

MIDWEST LAND GROUP PRESENTS

**530 TOTAL ACRES
ONLINE AUCTION**

**VERNON COUNTY
MISSOURI**



MidwestLandGroup.com

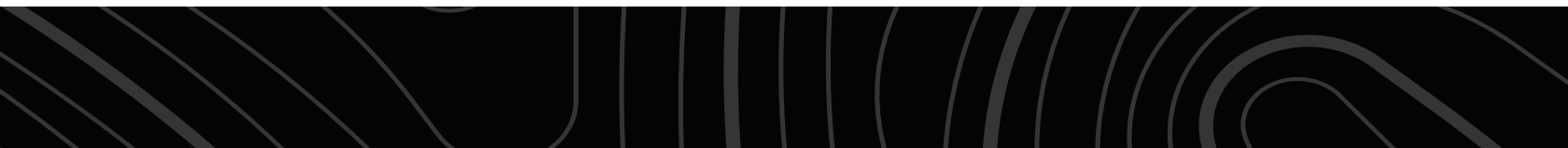
VERNON 530 - ONLINE LAND AUCTION

Midwest Land Group is proud to present this 530 +/- acre row crop farm in western Vernon County for public online auction. The farm will be offered in four tracts, with online bidding to begin August 12th, 2026 and ending August 14th, 2026.

The farm is conveniently located along Highway T, just 1.5 miles south of the ADM biodiesel plant at Eve, Missouri, with highway frontage on 3 of the 4 tracts. All tracts feature Class 2 and Class 3 soils, primarily silt loams, and all are classified as Prime Farmland or Soils of Statewide Importance by the NRCS. Buyers with an interest in hunting will appreciate the opportunities afforded by the wooded draws that meander through some of the tracts.

Auction Details

- All tracts will be offered via online auction. Bidders are required to register prior to bidding. See the Auction Terms link for full details
- This is an online auction with reserves on each tract
- Pre-Auction Offers: Sellers reserve the right to receive and accept offers for any and all tracts prior to the online auction. Buyers interested in making pre-auction offers should contact Scott Sudkamp at (417) 321-5427
- No Buyer's Premiums will be charged or collected
- Bid increments are \$20/acre
- Tracts to be sold in the manner that yields the highest net price, as follows: all tracts will be offered separately, then all four tracts will be offered together. Highest net option will be the winner(s)
- Please create an account and register for the auction in advance. Prior to being approved to place bids, registered bidders will be contacted by the listing agent for proof of funds, letter of credit, or other verification



TRACT 1 - 181.6 +/- ACRES

Tract 1 consists of 181.6 +/- acres and is highly tillable, with approximately 98% of the farm in crop production. Predominant soils on this tract are Parsons silt loam (61.6%), Barden silt loam (24.0%), and Mayes silty clay loam (12.0%). It has an overall NCCPI index rating of 79.2, with the corn rating at 78.0 and soybeans at 68.1. The entire tract is comprised of Class 2 and Class 3 soils.

This tract is bounded by Highway T on the west, Quail Road to the north, and the CPKC railroad to the east. A small stand of trees is present on the east side adjacent to the railroad tracks.

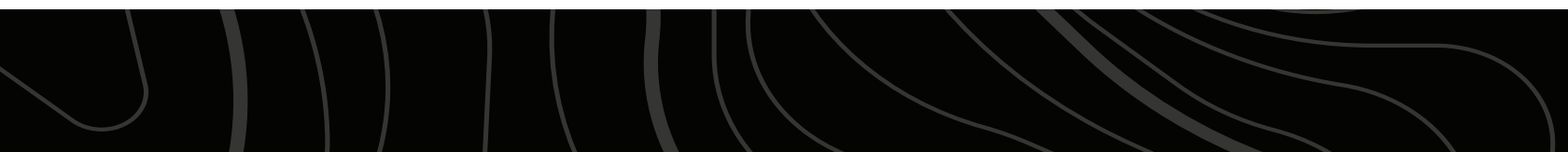
Average corn yields for this tract are 132 bushels/acre (2016-2025; high yield 177 bu/acre), and average bean yields are 45 bushels/acre (2009-2024; high yield 53 bu/acre). Tract 1 is currently planted to early beans.

Parcel ID Numbers:

