

MIDWEST LAND GROUP PRESENTS

27.61 ACRES IN

JASPER COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

POTENTIAL BUILD SITE OR BUSINESS SITE WITH 3.5 ACRE POND

Options are endless with this 27.61 acre tract in Carterville, just outside of Webb City! Currently zone residential, this vacant land could be developed, homesteaded, or even switched to commercial.

Located less than 0.5 a mile off State Highway 71 and just down the road from Atwood's in Webb City, this property would make the ideal location for any business.

For the buyer looking for a place to relax and unwind, the 3.5 acre pond is set up for some great fishing. The property has access to city water and electricity. Multiple build sites to choose from. Call land agent Kellen Bounous to view this incredible property just outside of Webb City!



PROPERTY FEATURES

PRICE: **\$151,855** | COUNTY: **JASPER** | STATE: **MISSOURI** | ACRES: **27.61**

- Convenient location
- Developing area
- Road frontage on two sides
- Currently zoned residential
- Option to have zoned Commercial
- Electric available
- City water available
- 3.5 acre pond
- Full of bass and bluegill
- Webb City R-VII School District
- 1 mile east of Webb City



27.61 ACRES



ROAD FRONTAGE ON 2 SIDES



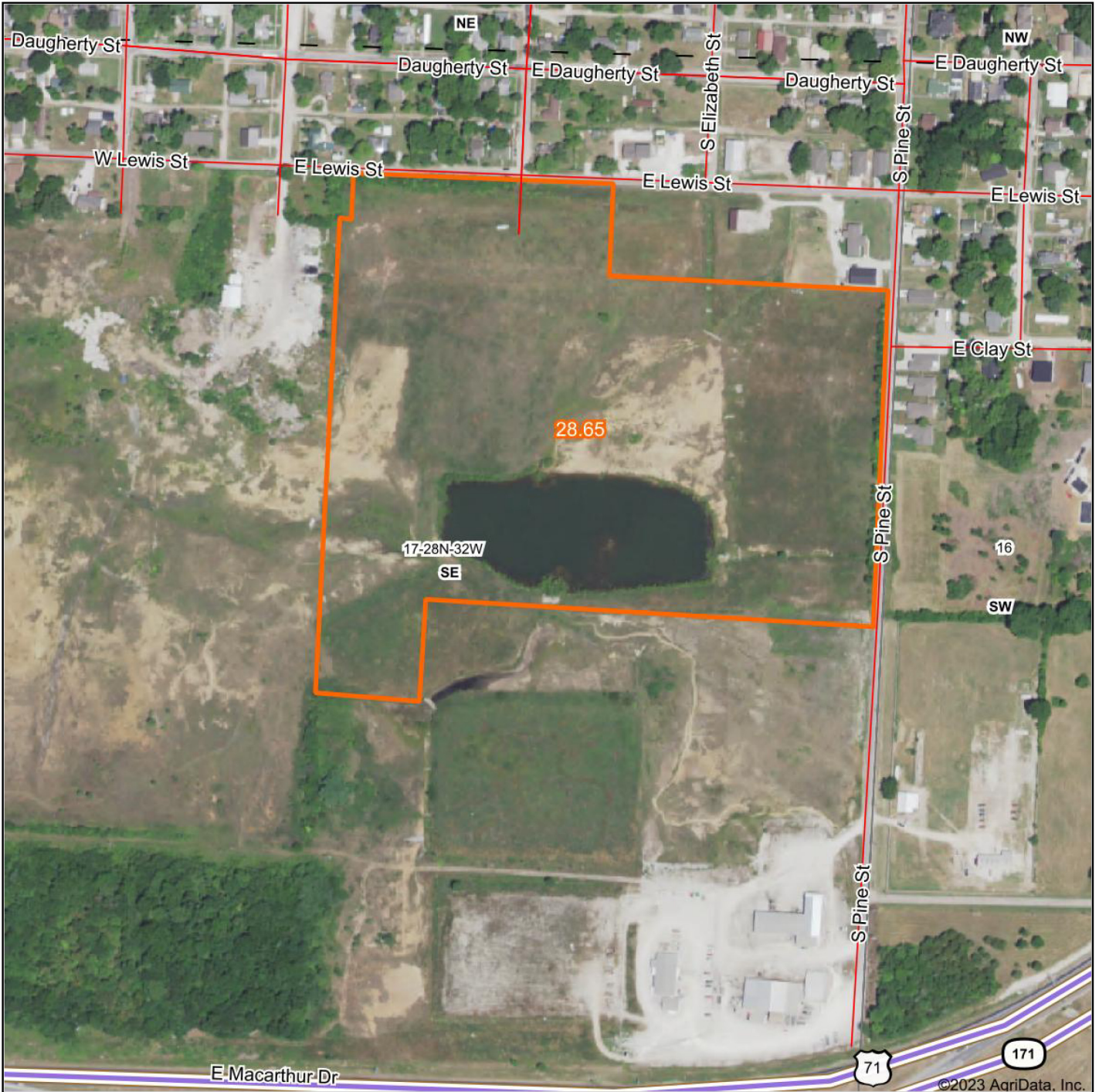
3.5 ACRE STOCKED POND



GREAT LOCATION



AERIAL MAP



©2023 AgriData, Inc.

Map Center: 37° 8' 42.75, -94° 26' 26.8



Maps Provided By:



