



**T R O P H Y**  
PROPERTIES AND AUCTION  
LAND | RECREATIONAL | RESIDENTIAL

# Income Producing Tillable Ground for Sale - Vernon County

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com

**PRICE IMPROVED**



**PROPERTY ADDRESS:**

00 E Stockade Road  
Nevada, MO 64772

**PRICE:** \$540,000

**ACRES:** 80±

**COUNTY:** Vernon

**PROPERTY HIGHLIGHTS:**

- 80± acres
- High quality tillable ground
- Paved road
- 3-phase electric at road
- Rural water available
- Possible build sites

**PROPERTY DESCRIPTION:**

Don't miss this rare opportunity to own 80± acres of high-quality, income-producing tillable ground with everything in place for your dream build or future development. This beautiful parcel offers fertile, well-maintained soil ideal for row crops or long-term investment. With several possible building locations offering scenic views and easy access, it's perfectly suited for a homestead, shop, or ag operation.

The property features 3-phase electric at the paved road and rural water available, making development straightforward and cost-effective. Paved road frontage ensures year-round accessibility, adding even more value to this exceptional piece of land.

Whether you're expanding your farming operation, building your forever home in the country, or investing in premium ag land with strong potential, this tract offers the perfect blend of productivity and possibility.



**PRESENTED BY:**

**CODY CUTLER**

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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal