

MIDWEST LAND GROUP PRESENTS

12 ACRES

CEDAR COUNTY, MO

ROUTE 97, JERICO SPRINGS, MISSOURI, 64756



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

COUNTRY HOME, SHOP & HORSE FACILITIES ON 12 +/- ACRES

This cozy country home on 12 +/- acres is conveniently located on the corner of Highway C and Route 97. The quaint 3 bedroom, 1 bath home sits on the east end of the property with a large 3 bay shop just a short walk from the back door. Inside the house you will find 3 bedrooms with 2 family rooms and a full bathroom. A nice-sized back porch that is covered with concrete floors is the perfect setting for summer grilling and entertainment for the family. A couple outbuildings in the backyard provide housing for small livestock and storage for garden tools and equipment.

The property was once a horse therapy center, so it is equipped with extra parking, hitching posts, and 4 separate 1+ acre pens with water and cover for horses or other livestock. With highway access on two sides, getting in and out with trailers is a breeze. The 3 bay shop has concrete floors and 3 overhead doors with plenty of room for vehicles, tractors, mowers, and even a boat. Next door is another 18 +/- acres that could be additional acreage if desired.

PROPERTY FEATURES

COUNTY: **CEDAR** | STATE: **MISSOURI** | ACRES: **12**

- 3 bed, 1 bath home
- 1,296 sq. ft. shop
- Multiple outbuildings
- 4 separate horse pens with cover and water
- Highway frontage
- Electric
- High-speed fiber at road
- Rural water
- 20 minutes from Stockton
- 45 minutes from Nevada



3 BED, 1 BATH HOME

Inside the house you will find 3 bedrooms with 2 family rooms and a full bathroom. A nice-sized back porch that is covered with concrete floors is the perfect setting for summer grilling and entertainment for the family.



ADDITIONAL HOME PHOTOS



EXTRA PARKING & HITCHING POSTS



OUTBUILDINGS



4 SEPARATE HORSE PENS

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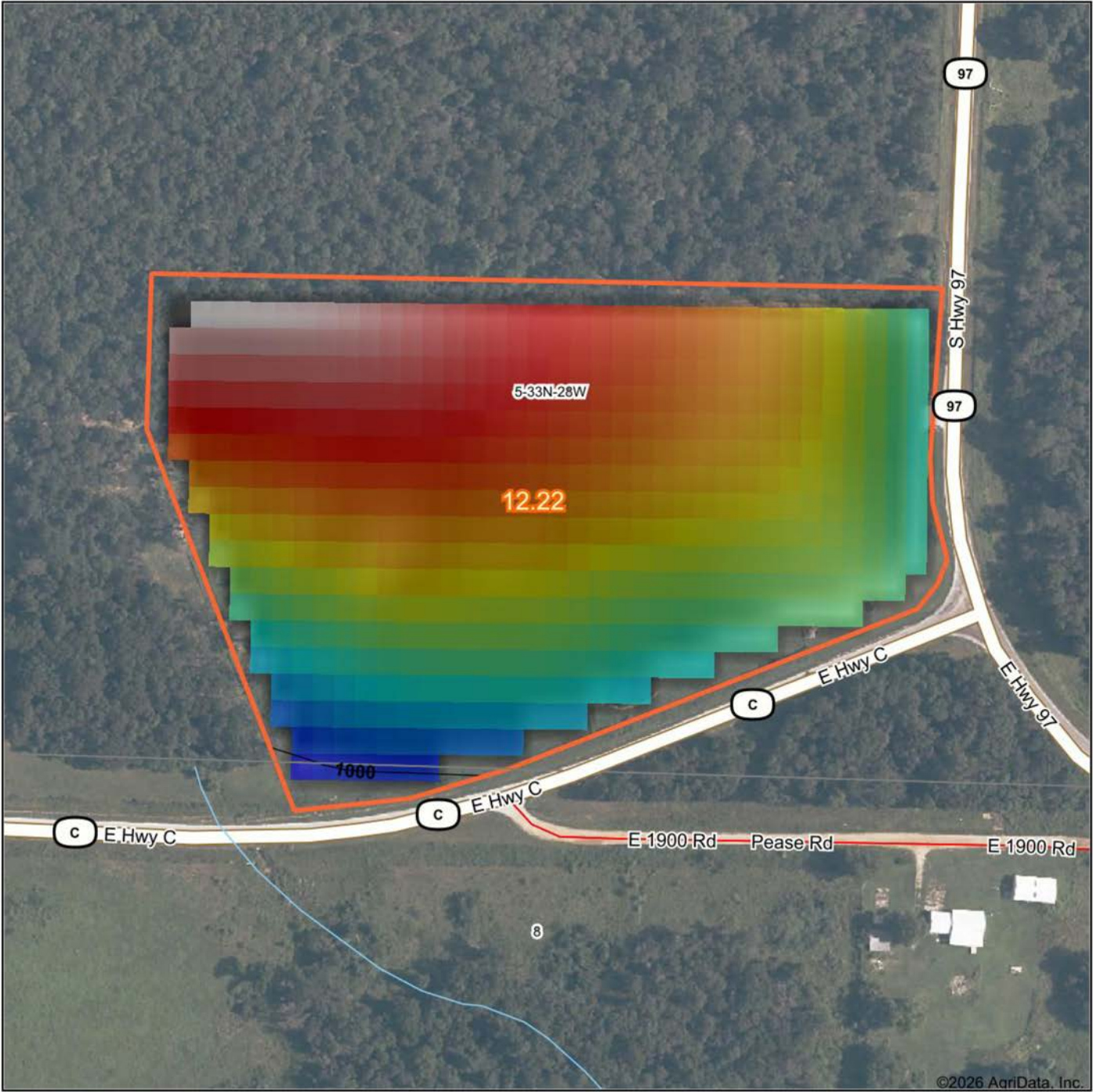
ADDITIONAL PHOTOS



