

MIDWEST LAND GROUP PRESENTS

4.8 ACRES IN

---

# BARTON COUNTY MISSOURI



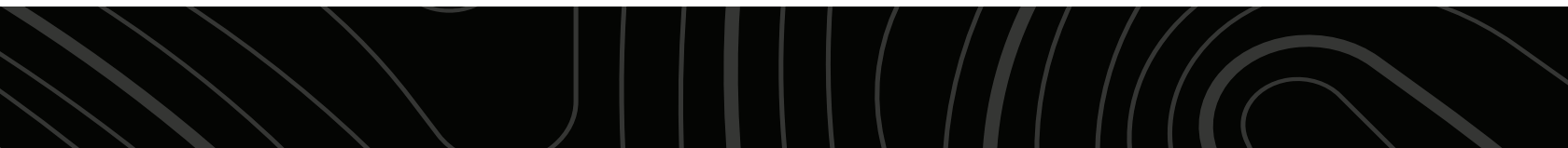
[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# SMALL ACRE BUILD SITE IN COUNTRY MEADOWS ESTATES

Just outside of Lamar, Missouri sits this 4.8-acre build site ready for your forever home. Enjoy the rural country setting Barton County has to offer while only a short drive to Lamar city limits. Country Meadows Estates is home to several established homesteads. Restrictions and covenants will be provided. Utilities

include rural water at the road and electricity on site. The property provides road frontage on three sides for multiple entrances. Call now to set up your showing for this perfect small-acre build site located just outside of Lamar, Missouri! Contact Land Agent Kellen Bounous at (417) 313-3123.



# PROPERTY FEATURES

PRICE: **\$46,000** | COUNTY: **BARTON** | STATE: **MISSOURI** | ACRES: **4.8**

- 4.8 acre build site
- Lot #1 in Country Meadows Estates
- Restrictions and covenants provided
- Beautiful country setting
- Rural water at the road
- Electric on site
- Road frontage on 3 sides
- 2.5 miles to Lamar, MO
- 45 miles to Joplin, MO
- 75 miles to Springfield, MO
- 100 miles to Bentonville, AR



# 4.8 ACRE BUILD SITE

---



# BEAUTIFUL COUNTRY SETTING

---



# ROAD FRONTAGE ON 3 SIDES

---



# AERIAL MAP



©2023 AgriData, Inc.

Map Center: 37° 30' 0.46, -94° 14' 31.04



**21-32N-30W**  
**Barton County**  
**Missouri**



2/21/2023



Maps Provided By:



© AgriData, Inc. 2021

www.AgriDataInc.com

# TOPOGRAPHY MAP



©2023 AgriData, Inc.



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2021 www.AgriDataInc.com

Source: USGS 10 meter dem  
Interval(ft): 5.0  
Min: 1,000.0  
Max: 1,007.2  
Range: 7.2  
Average: 1,004.3  
Standard Deviation: 1.64 ft

