

MIDWEST LAND GROUP PRESENTS

99.78 ACRES IN

VERNON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DIVERSE RECREATIONAL TRACT WITH MATURE TIMBER

Tucked back in the country on E Rebel Road in Milo, Missouri sits this 99.78-acre recreational oasis! This is an exceptional recreational property, rich with hunting history and full of opportunity. The main entrance leads to a road down the west side of the property. Established trails off the main road lead to a nice-sized pond and multiple deer stands.

There's something about hunting the timber that makes this property special. Some bottom ground with open timber can be found on the north side setting up for an

impressive view from the stand. Just north of this stand is a rock bluff with several surrounding rock formations. I have jumped deer on every visit and even walked up on a flock of turkeys on the north open pasture.

Mature and marketable hardwoods can be found throughout the property and electricity is at the road. Located a short 30-minute drive from Nevada and Stockton, you won't want to miss this exceptional recreational property! Call Land Agent Kellen Bounous to schedule a showing!



PROPERTY FEATURES

PRICE: **\$355,000** | COUNTY: **VERNON** | STATE: **MISSOURI** | ACRES: **99.78**

- Mature timber
- Mix of hardwoods and cedars
- Partially fenced
- Established trails
- Multiple deer stands
- Unique rock formations
- Nice sized pond
- Abundance of deer and turkey
- Electricity at the road
- 20 minutes southwest of El Dorado Springs
- 30 minutes east of Nevada
- 30 minutes from Stockton