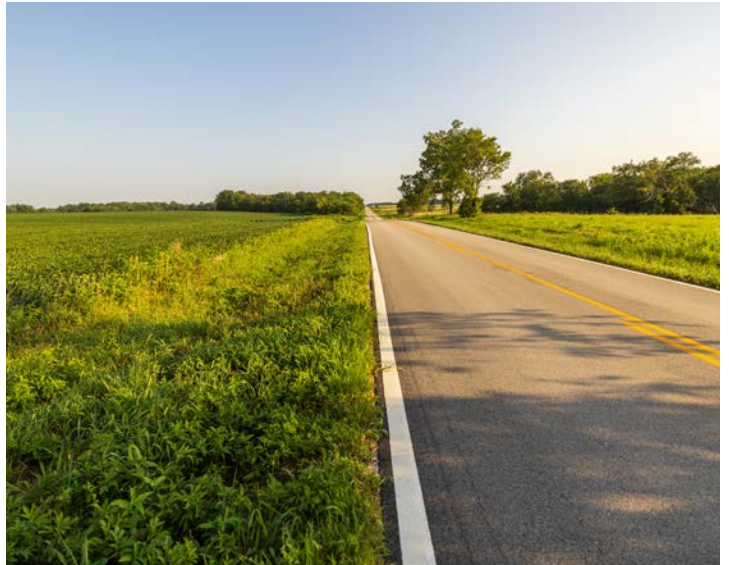
16-5.0-21-000-000-003.000

16-5.0-21-000-000-002.000

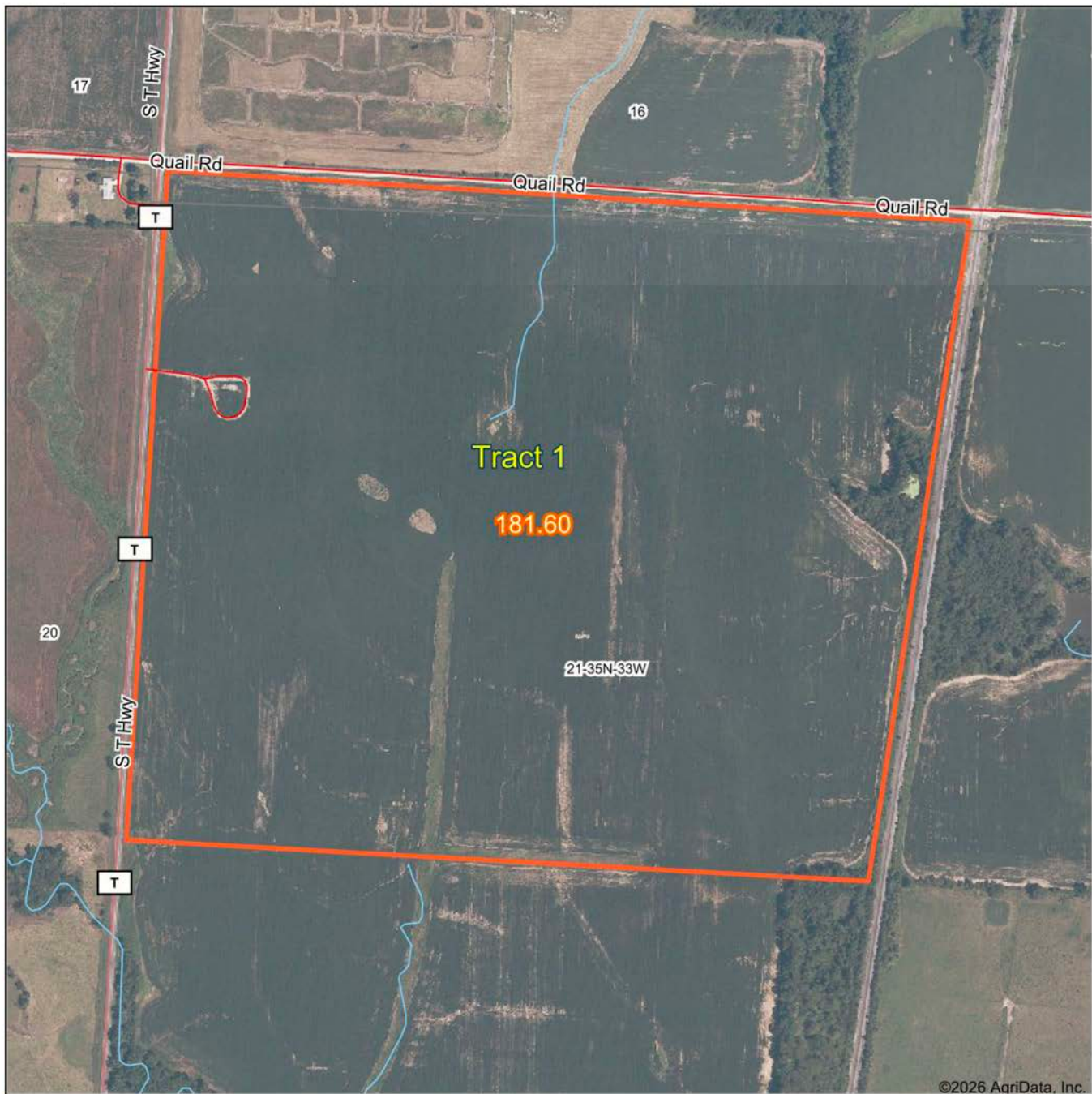
Estimated Annual Taxes: \$431



ADDITIONAL PHOTOS



AERIAL MAP - TRACT 1



Maps Provided By:



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Boundary Center: 37° 48' 38.25, -94° 34' 46.48

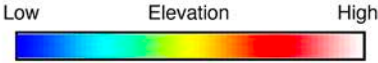
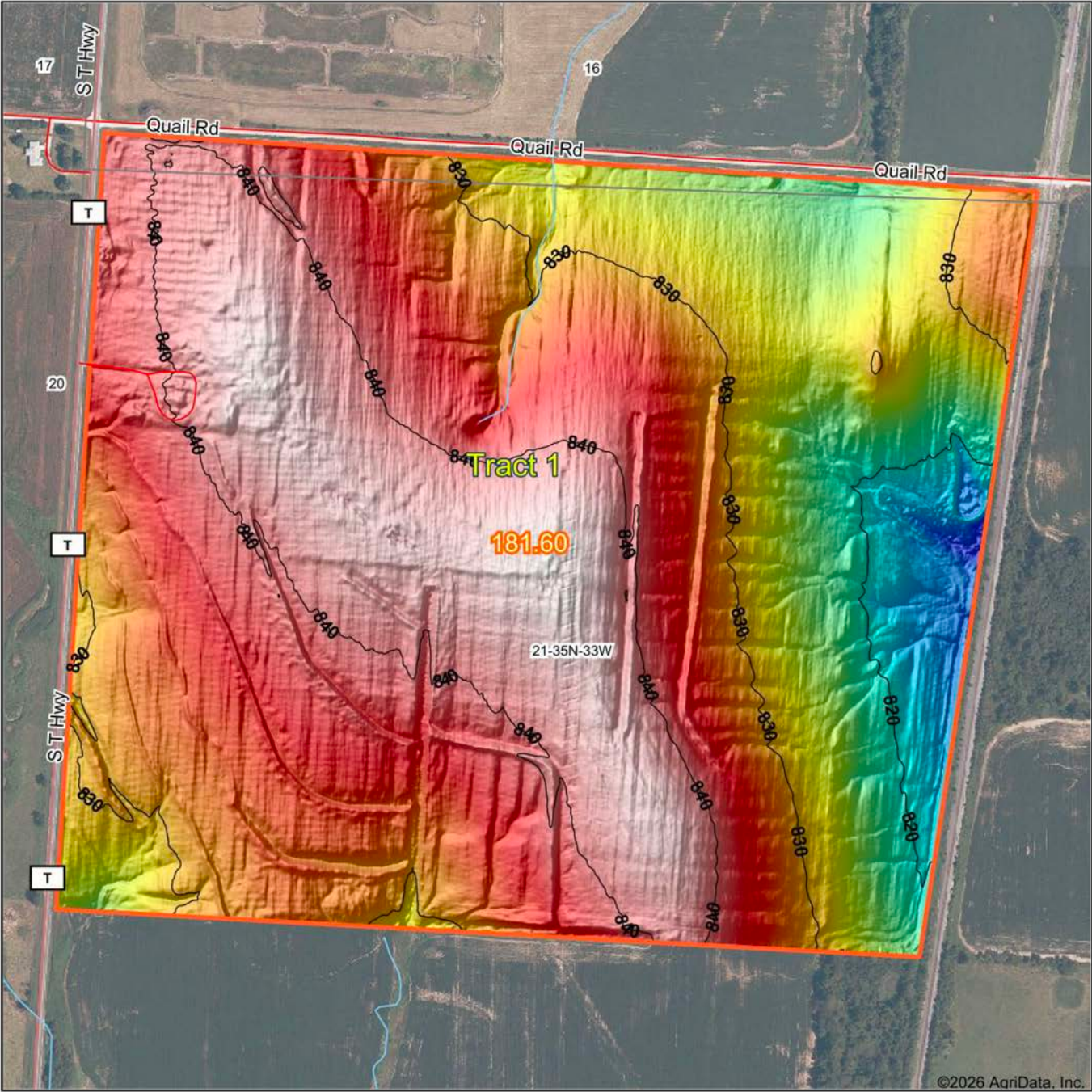
21-35N-33W
Vernon County
Missouri

0ft 608ft 1216ft



7/27/2026

HILLSHADE MAP - TRACT 1



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem
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Range: 33.5
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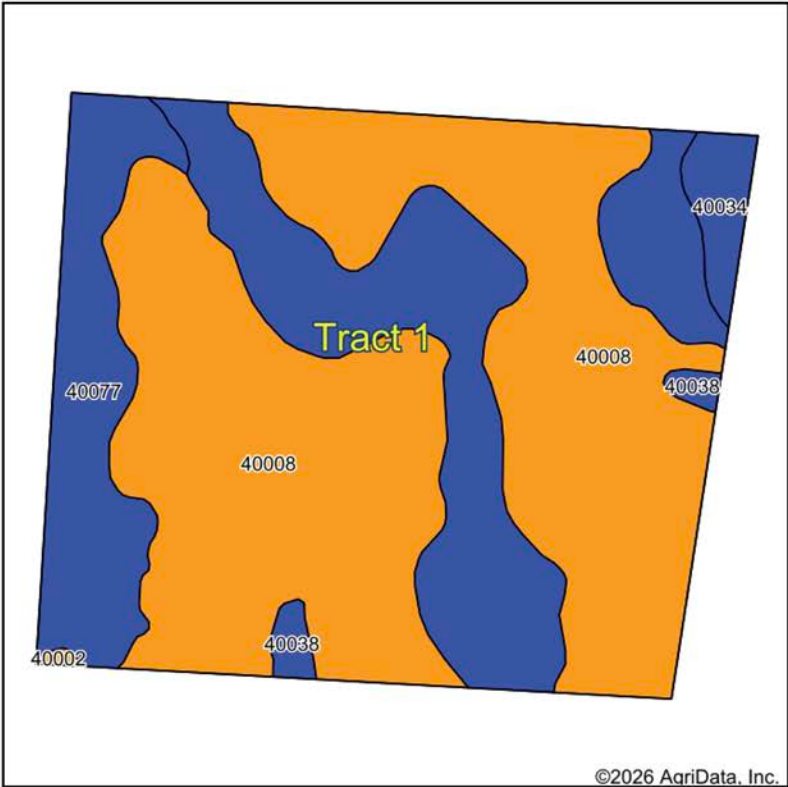


7/27/2026

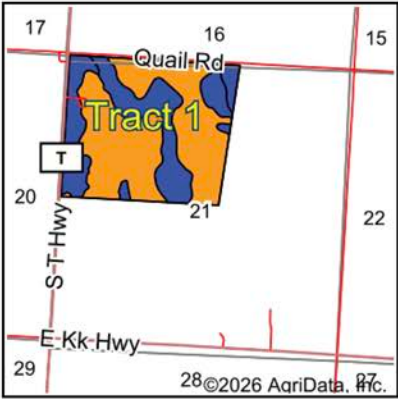
21-35N-33W
Vernon County
Missouri

Boundary Center: 37° 48' 38.25, -94° 34' 46.48

SOILS MAP - TRACT 1



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Vernon**
Location: **21-35N-33W**
Township: **Coal**
Acres: **181.6**
Date: **7/27/2026**



