MIDWEST LAND GROUP PRESENTS

93 ACRES IN

VERNON COUNTY
MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

OUTDOORSMAN'S PARADISE WITH NEARLY NEW CUSTOM HOME

This beautiful country home was custom-built in 2023 and features 5 bedrooms and 4 baths. On the main level, you'll find an open-concept kitchen/dining/living room. The living room welcomes you into the home with oak flooring and a handsome fireplace insert with a ledgestone hearth. Hickory cabinets topped with granite counters adorn the kitchen, which includes a center island with bar seating perfect for food prep and conversations. Home chefs will surely love the roomy pantry, 6-burner gas range, and the farmhouse sink as well. Elsewhere on the main level are a spacious laundry room, master bedroom, master bath with walk-in shower, and Jack-and-Jill vanity. The covered deck off the back of the home is the perfect spot to sip coffee or an evening cocktail and enjoy watching wildlife, as is the covered front porch. Two additional bedrooms share a bathroom to round out the main level.

Moving down to the walkout basement, you will find a well-designed, functional space with plenty of storage. A huge open room functions as a game space or family room, complete with a kitchenette/home bar. Two more bedrooms are found on this level, and either would make a great home office space. The basement also features two bathrooms, a mechanical room, and a secondary laundry closet. And don't overlook the nearly 160 sq.ft. concrete storm room offering secure storage and reinforced shelter when the weather threatens to turn ugly.

Standing north of the home is a large shop perfect for storing all your equipment and tools. The 40'x 60' main space features a 14' ceiling, full concrete floor throughout, full RV hookups including septic, and four overhead doors. A guest room/apartment is attached to the larger shop space, extending your capacity for visitors, and the covered porch is an inviting space for an outdoor kitchen and enjoying nature. And for even more protected storage, a roomy 3-car garage provides additional space. Dog lovers will appreciate the heavy-duty dog kennel behind the garage, with welded steel modular runs and weather-tight boxes.

The quality of the homestead is well matched by the great wildlife habitat found in the woods and fields behind the home. Several trails meander through the mature hardwood timber, full of oaks, hickories, sycamores, walnuts, and cedars. Acres of native prairie provide plenty of forage and enough brushy cover to provide ample security for the numerous whitetails and wild turkeys found on the farm. As you move south through the cover, you'll quickly recognize that this land holds tremendous potential for growing and hunting mature bucks. A Muddy box blind on a 10' tower is sure to be a great place to wait in comfort for a bruiser buck to sneak through, and with several pinch points and habitat funnels, there are many options for hunting various winds and conditions.

With all of these features, this is a spectacular western Missouri farm in a class that rarely comes to market. Whether you're looking for the perfect rural property to enhance your outdoor lifestyle or you and some friends want an upscale lodge and recreational property to share experiences and memories, this Vernon County property checks all the right boxes. 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: **93**

- Custom home, built in 2023
- 5 bed, 4 bath, 4,080 square feet with walkout basement
- 4-bay, 40'x60' shop with 14' ceilings & full RV hookups
- Apartment/guest quarters in shop
- 3-car detached garage
- 4-run dog kennel
- 8-person hot tub
- Multiple sheds, small greenhouse, chicken coop
- Rural water service
- Nice mix of timber and brushy prairie
- Gently rolling terrain
- Muddy box blind overlooking prime whitetail habitat
- Numerous fields perfect for food plots
- Wet-weather creeks
- Abundant wildlife populations
- Reasonable taxes
- 100 miles to Kansas City, MO
- 90 miles to Springfield, MO
- 60 miles to Joplin, MO
- Sheldon schools



CUSTOM BUILT HOME

On the main level, you'll find an open-concept kitchen/dining/living room. The living room welcomes you into the home with oak flooring and a handsome fireplace insert with a ledgestone hearth.