MATURE TIMBER



ESTABLISHED TRAILS



MULTIPLE DEER STANDS



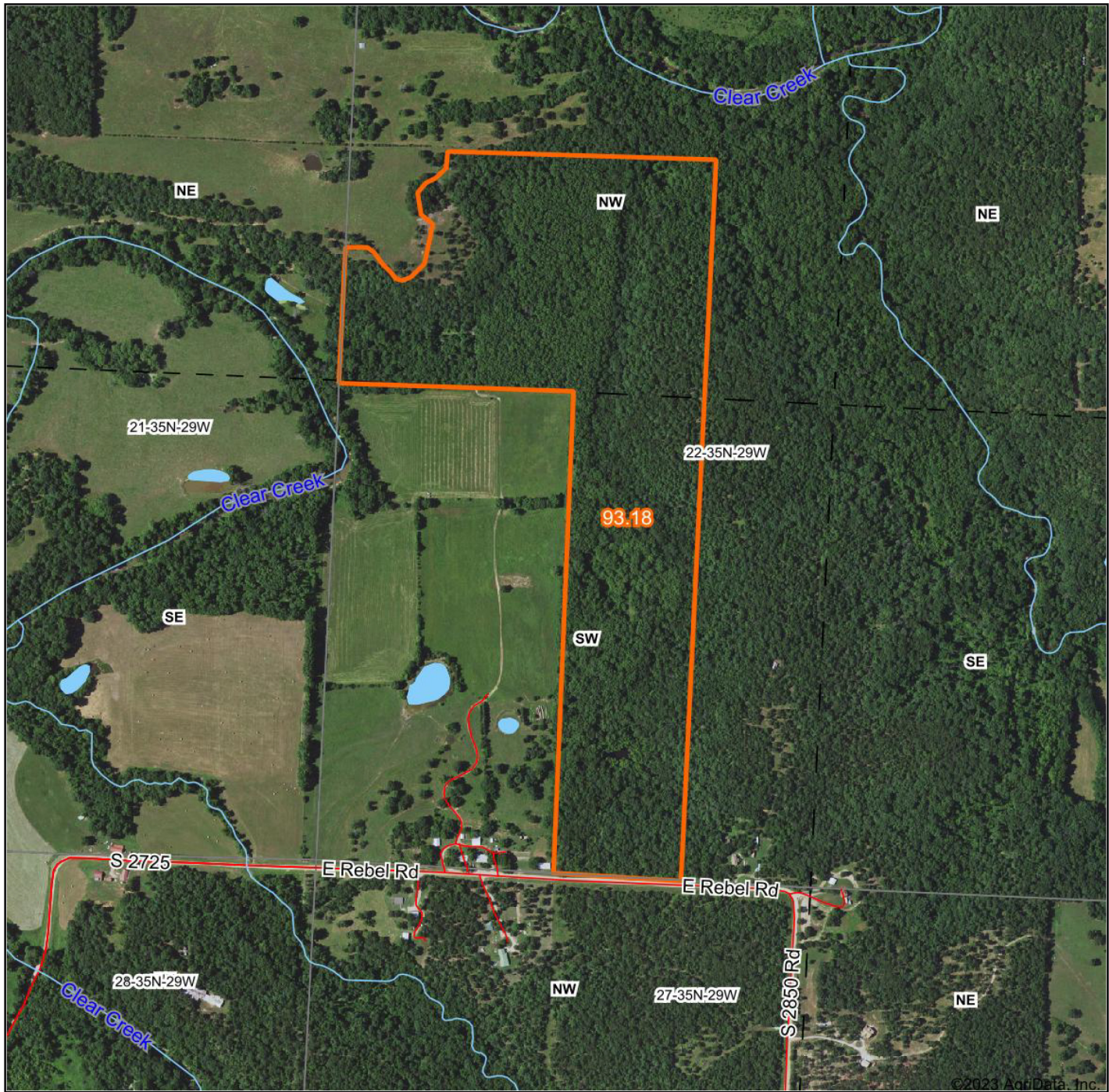
UNIQUE ROCK FORMATIONS



ADDITIONAL PHOTOS



AERIAL MAP



Map Center: 37° 47' 27.38, -94° 7' 21.26

0ft 843ft 1686ft



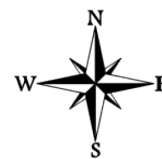
Maps Provided By:



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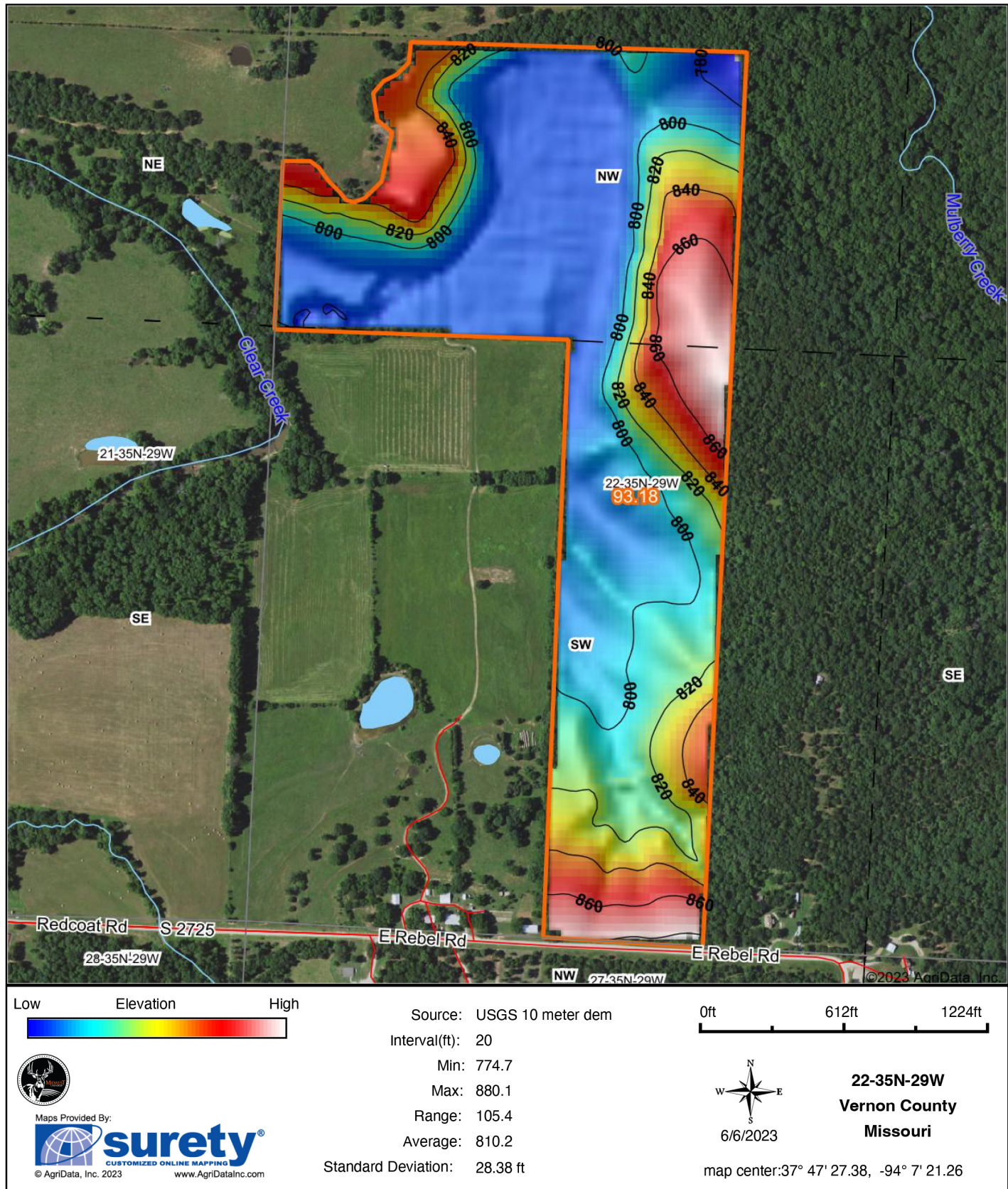
www.AgriDataInc.com

