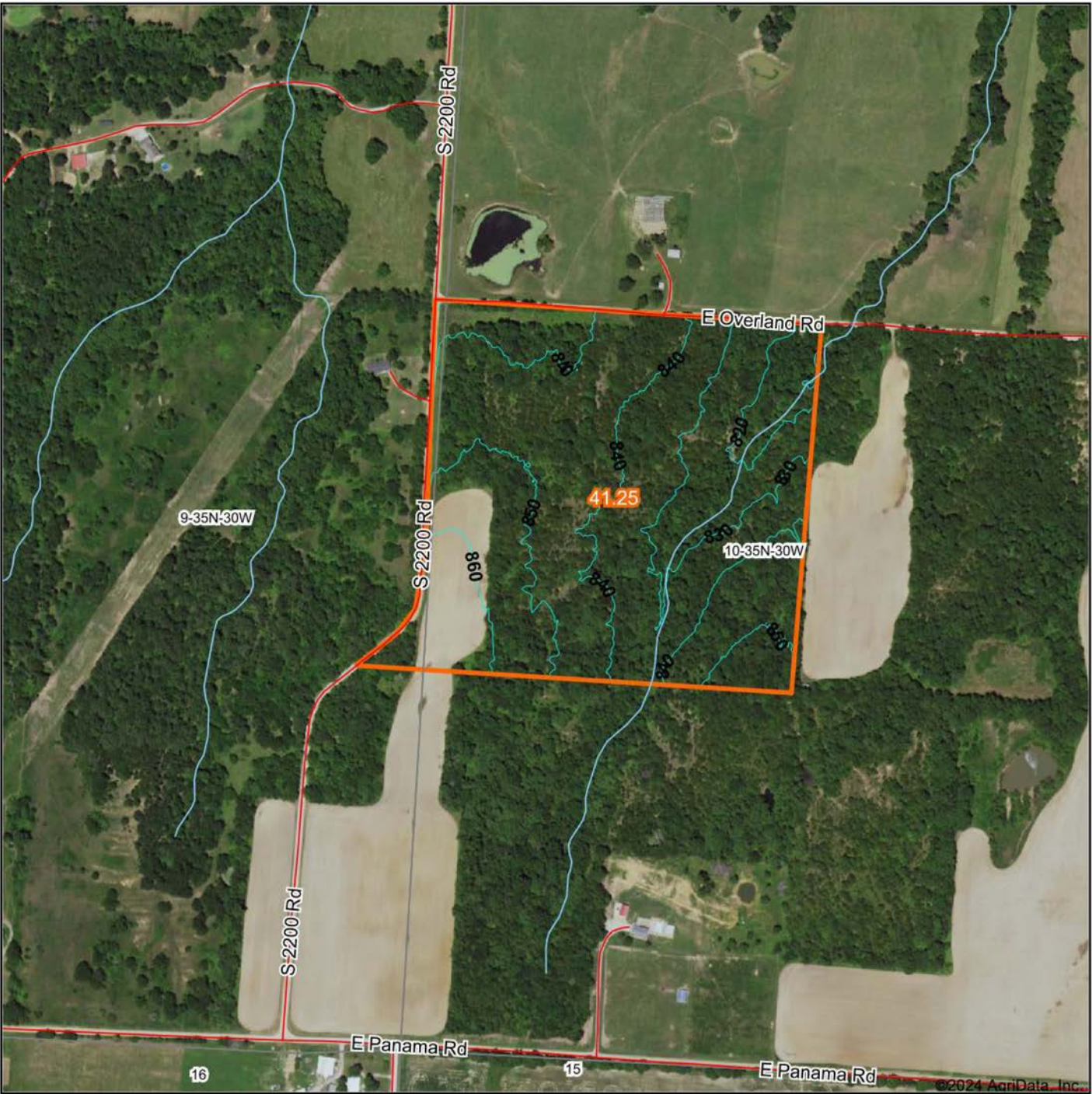
MIXED HARDWOOD TIMBER



3 +/- ACRE FIELD AND SMALL POND



TOPOGRAPHY MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