5 BED, 4 BATH













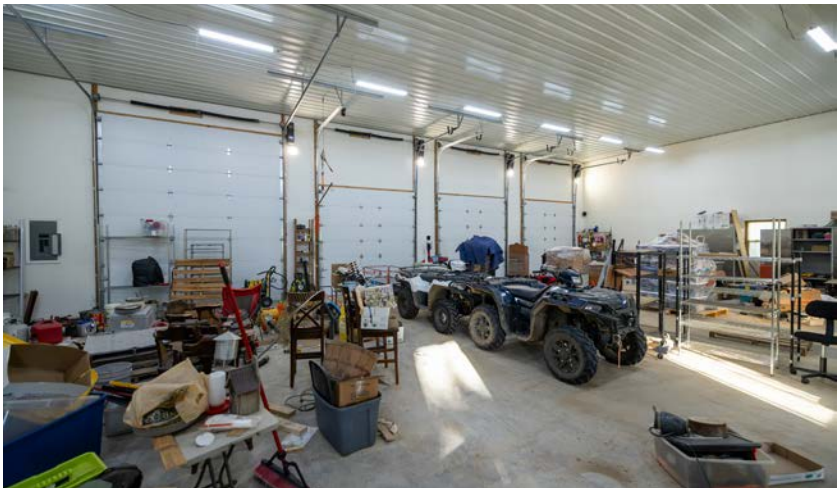
3-CAR DETACHED GARAGE



40’X60’ SHOP







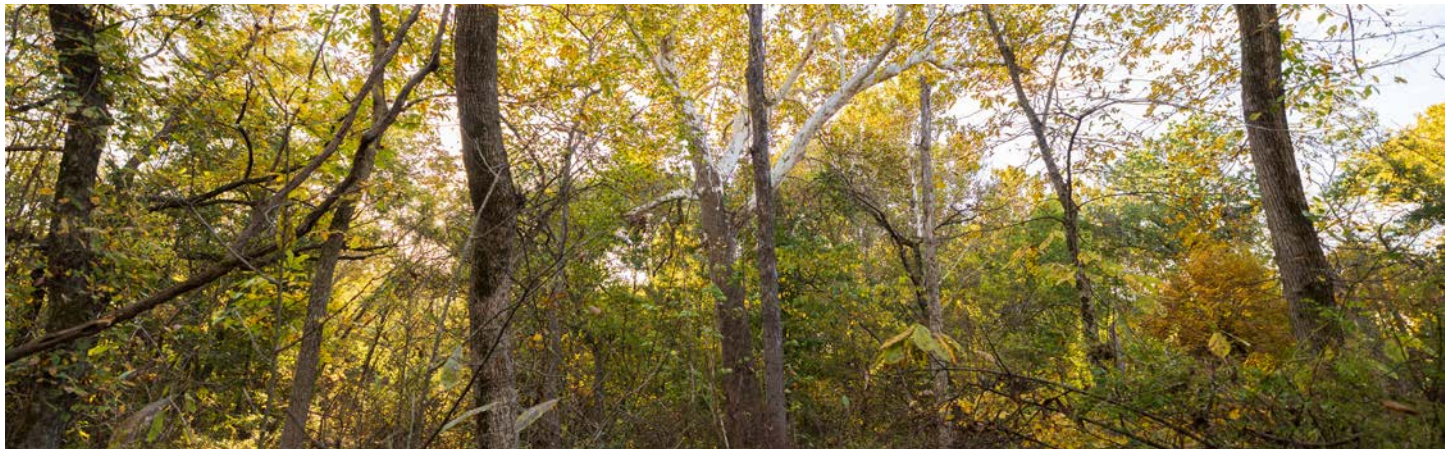
MATURE TIMBER AND BRUSHY PRAIRIE

Several trails meander through the mature hardwood timber, full of oaks, hickories, sycamores, walnuts, and cedars. Acres of native prairie provide plenty of forage and enough brushy cover to provide ample security for the numerous whitetails and wild turkeys found on the farm.