© AgriData, Inc. 2023

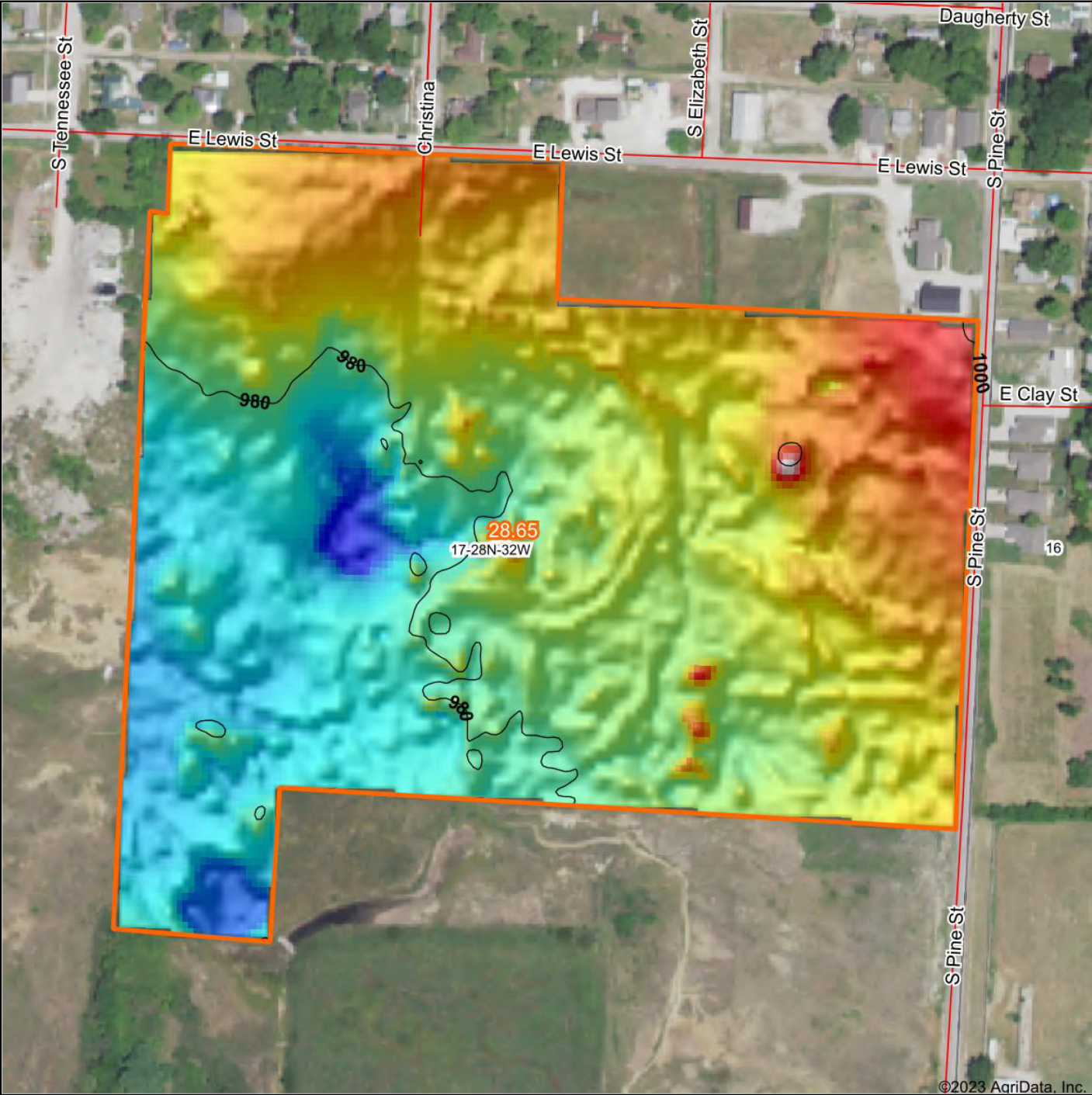
www.AgriDataInc.com

17-28N-32W
Jasper County
Missouri



6/6/2023

HILLSHADE MAP

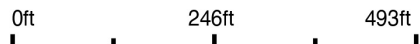


©2023 AgriData, Inc.

Low Elevation High



Source: USGS 3 meter dem
 Interval(ft): 20
 Min: 966.3
 Max: 1,008.2
 Range: 41.9
 Average: 983.7
 Standard Deviation: 6.33 ft