Boundary Center: 37° 49' 26.33, -94° 14' 1.99

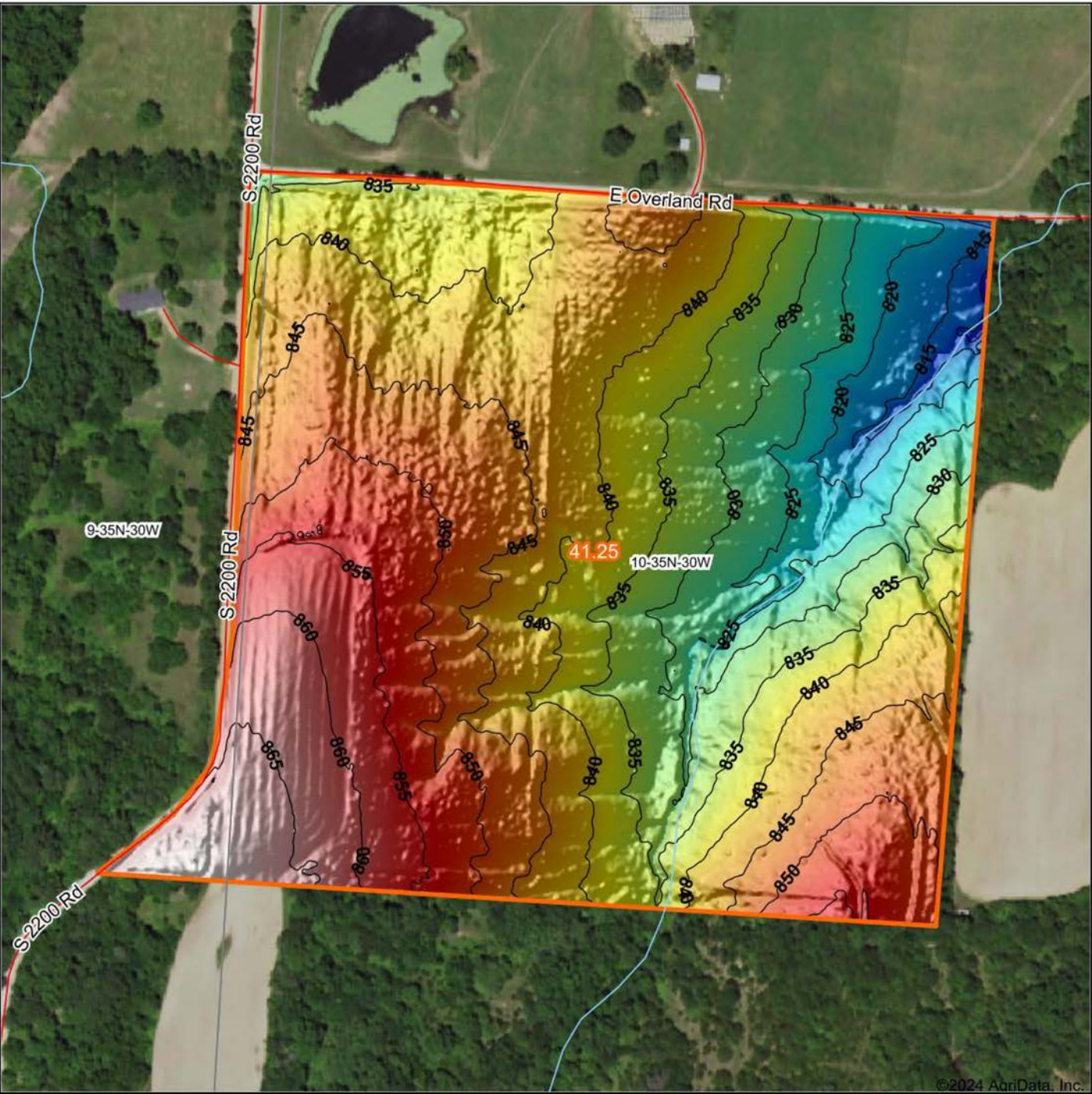
10-35N-30W
Vernon County
Missouri

0ft 552ft 1104ft



7/1/2024

HILLSHADE MAP



©2024 AgriData, Inc.