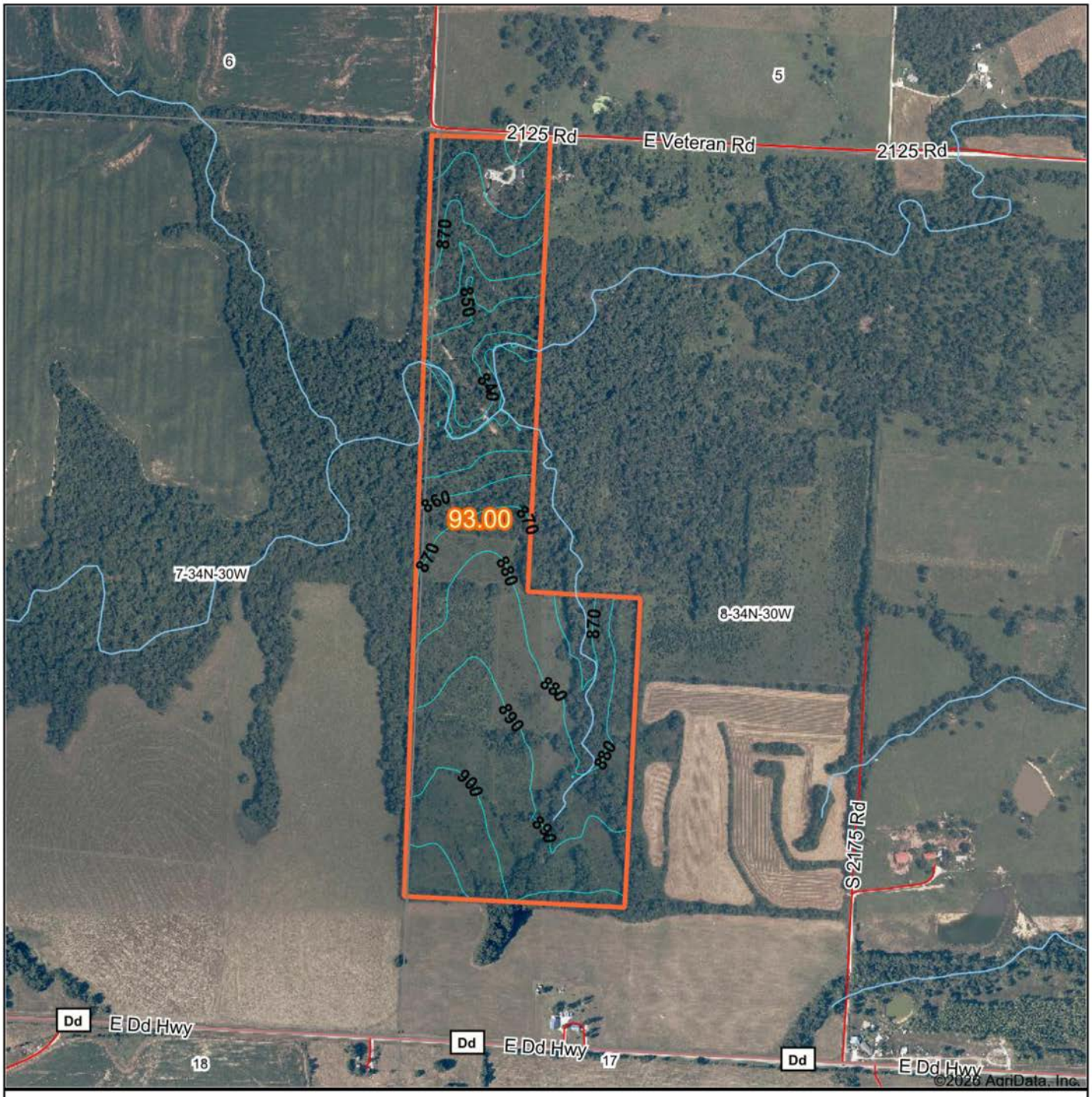








AERIAL MAP



Boundary Center: 37° 42' 45.71, -94° 15' 3.13

0ft 893ft 1787ft

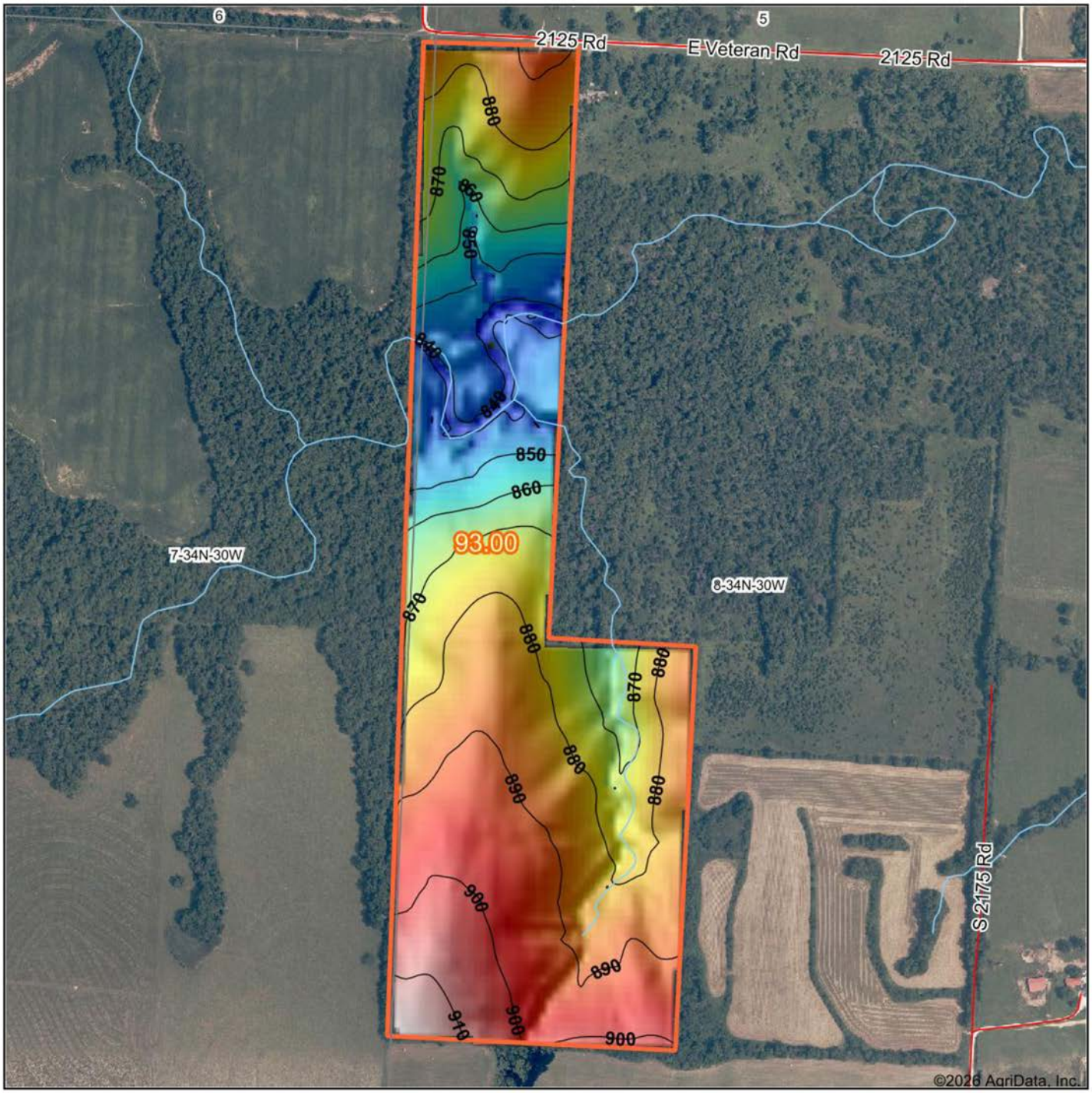
8-34N-30W
Vernon County
Missouri

N W E S

8/13/2026

Maps Provided By:
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HILLSHADE MAP



Low Elevation High

Maps Provided By:
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Source:	USGS 10 meter dem
Interval(ft):	10
Min:	832.6
Max:	920.1
Range:	87.5
Average:	877.8
Standard Deviation:	19.09 ft