22-35N-29W
Vernon County
Missouri

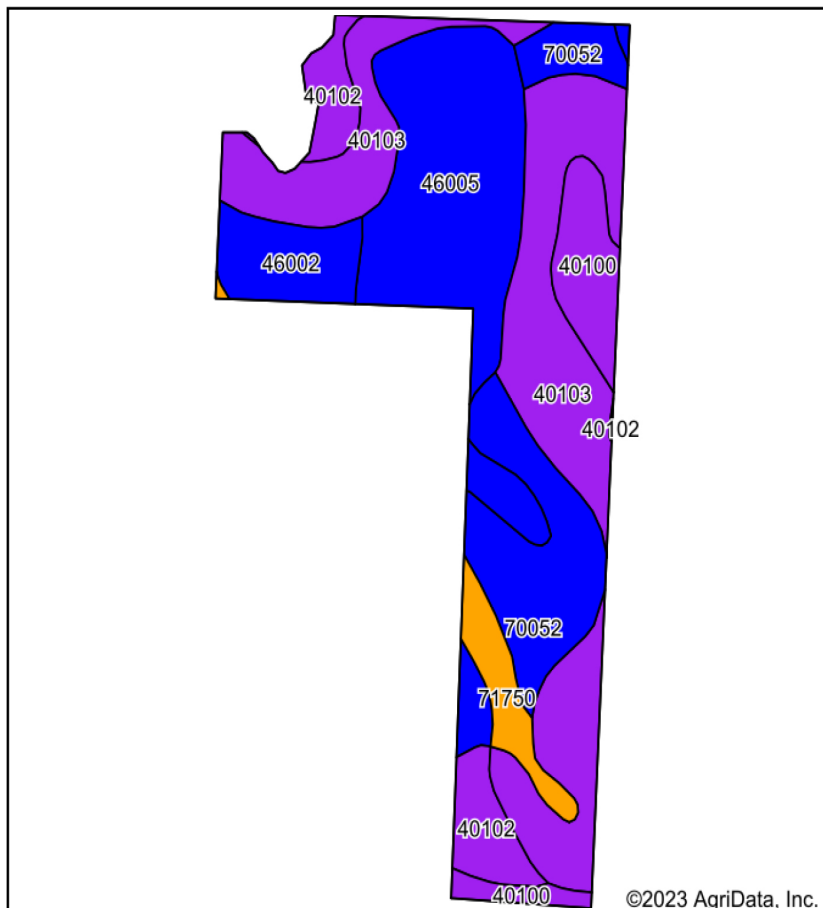


6/6/2023

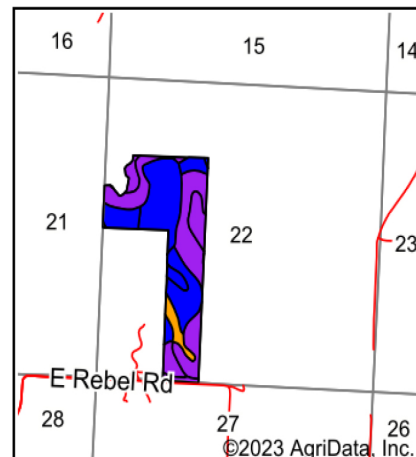
TOPOGRAPHY MAP



SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Vernon**
 Location: **22-35N-29W**
 Township: **Virgil**
 Acres: **93.18**
 Date: **6/6/2023**



Maps Provided By:



Area Symbol: MO217, Soil Area Version: 26

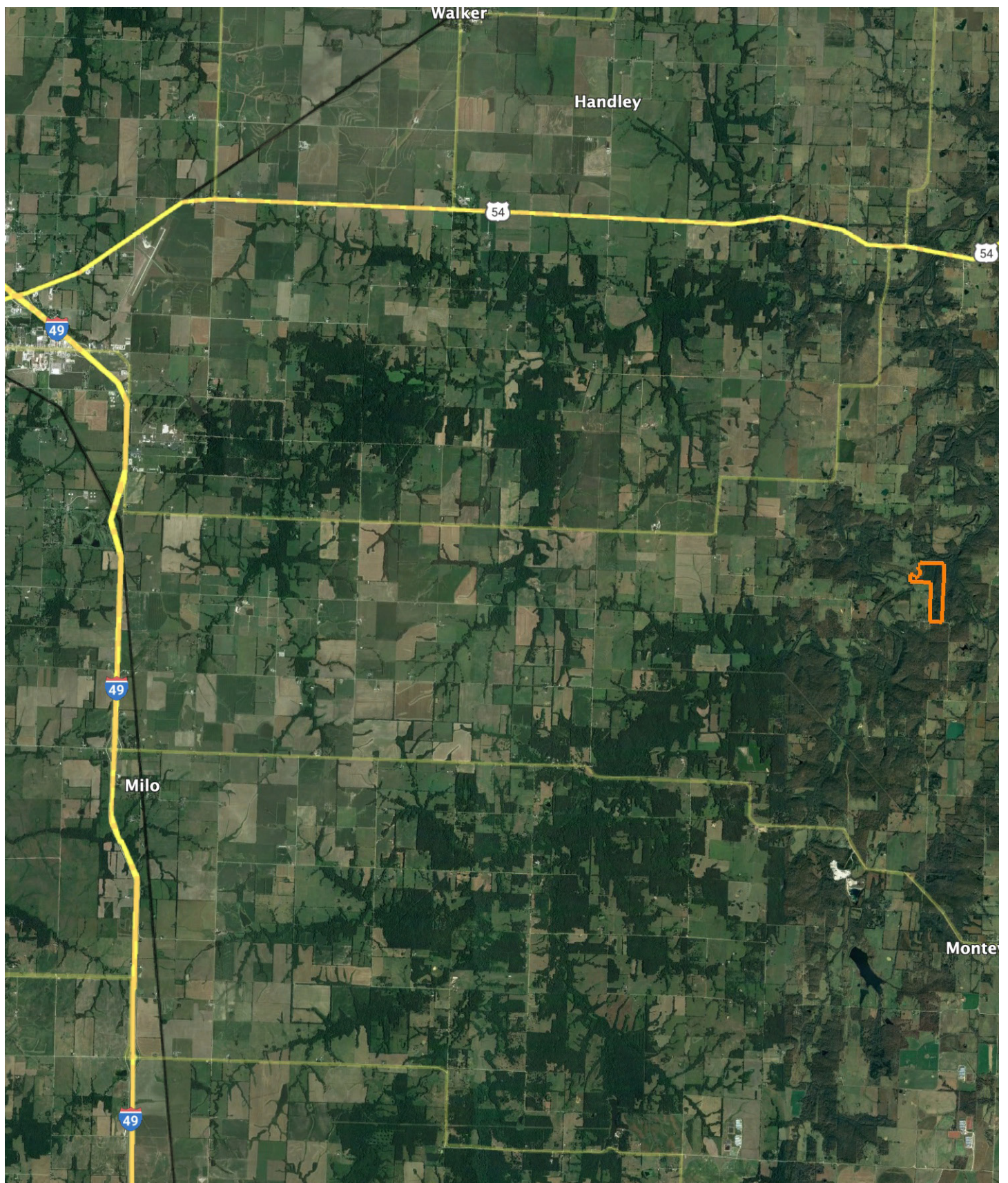
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Orchardgrass red clover Tons	Tall fescue Tons	*n NCCPI Corn	*n NCCPI Soybeans
40103	Hector fine sandy loam, 14 to 30 percent slopes, stony	32.25	34.6%		Vlls				16	11
46005	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	20.56	22.1%		llw				82	75
70052	Arnica loam, 2 to 5 percent slopes	15.89	17.1%		lle				70	71
46002	Heppler silt loam, 0 to 2 percent slopes, occasionally flooded	7.79	8.4%		llw				85	80
40100	Hector fine sandy loam, 5 to 14 percent slopes	6.45	6.9%		Vls				20	13
40102	Hector fine sandy loam, 5 to 14 percent slopes, stony	6.29	6.8%		Vlls				16	11
71750	Cleora fine sandy loam, 0 to 2 percent slopes, frequently flooded	3.95	4.2%		lllw	5	6	6	65	48
Weighted Average					4.39	0.2	0.3	0.3	*n 47.9	*n 42.8

*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

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