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 1 meter dem
Interval(ft): 5
Min: 806.5
Max: 870.0
Range: 63.5
Average: 841.4
Standard Deviation: 11.78 ft

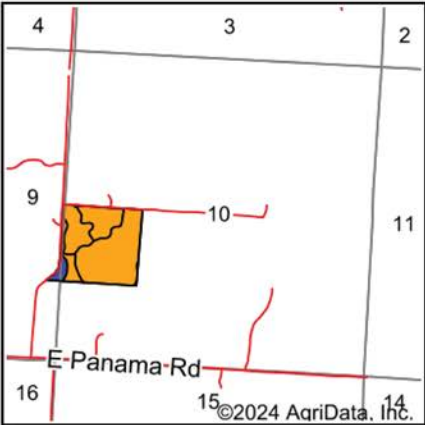
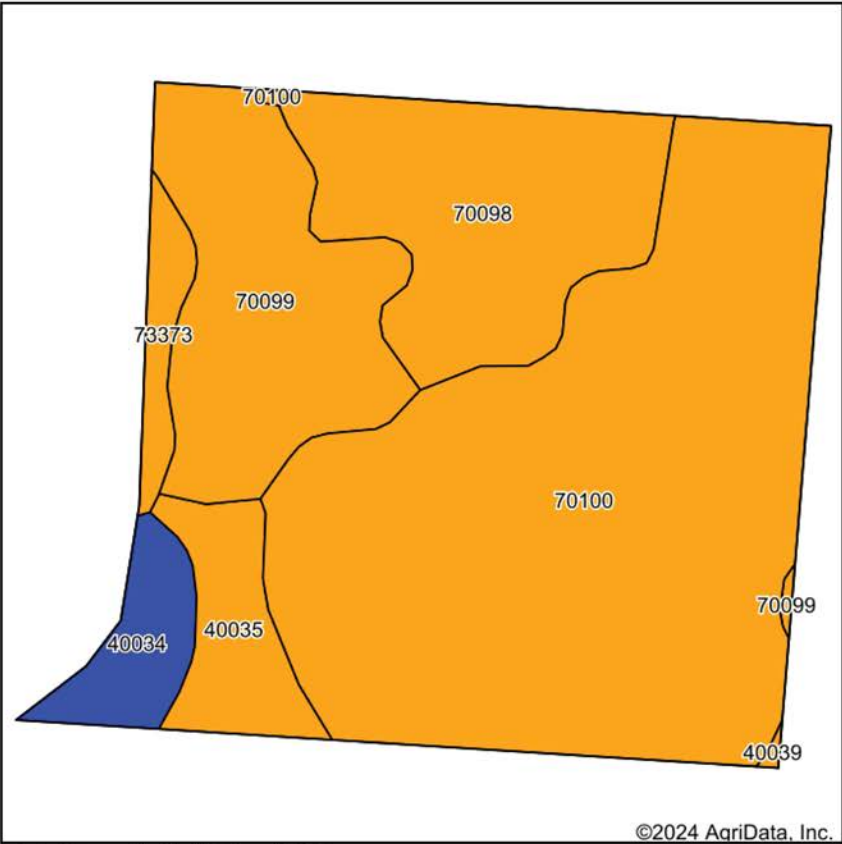


7/1/2024

10-35N-30W
Vernon County
Missouri

Boundary Center: 37° 49' 26.33, -94° 14' 1.99

SOILS MAP



State: **Missouri**
County: **Vernon**
Location: **10-35N-30W**
Township: **Badger**
Acres: **41.25**
Date: **7/1/2024**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com