0ft 684ft 1368ft

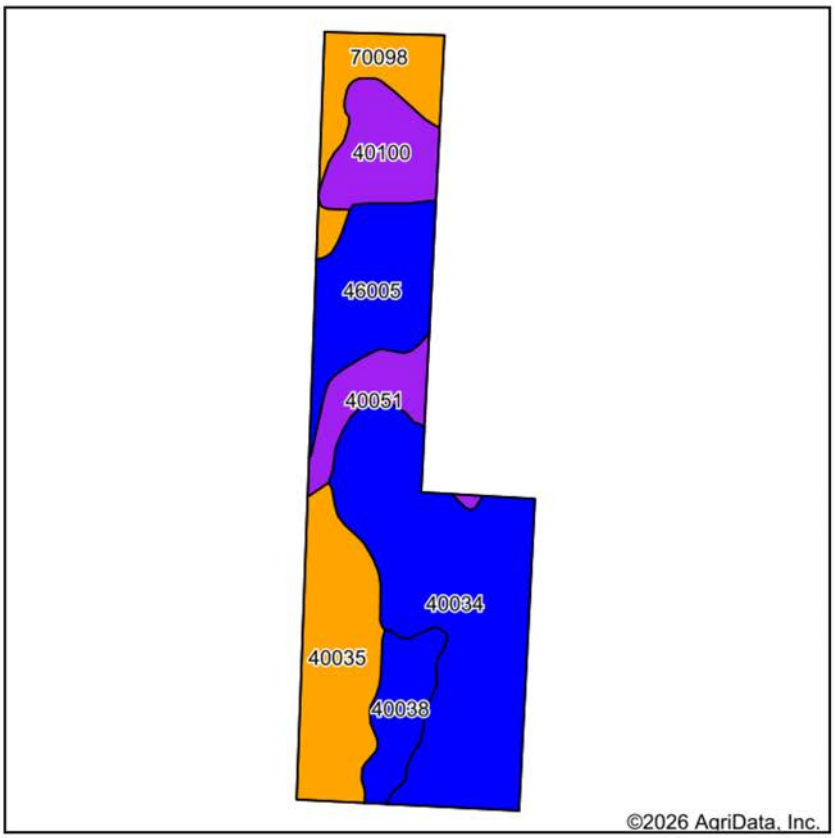
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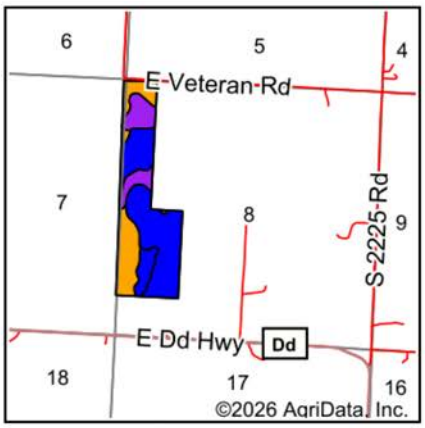
8-34N-30W
Vernon County
Missouri

Boundary Center: 37° 42' 45.71, -94° 15' 3.13

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Vernon**
Location: **8-34N-30W**
Township: **Dover**
Acres: **93**
Date: **8/13/2026**