0ft 167ft 334ft

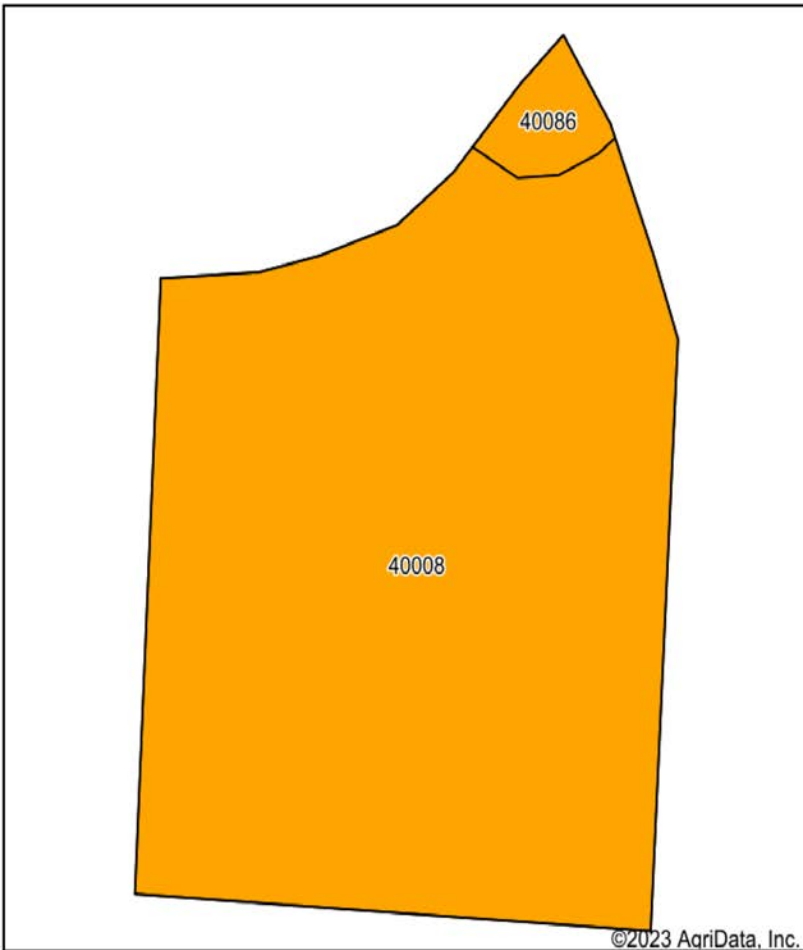


2/21/2023

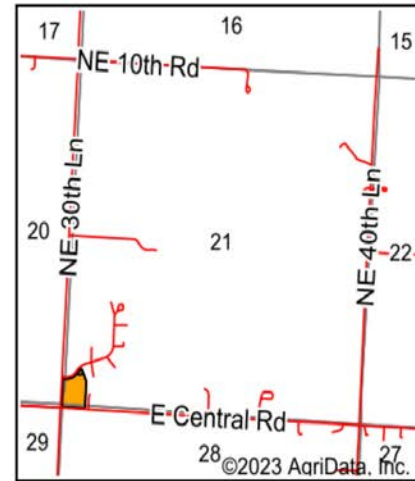
**21-32N-30W**  
**Barton County**  
**Missouri**

Map Center: 37° 30' 0.46, -94° 14' 31.04

# SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Barton**  
 Location: **21-32N-30W**  
 Township: **Lamar**  
 Acres: **4.63**  
 Date: **2/21/2023**



Maps Provided By:



Area Symbol: MO011, Soil Area Version: 26

| Code                    | Soil Description                                 | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | *n NCCPI Corn  | *n NCCPI Soybeans |
|-------------------------|--|-------|------------------|----------------------|------------------|----------------|-------------------|
| 40008                   | Parsons silt loam, 0 to 1 percent slopes         | 4.49  | 97.0%            |                      | Illw             | 79             | 63                |
| 40086                   | Parsons silt loam, 1 to 3 percent slopes, eroded | 0.14  | 3.0%             |                      | Ille             | 51             | 45                |
| <b>Weighted Average</b> |  |       |                  |                      | <b>3.00</b>      | <b>*n 78.2</b> | <b>*n 62.5</b>    |