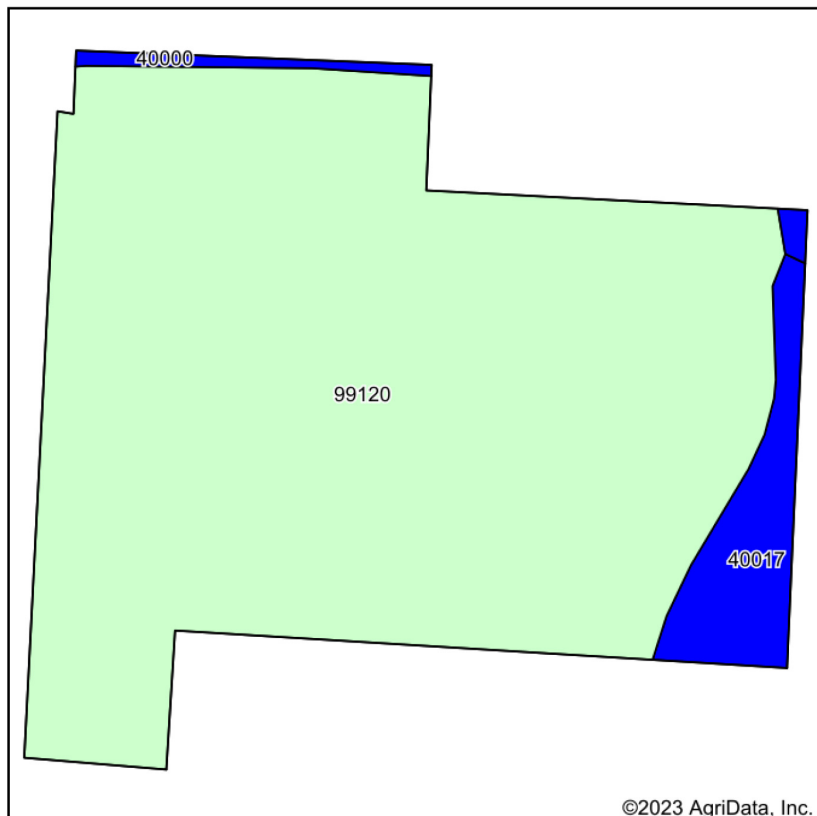
17-28N-32W
Jasper County
Missouri

map center: 37° 8' 42.75, -94° 26' 26.8

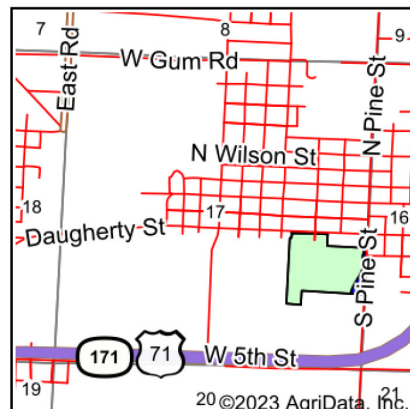


Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Jasper**
 Location: **17-28N-32W**
 Township: **Joplin**
 Acres: **28.65**
 Date: **6/6/2023**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: MO097, Soil Area Version: 26