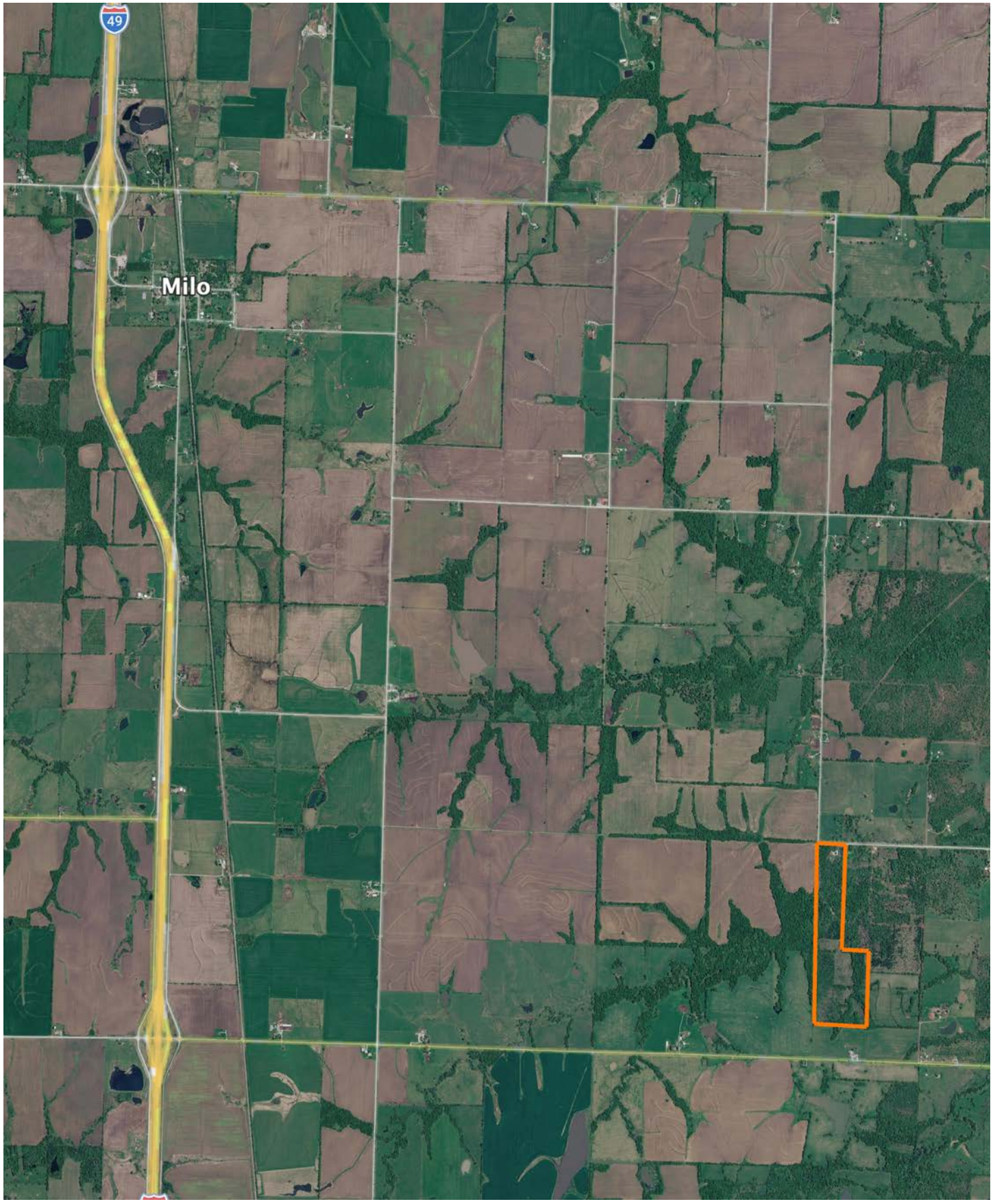
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N W E S

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
40034	Barco loam, 2 to 5 percent slopes	35.78	38.4%		Well drained	IIe	60	56	49
40035	Barco loam, 2 to 5 percent slopes, eroded	15.76	16.9%		Well drained	IIIe	44	41	28
46005	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	13.16	14.2%		Well drained	IIw	82	82	75
40100	Hector fine sandy loam, 5 to 14 percent slopes	8.43	9.1%		Well drained	VIs	30	29	17
70098	Bolivar fine sandy loam, 2 to 5 percent slopes	7.72	8.3%		Well drained	IIIe	58	58	43
40038	Barden silt loam, 1 to 5 percent slopes	6.32	6.8%		Moderately well drained	IIe	74	72	69
40051	Coweta loam, 5 to 14 percent slopes	5.83	6.3%		Well drained	VIs	37	37	24
					Weighted Average	**2.87**	***n 57**	***n 54.8**	***n 45.5**

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

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

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