Maps Provided By:



Area Symbol: MO217, Soil Area Version: 29									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
40008	Parsons silt loam, 0 to 1 percent slopes	112.03	61.7%		Somewhat poorly drained	Illw	83	82	69
40038	Barden silt loam, 1 to 5 percent slopes	43.52	24.0%		Moderately well drained	Ile	74	72	69
40077	Mayes silty clay loam, 0 to 2 percent slopes	21.59	11.9%		Somewhat poorly drained	Ilw	74	74	65
40034	Barco loam, 2 to 5 percent slopes	4.20	2.3%		Well drained	Ile	60	56	49
40002	Liberal silt loam, 3 to 8 percent slopes	0.26	0.1%		Moderately well drained	Ille	66	63	58
Weighted Average						2.62	*n 79.2	*n 78	*n 68

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

TRACT 2 - 154.8 +/- ACRES

Tract 2 consists of 154.8 +/- acres and is highly tillable, with approximately 83% of the farm in crop production. Predominant soils on the farmed portion of this tract are Parsons silt loam (40.3%), Barden silt loam (38.6%), and Liberal silt loam (10.1%). It has an overall NCCPI index rating of 75, with the corn rating at 73.7 and soybeans at 65.5. The entire tract is comprised of Class 2 and Class 3 soils.

This tract is bounded by Highway T on the west and Highway KK to the south. Approximately 26 acres in the south and southwest part of this tract are wooded, in association with some small unnamed wet weather creeks. Deer sign is abundant along these patches of cover.

Average corn yields for this tract are 132 bushels/acre (2016-2025; high yield 177 bu/acre), and average bean yields are 45 bushels/acre (2009-2024; high yield 53 bu/acre). Tract 2 is currently planted to early beans.

Parcel ID Number: 16-5.0-21-000-000-003.000

Estimated Annual Taxes: \$370



ADDITIONAL PHOTOS



AERIAL MAP - TRACT 2



Boundary Center: 37° 48' 12.56, -94° 34' 51.25

0ft 783ft 1566ft



Maps Provided By:



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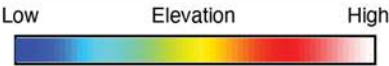
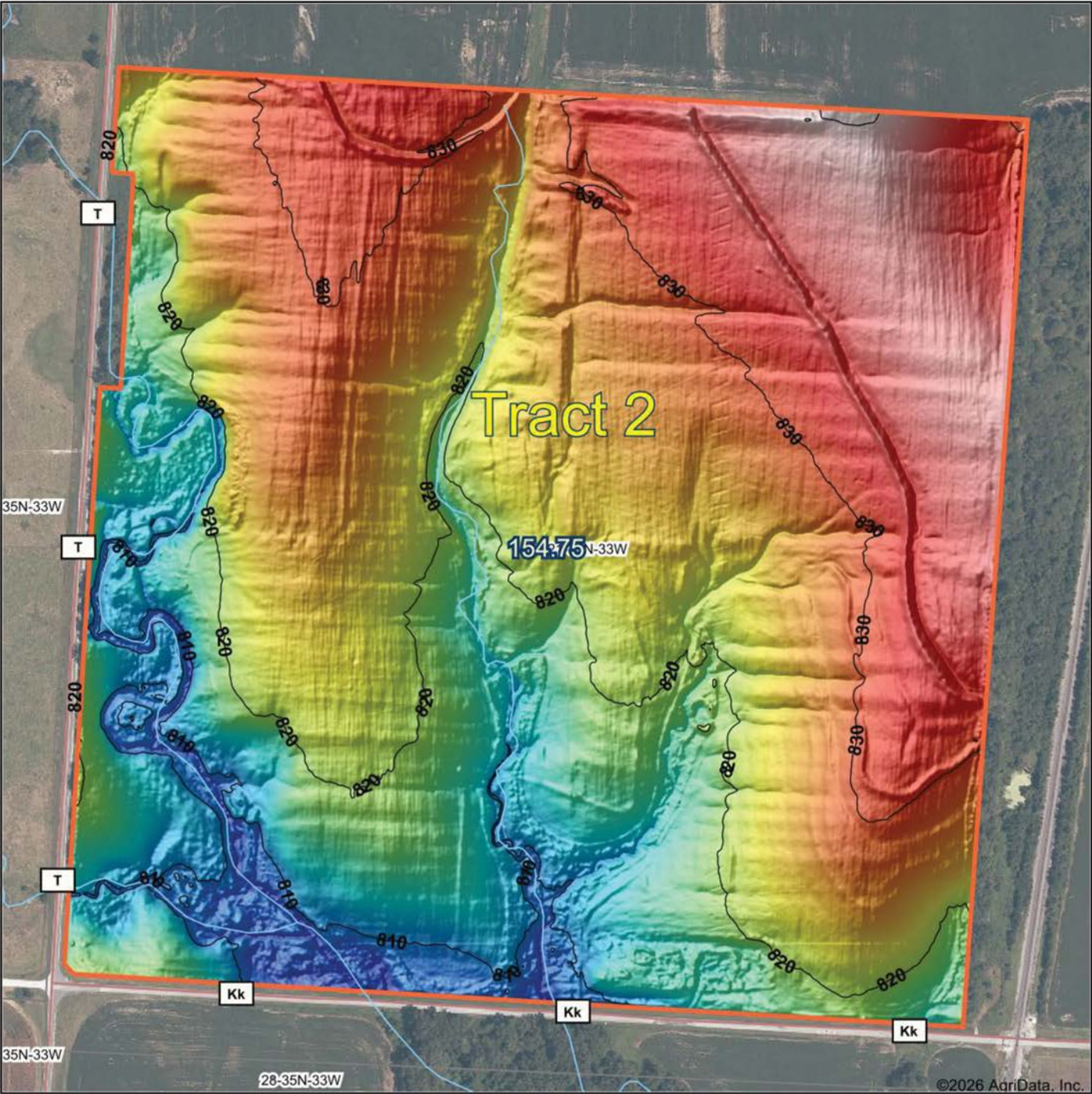
www.AgriDataInc.com

21-35N-33W
Vernon County
Missouri



7/21/2026

HILLSHADE MAP - TRACT 2



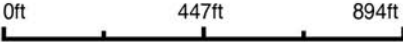
Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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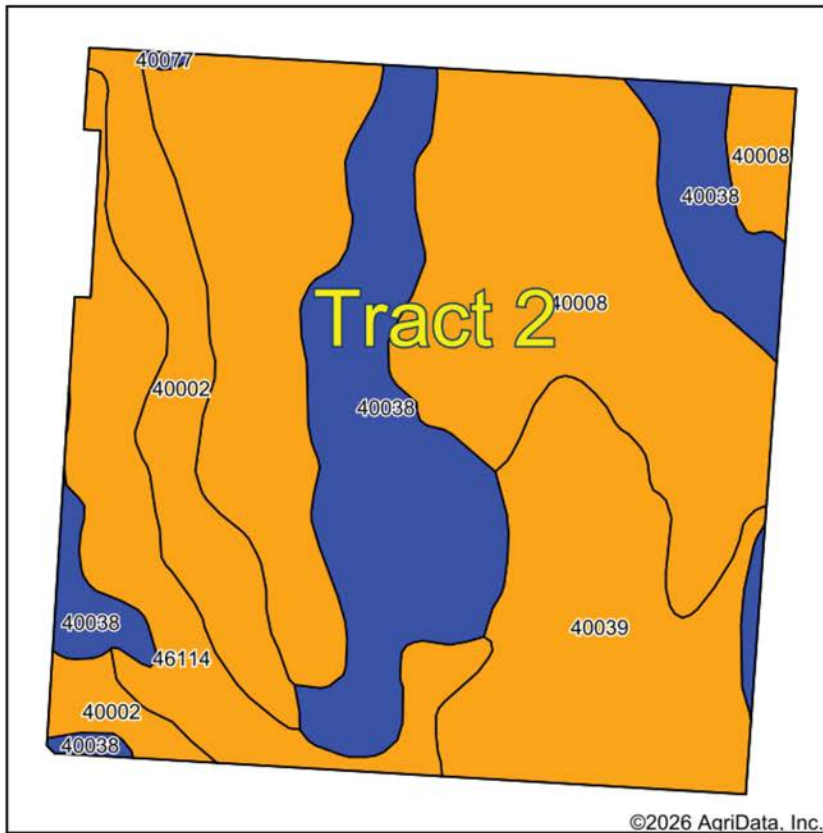