AERIAL MAP



HILLSHADE MAP



Low Elevation High



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 20
Min: 999.7
Max: 1,017.9
Range: 18.2
Average: 1,009.4
Standard Deviation: 3.81 ft

0ft 196ft 393ft

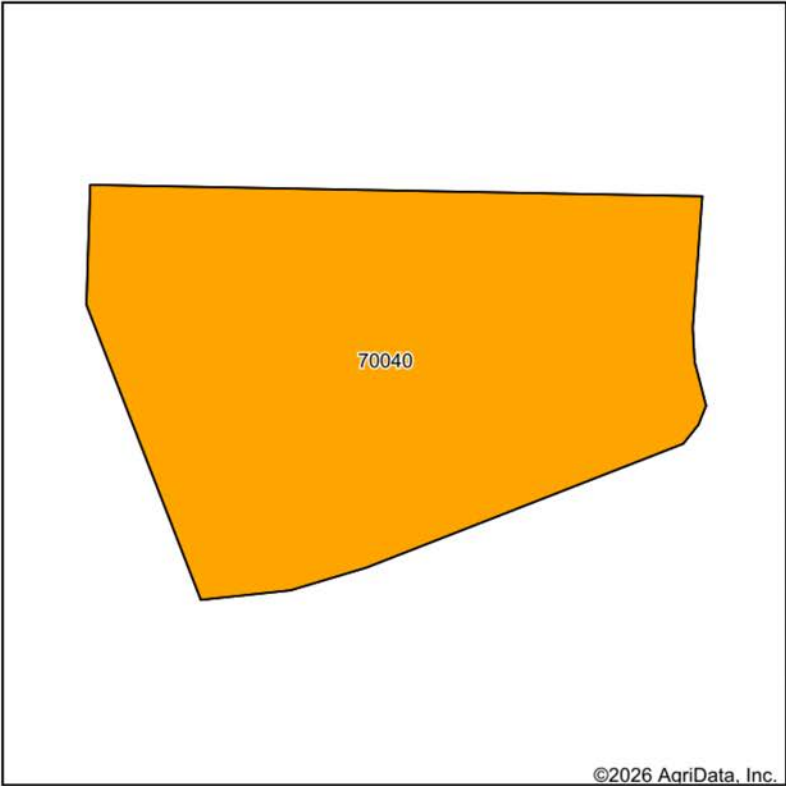


7/27/2026

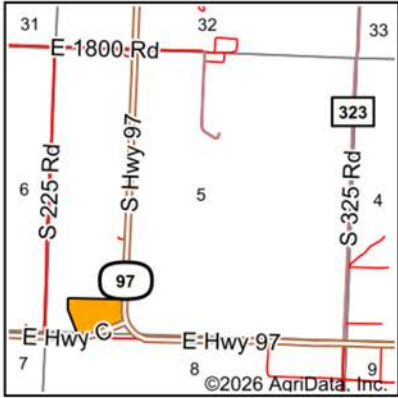
5-33N-28W
Cedar County
Missouri

Boundary Center: 37° 37' 31.6, -94° 2' 3.38

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Cedar**
Location: **5-33N-28W**
Township: **Benton**
Acres: **12.22**
Date: **7/27/2026**



Maps Provided By:



Area Symbol: MO039, 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
70040	Cliquot-Bolivar complex, 3 to 8 percent slopes	12.22	100.0%		Moderately well drained	IIIe	43	43	30
Weighted Average						3.00	*n 43	*n 43	*n 30

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

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

Raised on a farm in Texas, Andy Unruh developed a passion for land from an early age. From working the soil alongside his family to chasing whitetails and Rio Grande turkeys in the Texas Panhandle, he learned firsthand the value of rural property, wildlife habitat, and sustainable land management. That passion has only grown, now driving him to help others find their perfect piece of land.

His journey into land sales began with a personal investment—buying, living on, and later selling his own piece of land through Midwest Land Group. That experience opened his eyes to the security land offers, its ability to provide food and income, and the joy of waking up to wildlife right outside his door. Now, as a land agent, he is committed to helping buyers and sellers navigate every step of the process with the same level of care and expertise that made his own land transactions so rewarding.

With over a decade of experience owning and operating a regionally recognized coffee company, Andy understands sales, marketing, and, most importantly, the value of relationships. Whether working with small business owners or national brands, he knows that success comes from putting clients first—an approach he carries into real estate. His expertise in farming, hunting leases, habitat management, and regenerative agriculture gives him a unique ability to help buyers find the right land for their needs, whether for recreation, hunting, or investment. He would be honored to help you find your dream property or get top value for the land you're selling.



ANDY UNRUH

LAND AGENT

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