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	
99120	Dumps, mine	26.52	92.6%								
40017	Maplegrove silt loam, 1 to 3 percent slopes	1.77	6.2%		Ile	5	8	7	74	61	
40000	Barden silt loam, 1 to 3 percent slopes	0.36	1.3%		Ile				71	67	
Weighted Average						*-	0.3	0.5	0.4	*n 5.5	*n 4.6

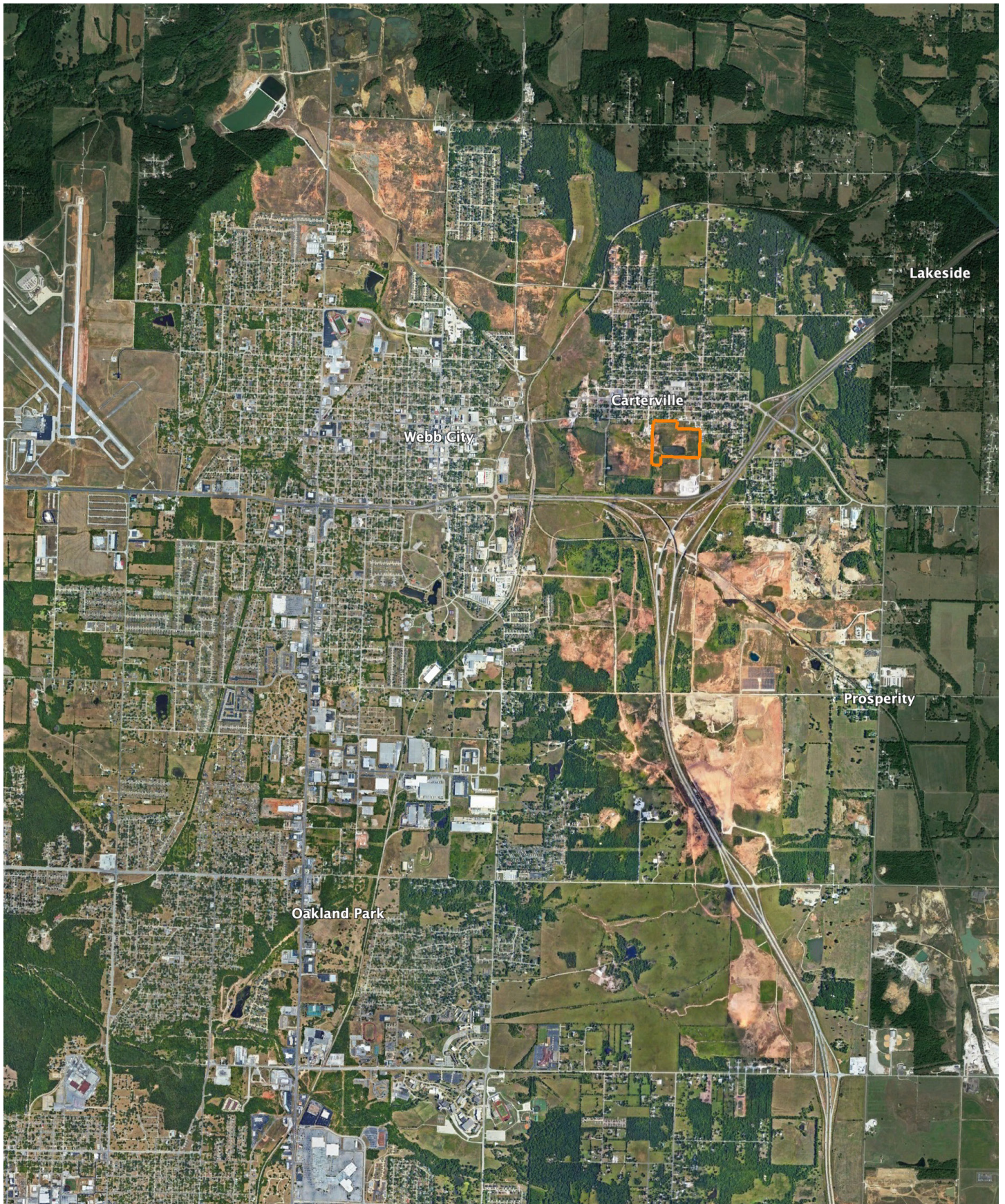
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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.