7/21/2026

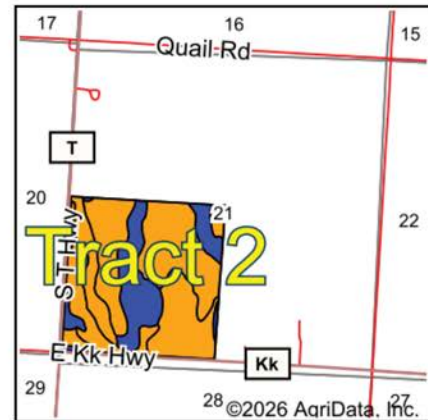
21-35N-33W
Vernon County
Missouri

Boundary Center: 37° 48' 12.56, -94° 34' 51.25

SOILS MAP - TRACT 2



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Vernon**
 Location: **21-35N-33W**
 Township: **Coal**
 Acres: **154.75**
 Date: **7/21/2026**



Maps Provided By:
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Area Symbol: MO217, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
40008	Parsons silt loam, 0 to 1 percent slopes	62.38	40.3%		Somewhat poorly drained	Illw	83	82	69
40038	Barden silt loam, 1 to 5 percent slopes	33.63	21.7%		Moderately well drained	Ille	74	72	69
40039	Barden silt loam, 1 to 5 percent slopes, eroded	26.11	16.9%		Moderately well drained	Ille	69	68	59
46114	Lanton silty clay loam, 1 to 3 percent slopes, occasionally flooded	16.84	10.9%		Poorly drained	Illw	65	65	63
40002	Liberal silt loam, 3 to 8 percent slopes	15.58	10.1%		Moderately well drained	Ille	66	63	58
40077	Mayes silty clay loam, 0 to 2 percent slopes	0.21	0.1%		Somewhat poorly drained	Ilw	74	74	65
Weighted Average						2.78	*n 75	*n 73.7	*n 65.5

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

TRACT 3 - 144.3 +/- ACRES

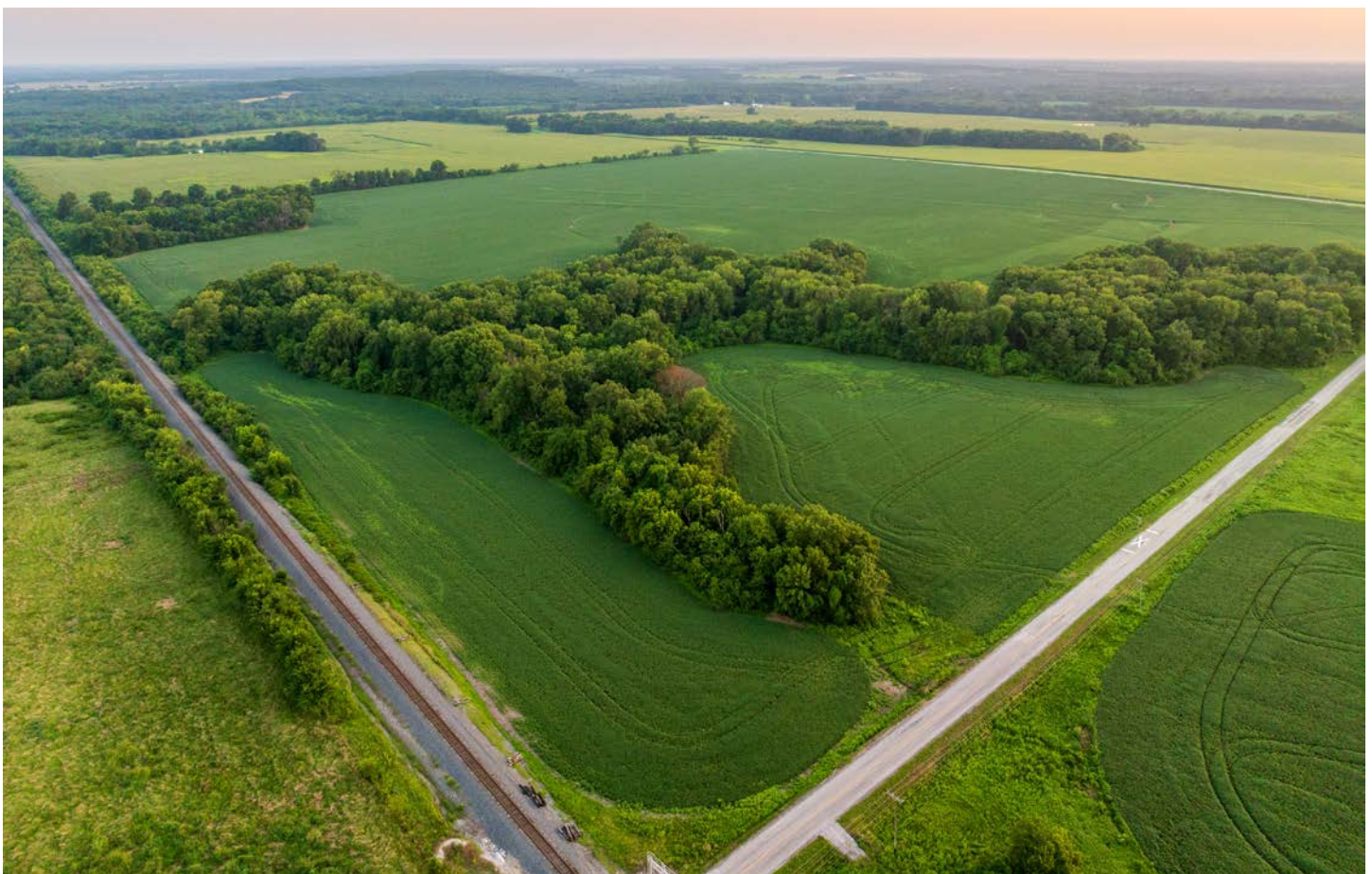
Tract 3 consists of 144.3 +/- acres and is highly tillable, with approximately 119 acres (83%) of the parcel in crop production. Predominant soils on the farmed portion of this tract are Parsons silt loam (48.0%), Liberal silt loam (27.7%), and Barden silt loam (11.7%). It has an overall NCCPI index rating of 74.9, with the corn rating at 73.3 and soybeans at 64.9. The entirety of this tract is Class 2 and Class 3 soils.

This tract is bounded by Highway T on the west, Highway KK to the north, and the CPKC railroad to the east. Approximately 25 acres in the northeast corner of this tract are wooded, in association with some small unnamed wet weather creeks. Deer sign is abundant along these patches of cover.

