MIDWEST LAND GROUP PRESENTS

## 3 ACRES IN

# VERNON COUNTY MISSOURI







MIDWEST LAND GROUP

**17707 SOUTH 2200 ROAD, NEVADA, MO 64772**

MIDWEST LAND GROUP IS HONORED TO PRESENT

# BRAND NEW HOME ON 3 ACRES 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.

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: **3**

- 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
- Rural water
- Barton County Electric service
- County road frontage
- 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





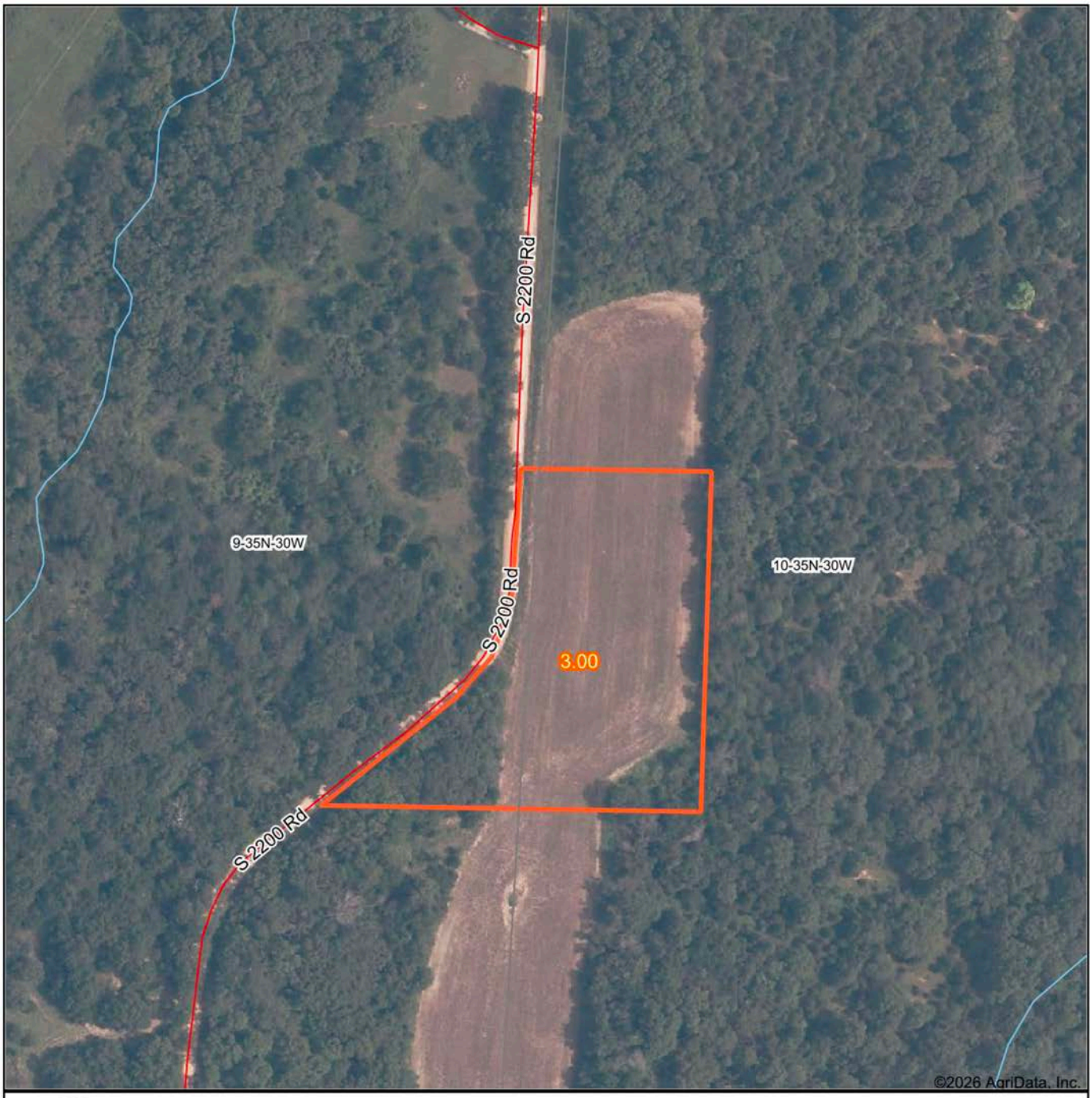








# AERIAL MAP




Boundary Center: 37° 49' 22.17, -94° 14' 9.29

0ft 196ft 393ft

**9-35N-30W**
**Vernon County**
**Missouri**

N W E S

10/15/2026

Maps Provided By:
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# 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**

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