

MIDWEST LAND GROUP PRESENTS



LAWRENCE COUNTY, MO

1,097 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

"THE DUDREY FARM" 1,097 +/- CONTIGUOUS ACRES OF TILLABLE, PASTURE, AND RECREATIONAL LAND

Midwest Land Group is proud to present "The Dudrey Farm" - 1,096.83 contiguous acres of rich tillable soils, beautiful rolling pastures, and remarkable recreational ground. An impressively diverse farm, this southwest Missouri operation offers several streams of income for the investor or farmer looking to add to the portfolio.

Enjoy running beef cattle, making hay, row crop farming, rotational grazing dairy cattle, and the option to milk from the 40 cow milking parlor. Additional improvements include a 24'x40' machine shed, a calving shed with holding pens, and three newer homes.

From a recreational standpoint, the mix of thick timber, beautiful ridge tops, and nearby crop ground has this farm teed up for some incredible hunting. Trail cams have captured some quality bucks and harvest photos really help tell the story. Turkeys are always roosted along the spring-fed creek that winds through the farm. Come spring, loud gobbles light up the morning air and several strutters can be spotted in the bottoms.

Located southwest of Miller in Lawrence County, Missouri, this farm is one you need to see to believe. Call land agent Kellen Bounous for a private showing at (417) 313-3123!



PROPERTY FEATURES

PRICE: **\$6,200,000** | COUNTY: **LAWRENCE** | STATE: **MISSOURI** | ACRES: **1,097**

- 1,096.83 contiguous acres
- 250 +/- tillable acres
- 615 +/- pasture acres
- 125 +/- recreational acres
- Fully-fenced and cross fenced
- 5 +/- year old milk barn
- 24'x40' machine shed
- Calving shed with holding pens
- Three residential homes
- Three water wells
- Built-in water system with multiple waterers
- Multiple build sites
- Six ponds
- Year round spring
- Incredible deer and turkey hunting
- Seller is willing to divide
- 4 miles to Miller
- 36 miles to Springfield
- 46 miles to Joplin



615 +/- PASTURE ACRES



250 +/- TILLABLE ACRES



3 RESIDENTIAL HOMES



5 YEAR OLD MILK BARN

Enjoy running beef cattle, making hay, row crop farming, rotational grazing dairy cattle, and the option to milk from the 40 cow milking parlor.