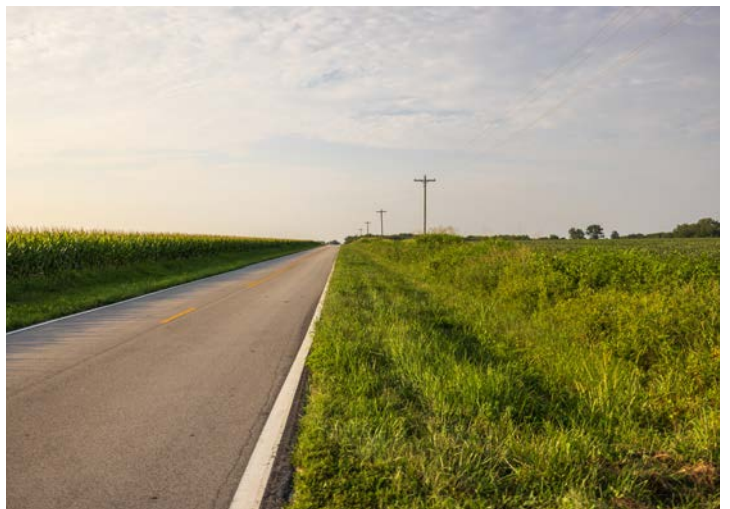
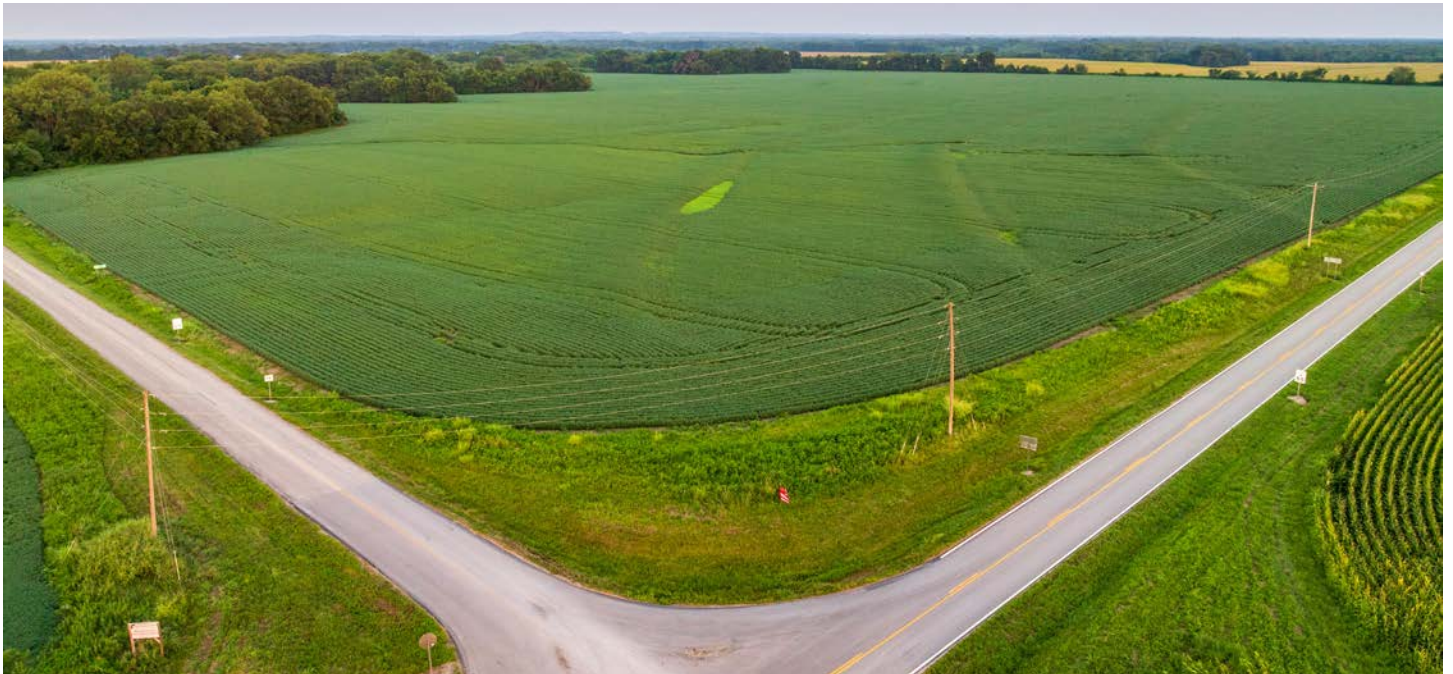
Average corn yields for this tract are 123 bushels/acre (2006-2025; high yield 177 bu/acre), and average bean yields are 44 bushels/acre (2008-2024; high yield 64 bu/acre). Tract 3 is currently planted to early beans.

Parcel ID Number: 16-8.0-28-000-000-002.000

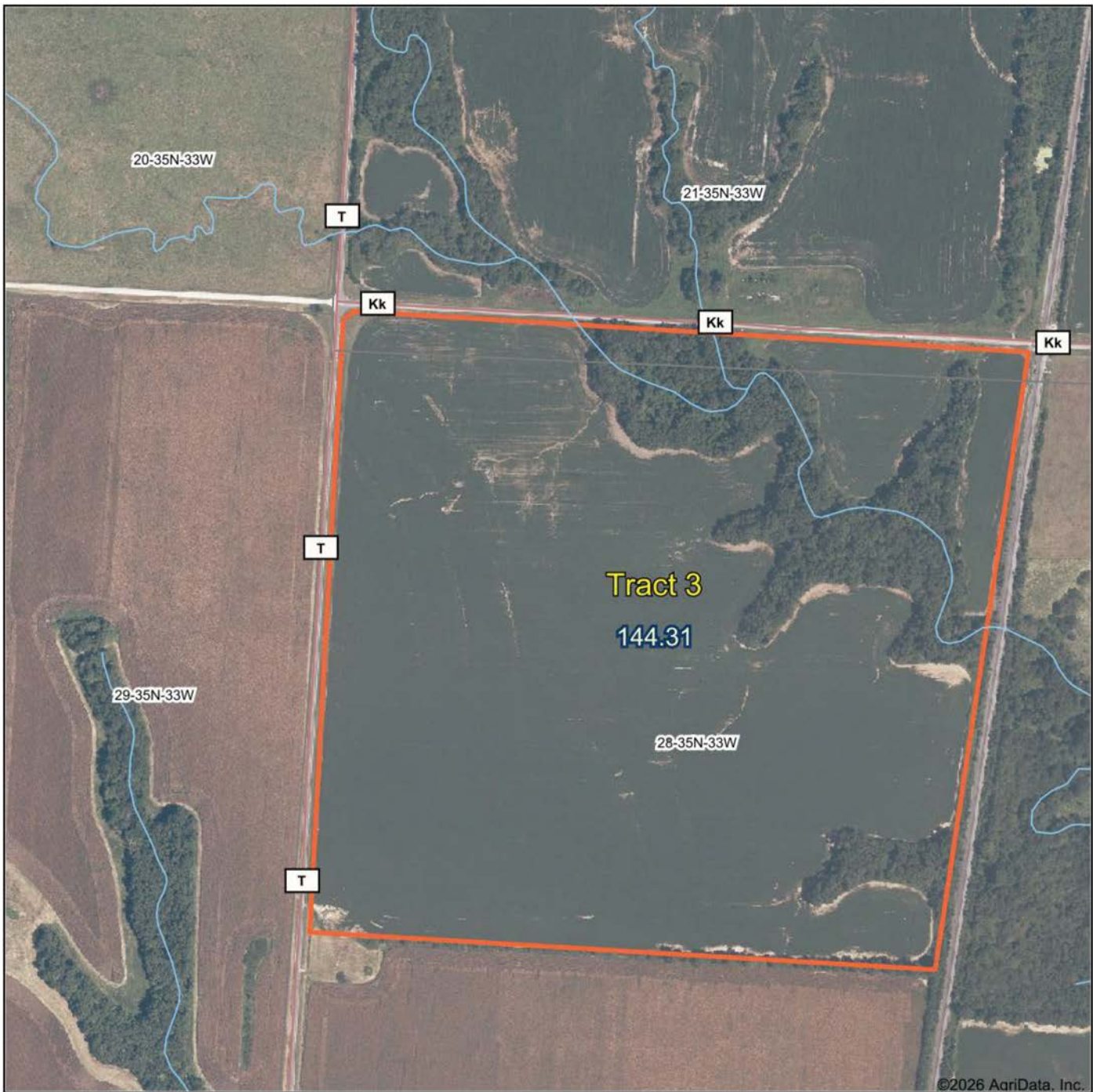
2025 Annual Taxes: \$313.72



ADDITIONAL PHOTOS



AERIAL MAP - TRACT 3



Maps Provided By:



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Boundary Center: 37° 47' 47.01, -94° 34' 52.15