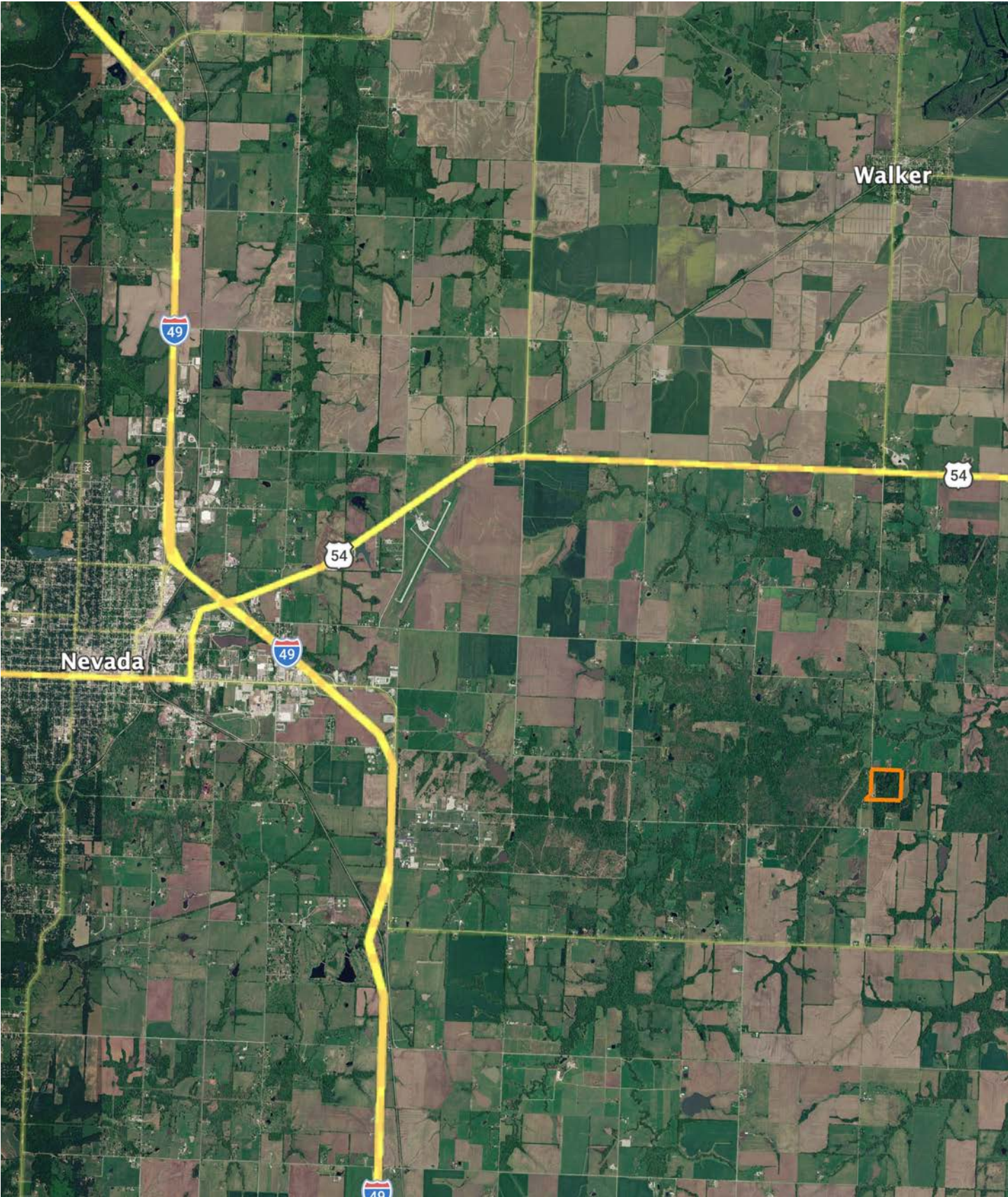
Soils data provided by USDA and NRCS.

Area Symbol: MO217, Soil Area Version: 27									
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
70100	Bolivar fine sandy loam, 5 to 9 percent slopes, eroded	22.56	54.7%		Ille	53	53	45	35
70098	Bolivar fine sandy loam, 2 to 5 percent slopes	7.04	17.1%		Ille	58	58	51	43
70099	Bolivar fine sandy loam, 2 to 5 percent slopes, eroded	6.81	16.5%		Ille	45	44	37	26
40035	Barco loam, 2 to 5 percent slopes, eroded	2.20	5.3%		Ille	44	41	38	28
40034	Barco loam, 2 to 5 percent slopes	1.68	4.1%		Ile	60	56	56	49
73373	Bolivar fine sandy loam, 5 to 9 percent slopes	0.96	2.3%		Ille	51	51	44	34
Weighted Average					2.96	*n 52.3	*n 51.8	*n 44.8	*n 35.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

417.321.5427

ScottSudkamp@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, North Dakota, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.