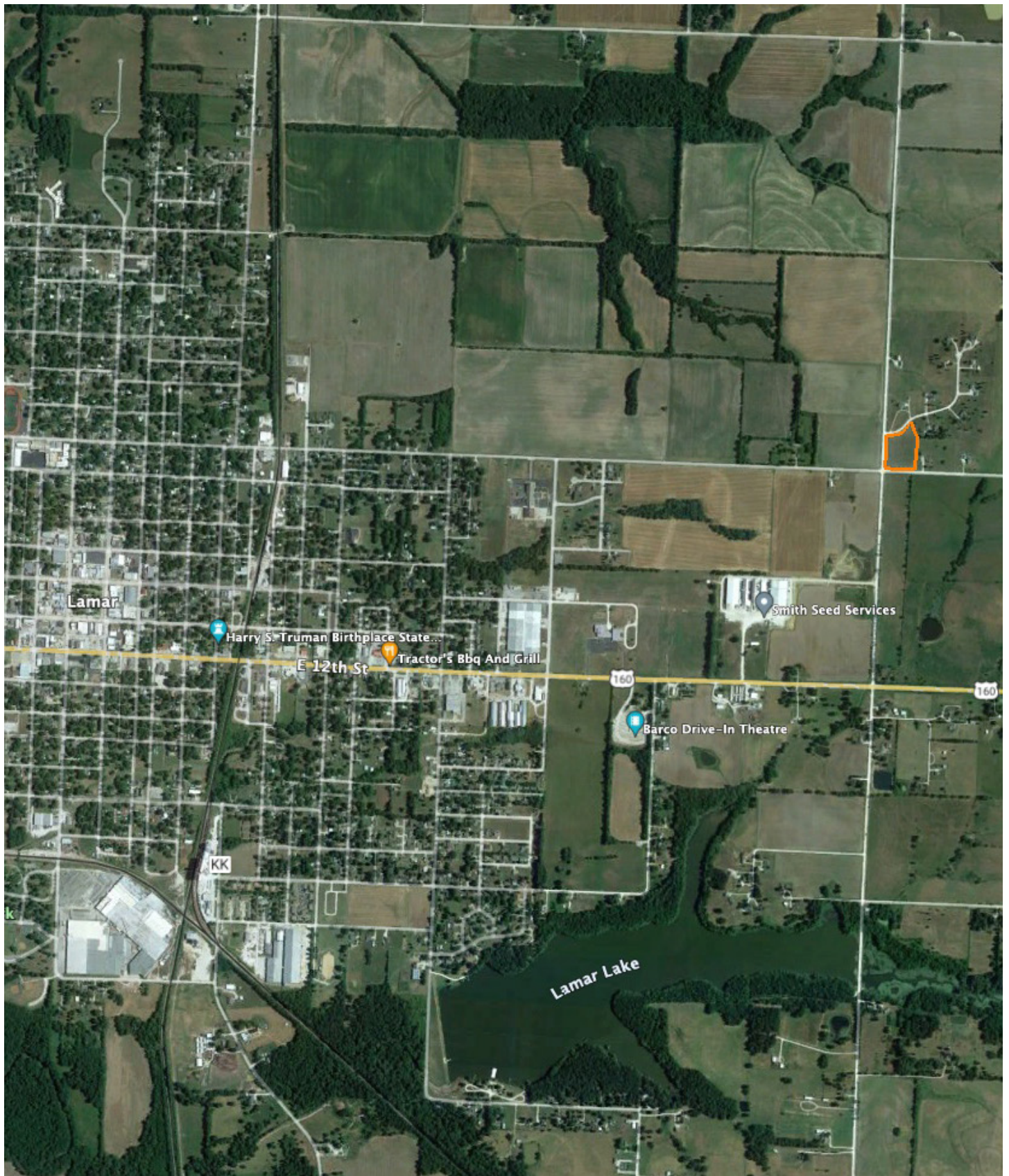
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# OVERVIEW MAP



# AGENT CONTACT

---

With a passion for customer service, Kellen Bounous is ready to help his clients achieve their land dreams. Sellers and buyers alike benefit from his drive and determination, as well as his promise to stick by them throughout the entire process, going above and beyond to ensure the smoothest and most stress-free transaction possible.

Kellen's commitment to customer service comes from a background of managing more than 200 farmers and truckers in the grain industry. Previously, he was a district sales manager for an ag company, as well as a grain merchandiser for a grain company, buying and selling corn, soybeans, and wheat in Missouri, Kansas, and Arkansas.

Born in Springfield, MO, Kellen grew up on a farm near Monett, MO, helping his dad with row crops and Kentucky 31 fescue seed. After graduating from Monett High School, he attended the University of Missouri-Columbia, where he obtained a degree in Agriculture Business as a three-year student-athlete wrestler. Kellen earned Master's in Business Administration from William Woods University in Fulton, MO, and, to this day, still helps his dad with harvest on the farm when he can.

Kellen has a strong passion for anything outdoors, in particular chasing whitetail deer. He enjoys bow hunting turkey, duck hunting, farming, fishing, and golf. He serves as a volunteer wrestling coach for Carthage High School and lives in Carthage, MO, with his wife, Torie.



**KELLEN BOUNOUS,**  
LAND AGENT  
**417.313.3123**  
KBounous@MidwestLandGroup.com



**MidwestLandGroup.com**

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Missouri, Nebraska, Oklahoma, and South Dakota.