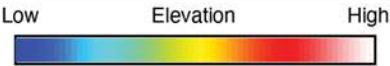
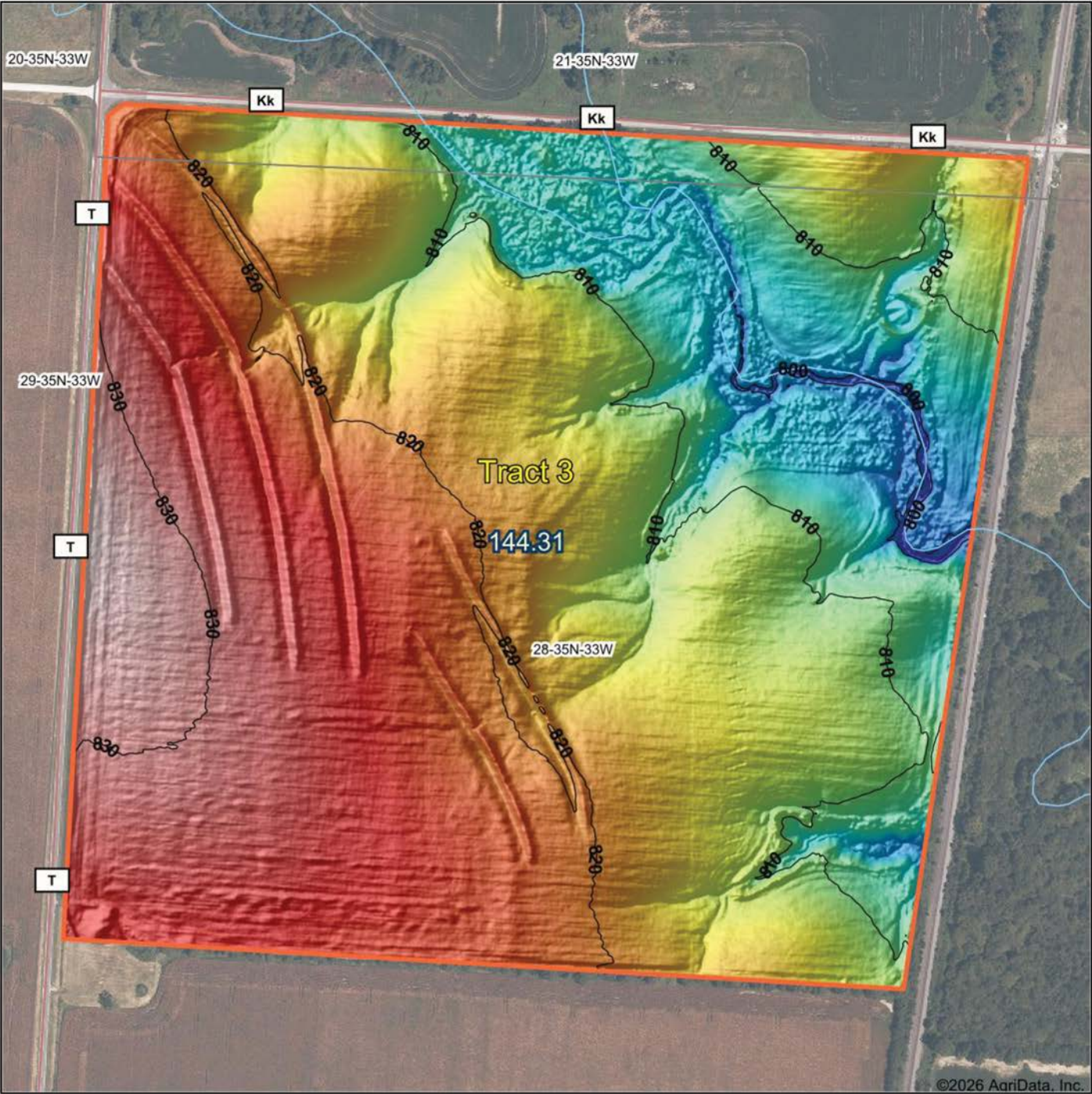
28-35N-33W
Vernon County
Missouri

0ft 609ft 1218ft



7/21/2026

HILLSHADE MAP - TRACT 3



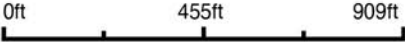
Maps Provided By:



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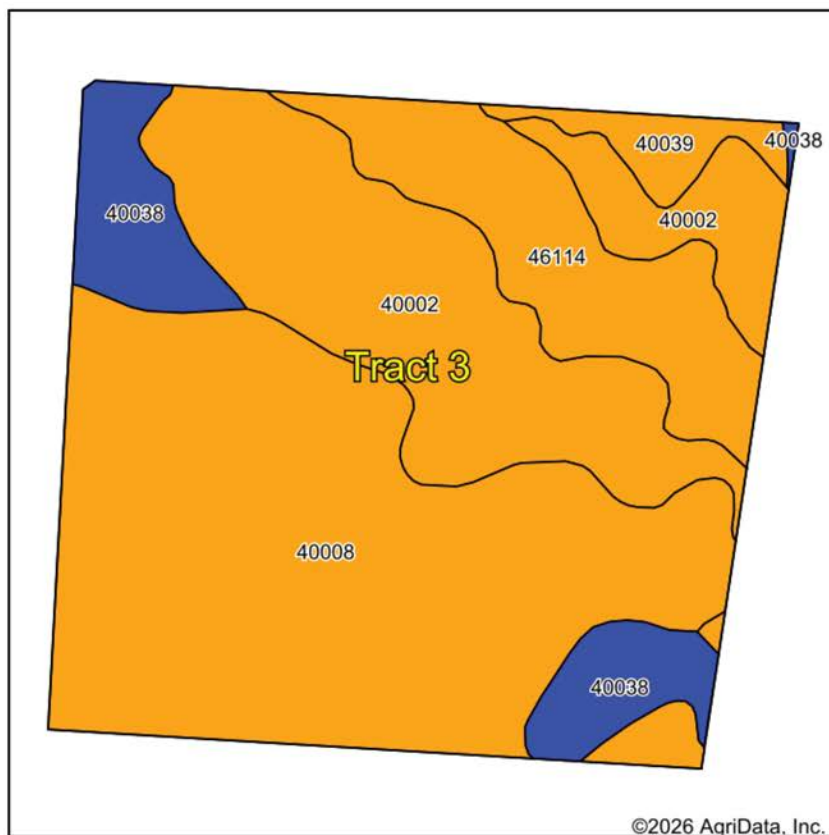


7/21/2026

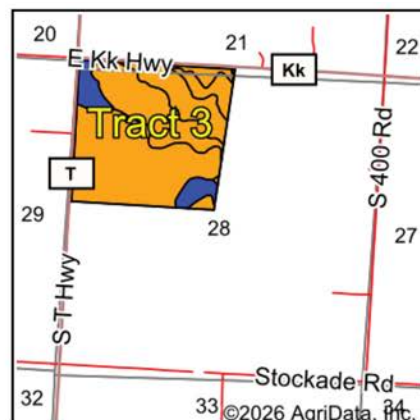
28-35N-33W
Vernon County
Missouri

Boundary Center: 37° 47' 47.01, -94° 34' 52.15

SOILS MAP - TRACT 3



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Vernon**
 Location: **28-35N-33W**
 Township: **Coal**
 Acres: **144.31**
 Date: **7/21/2026**



Maps Provided By:

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Area Symbol: MO217, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
40008	Parsons silt loam, 0 to 1 percent slopes	69.40	48.0%		Somewhat poorly drained	Illw	83	82	69
40002	Liberal silt loam, 3 to 8 percent slopes	39.93	27.7%		Moderately well drained	Ille	66	63	58
46114	Lanton silty clay loam, 1 to 3 percent slopes, occasionally flooded	18.18	12.6%		Poorly drained	Illw	65	65	63
40038	Barden silt loam, 1 to 5 percent slopes	13.07	9.1%		Moderately well drained	Ile	74	72	69
40039	Barden silt loam, 1 to 5 percent slopes, eroded	3.73	2.6%		Moderately well drained	Ille	69	68	59
Weighted Average						2.91	*n 74.9	*n 73.3	*n 64.9

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

TRACT 4 - 49.0 +/- ACRES

Tract 4 consists of 49.0 +/- acres and is mostly tillable, with approximately 81% of the farm in crop production. Predominant soils on the farmed portion of this tract are Parsons silt loam (45.7%), Mayes silty clay loam (28.7%), and Barden silt loam (15.2%). It has an overall NCCPI index rating of 76.7, with the corn rating at 75.5 and soybeans at 65.8. The entire tract is comprised of Class 2 and Class 3 soils.

This tract is bounded by the CPKC railroad on the west and Quail Road to the north. Approximately 8 acres in the center of this tract is wooded, surrounding a 1-acre pond. Deer sign is abundant along these patches of cover.

Average corn yields for this tract are 132 bushels/acre (2016-2025; high yield 177 bu/acre), and average bean yields are 45 bushels/acre (2009-2024; high yield 53 bu/acre). Tract 4 is currently planted to early beans.

