

MIDWEST LAND GROUP PRESENTS

5 ACRES IN

LAWRENCE COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

LOT 1 AT RILEY RIDGE ESTATES

Only two lots now available! Riley Ridge Estates is offering two premier 5-acre estate lots in rural Lawrence County, Missouri. These tracts are located 10 minutes southwest of Mount Vernon, 17 minutes northeast of Monett, and a 40-minute drive to Springfield.

If you are looking to build your dream home in the country, look no further! Both lots are surveyed and provide electricity on-site. Well and septic would need

to be installed with your home build. Internet providers include Starlink and Hughesnet. Both lots are in the Mount Vernon School District.

Small acre build sites of this caliber do not come available often! Build your dream home in a beautiful rural setting, only a short drive to all major amenities. Call Kellen Bounous at (417) 313-3123 to set up your private showing!



PROPERTY FEATURES

PRICE: **\$53,000** | COUNTY: **LAWRENCE** | STATE: **MISSOURI** | ACRES: **5**

- Only two lots remaining
- Lot 1 in Riley Ridge Estates
- 5 surveyed acres
- Electric on site
- Blacktop road frontage
- Beautiful rural setting
- Restrictions and covenants apply
- 10 minutes from Mount Vernon, MO
- 17 minutes from Monett, MO
- 40 minutes from Springfield, MO



5 SURVEYED ACRES



BLACKTOP ROAD FRONTAGE



BEAUTIFUL RURAL SETTING



TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 20.0

Min: 1,259.2

Max: 1,271.8

Range: 12.6

Average: 1,265.5

Standard Deviation: 3.84 ft

0ft 151ft 303ft

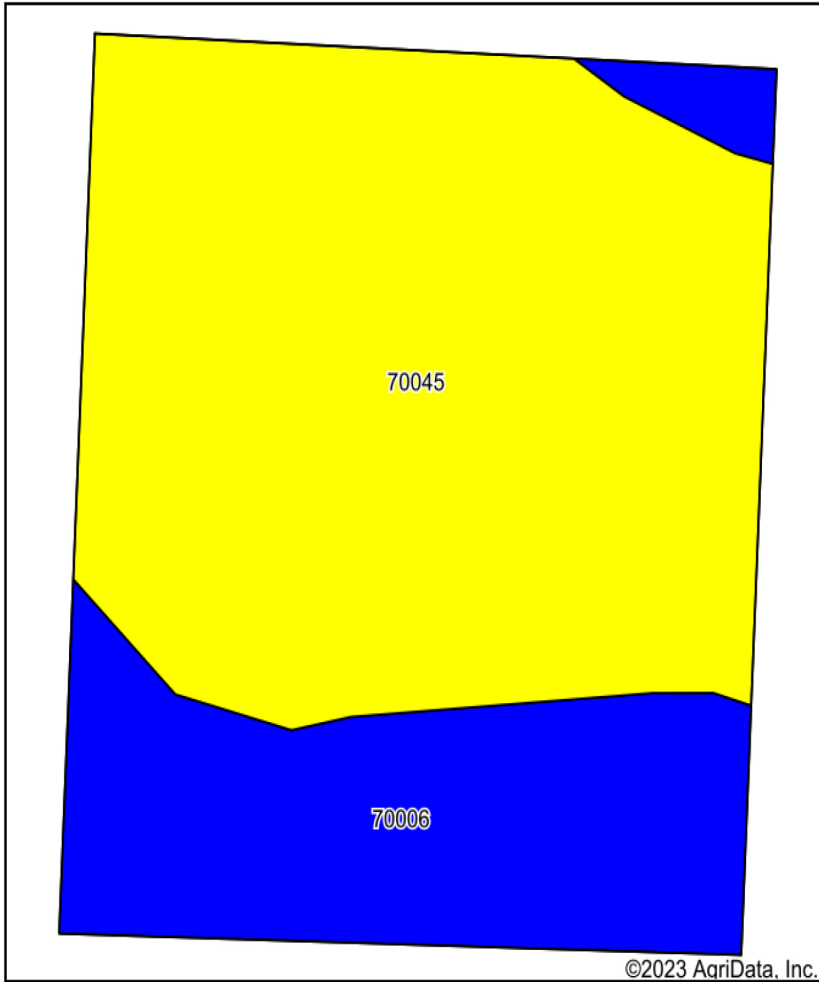


3/14/2023

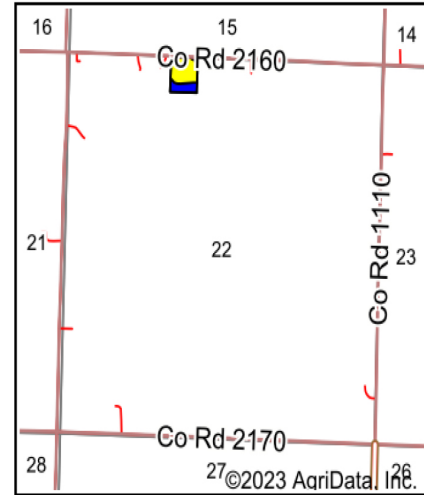
22-27N-27W
Lawrence County
Missouri

Map Center: 37° 2' 31.33, -93° 52' 17.72

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Lawrence**
 Location: **22-27N-27W**
 Township: **Freistatt**
 Acres: **4.99**
 Date: **3/14/2023**





Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MO109, Soil Area Version: 25

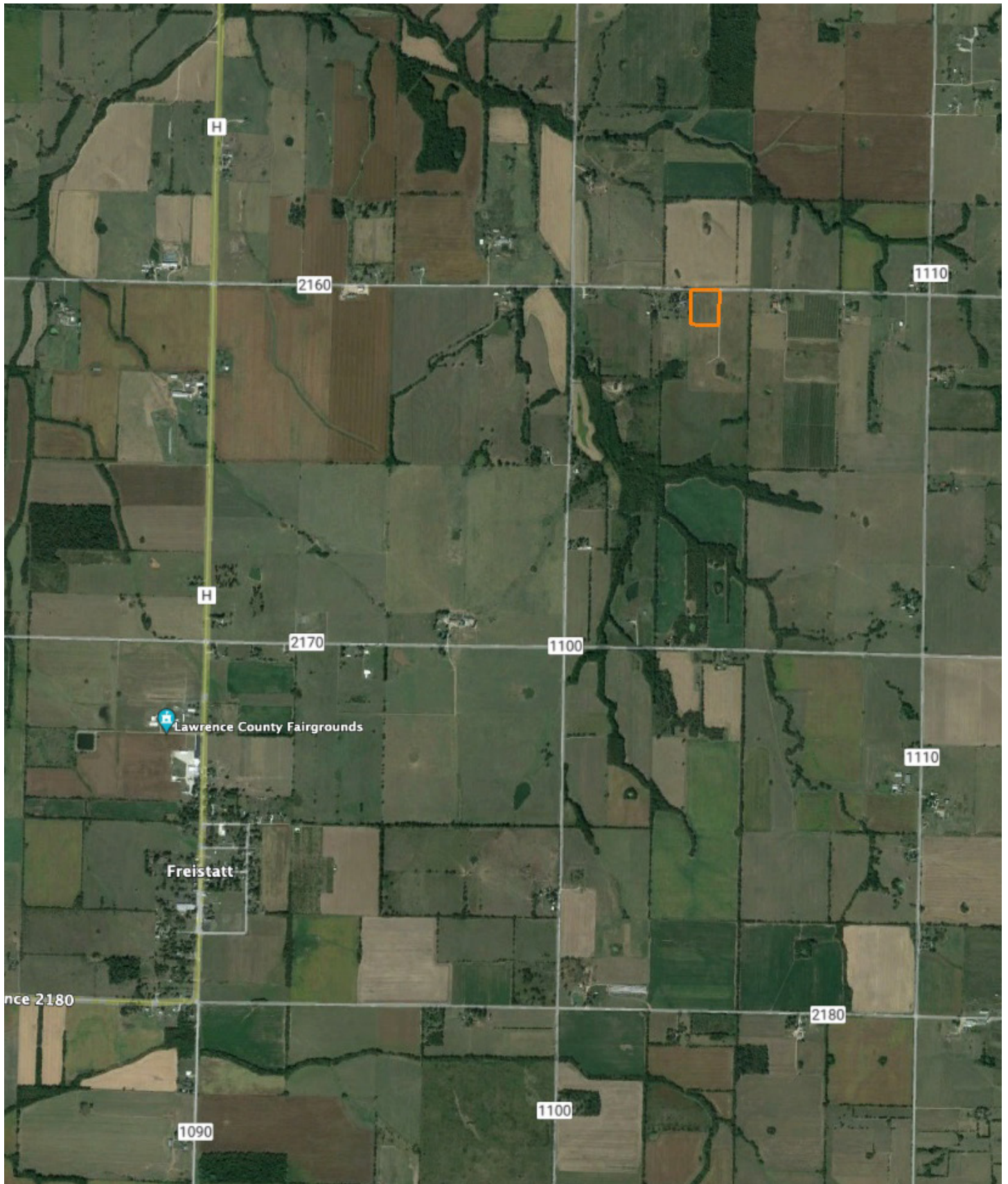
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Orchardgrass red clover Tons	Tall fescue Tons	*n NCCPI Corn	*n NCCPI Soybeans
70045	Keeno gravelly silt loam, 3 to 8 percent slopes	3.51	70.3%		IVs	2	1	2	43	27
70006	Creldon silt loam, 1 to 3 percent slopes	1.48	29.7%		Ile	3	5	5	58	46
Weighted Average					3.41	2.3	2.2	2.9	*n 47.4	*n 32.6

*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,
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