Parcel ID Number: 16-5.0-21-000-000-002.000

Estimated Annual Taxes: \$118



AERIAL MAP - TRACT 4



Maps Provided By:



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Boundary Center: 37° 48' 37.4, -94° 34' 22.75

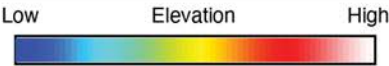
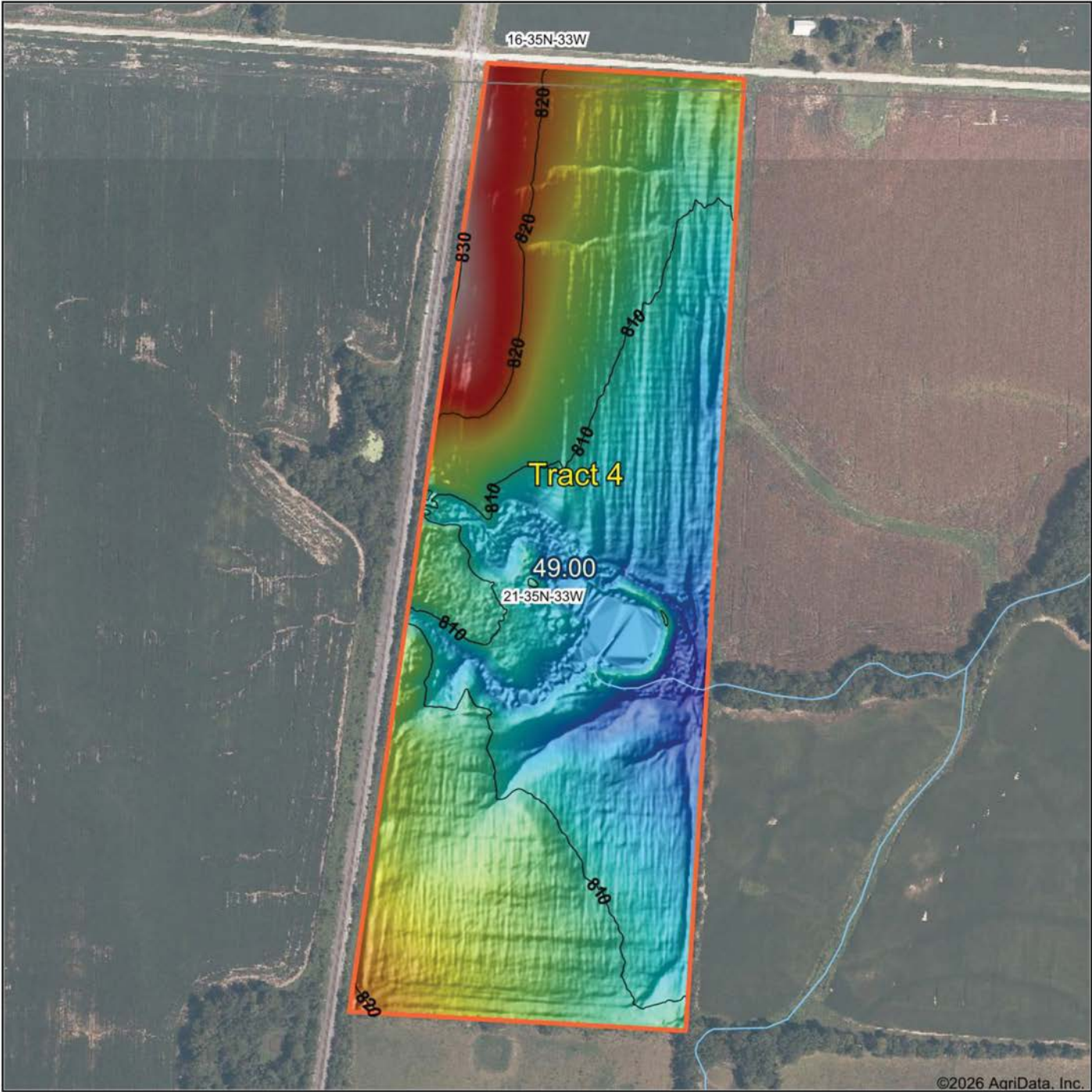
21-35N-33W
Vernon County
Missouri

0ft 669ft 1338ft



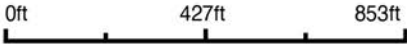
7/21/2026

HILLSHADE MAP - TRACT 4



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
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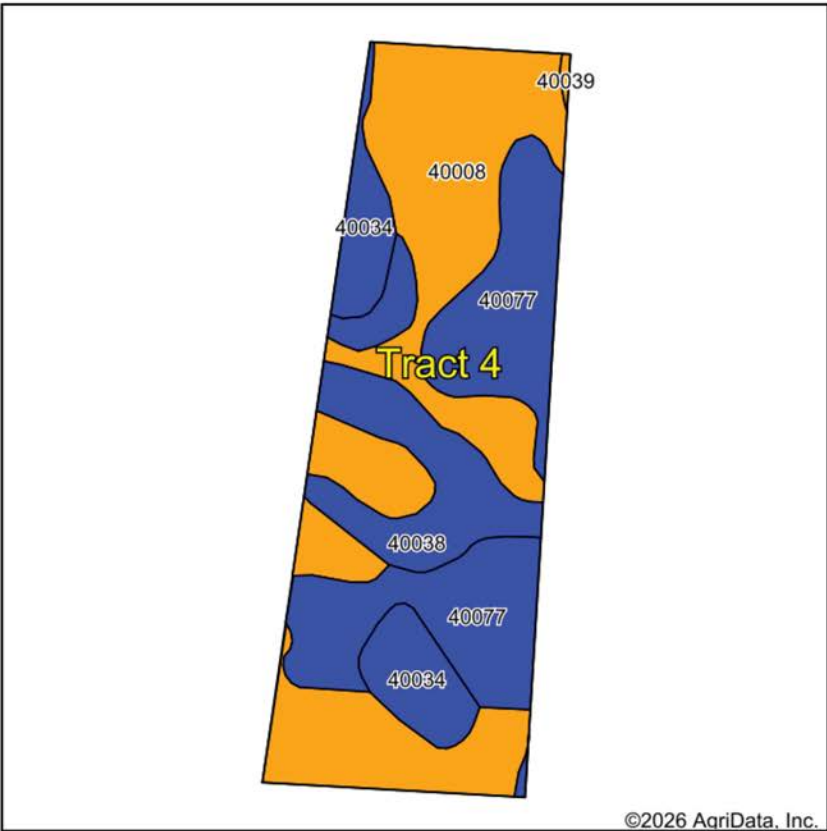


7/21/2026

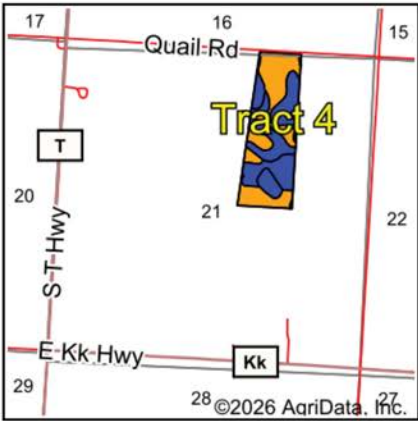
21-35N-33W
Vernon County
Missouri

Boundary Center: 37° 48' 37.4, -94° 34' 22.75

SOILS MAP - TRACT 4



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Vernon**
Location: **21-35N-33W**
Township: **Coal**
Acres: **49**
Date: **7/21/2026**



Maps Provided By:
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Area Symbol: MO217, Soil Area Version: 29									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
40008	Parsons silt loam, 0 to 1 percent slopes	22.44	45.7%		Somewhat poorly drained	IIIw	83	82	69
40077	Mayes silty clay loam, 0 to 2 percent slopes	14.04	28.7%		Somewhat poorly drained	IIw	74	74	65
40038	Barden silt loam, 1 to 5 percent slopes	7.33	15.0%		Moderately well drained	Ile	74	72	69
40034	Barco loam, 2 to 5 percent slopes	5.08	10.4%		Well drained	Ile	60	56	49
40039	Barden silt loam, 1 to 5 percent slopes, eroded	0.11	0.2%		Moderately well drained	IIle	69	68	59
Weighted Average						2.46	*n 76.7	*n 75.5	*n 65.8

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

CROP HISTORY

4 Year Crop History



Owner/Operator: Date:

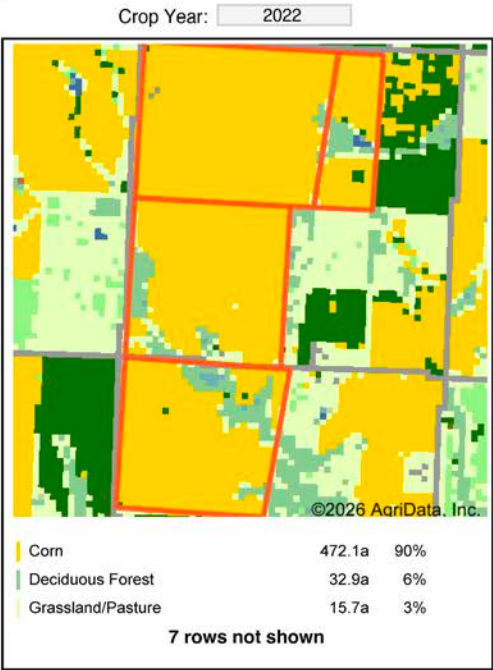
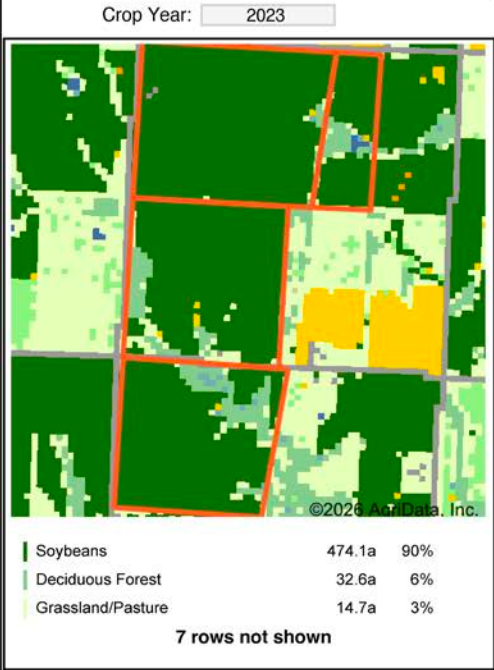
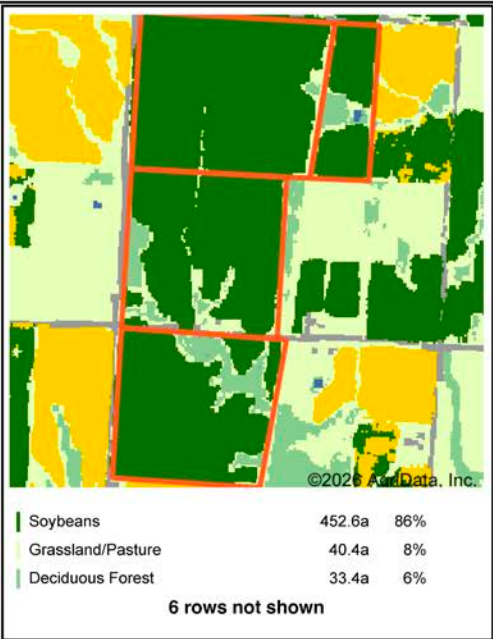
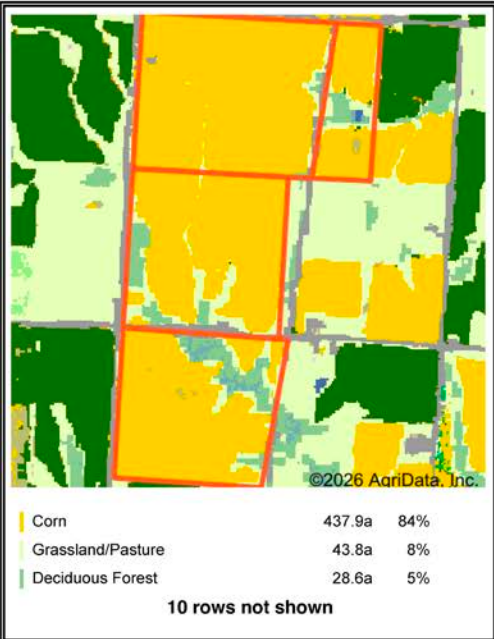
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Address: Field ID:

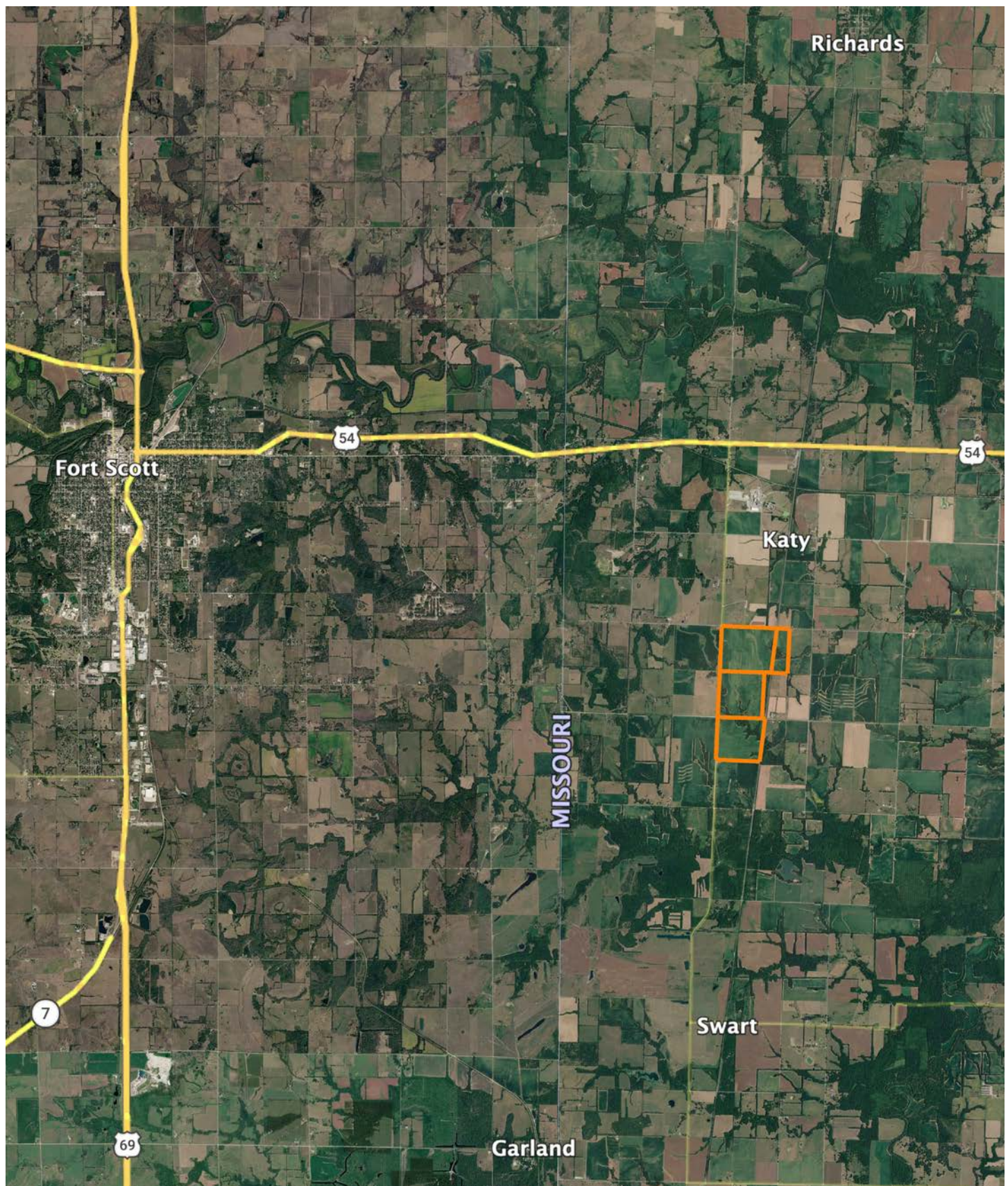
Phone: Acct. #:

Crop Year:

Crop Year:



ALL TRACTS 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

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