24'X40' MACHINE SHED



INCREDIBLE DEER & TURKEY HUNTING



6 PONDS



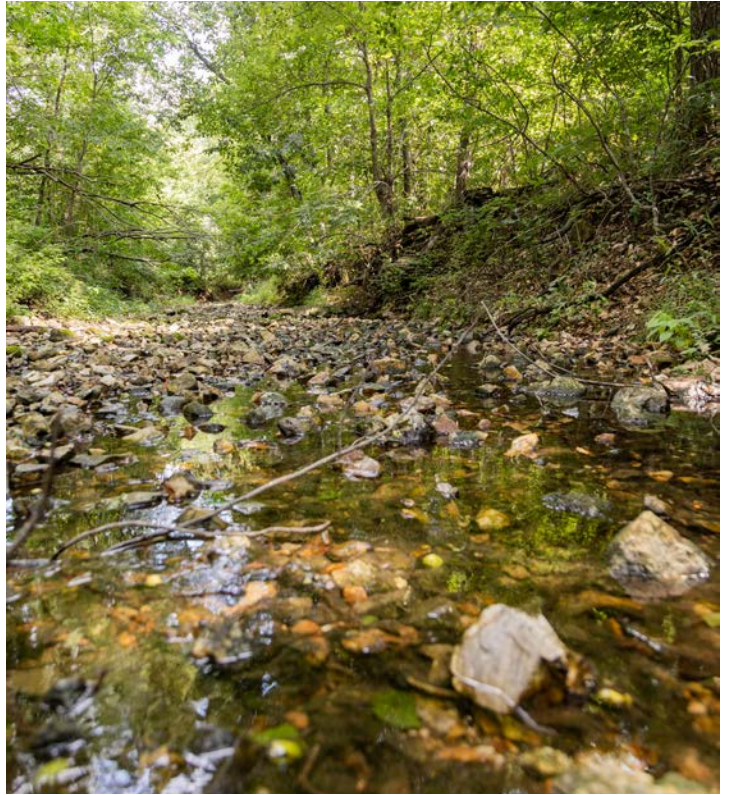
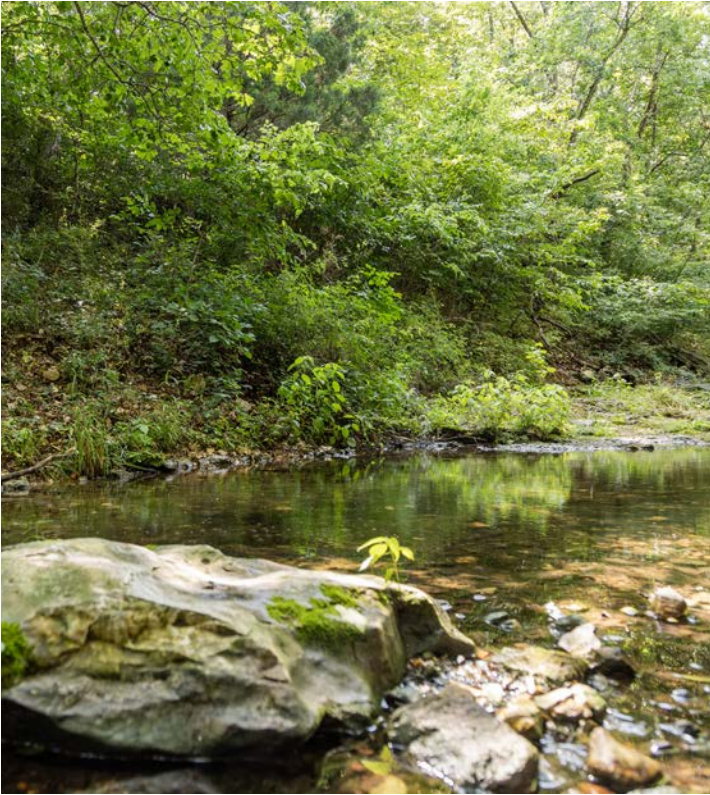
FULLY FENCED



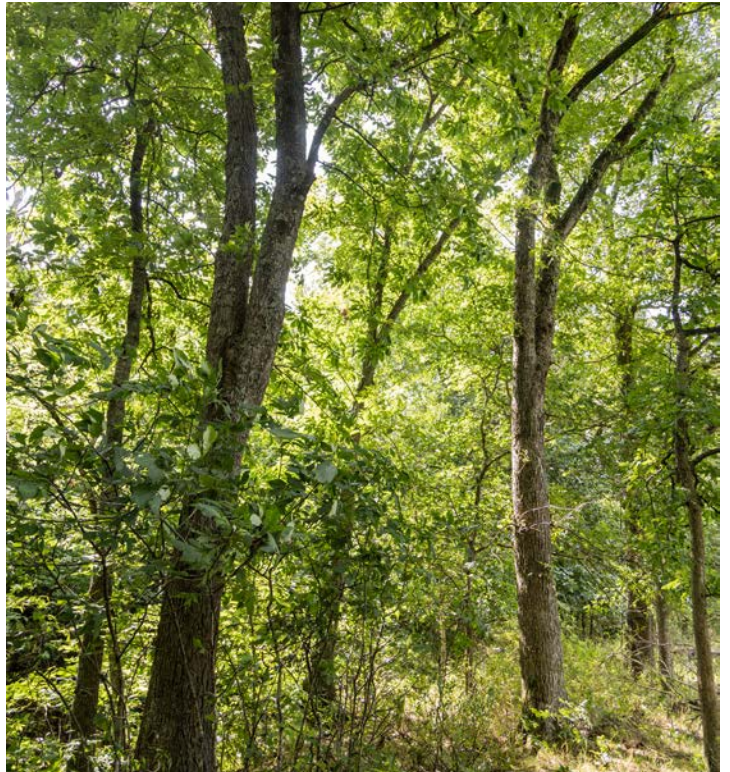
BUILT IN WATER SYSTEM & MULTIPLE WATERERS



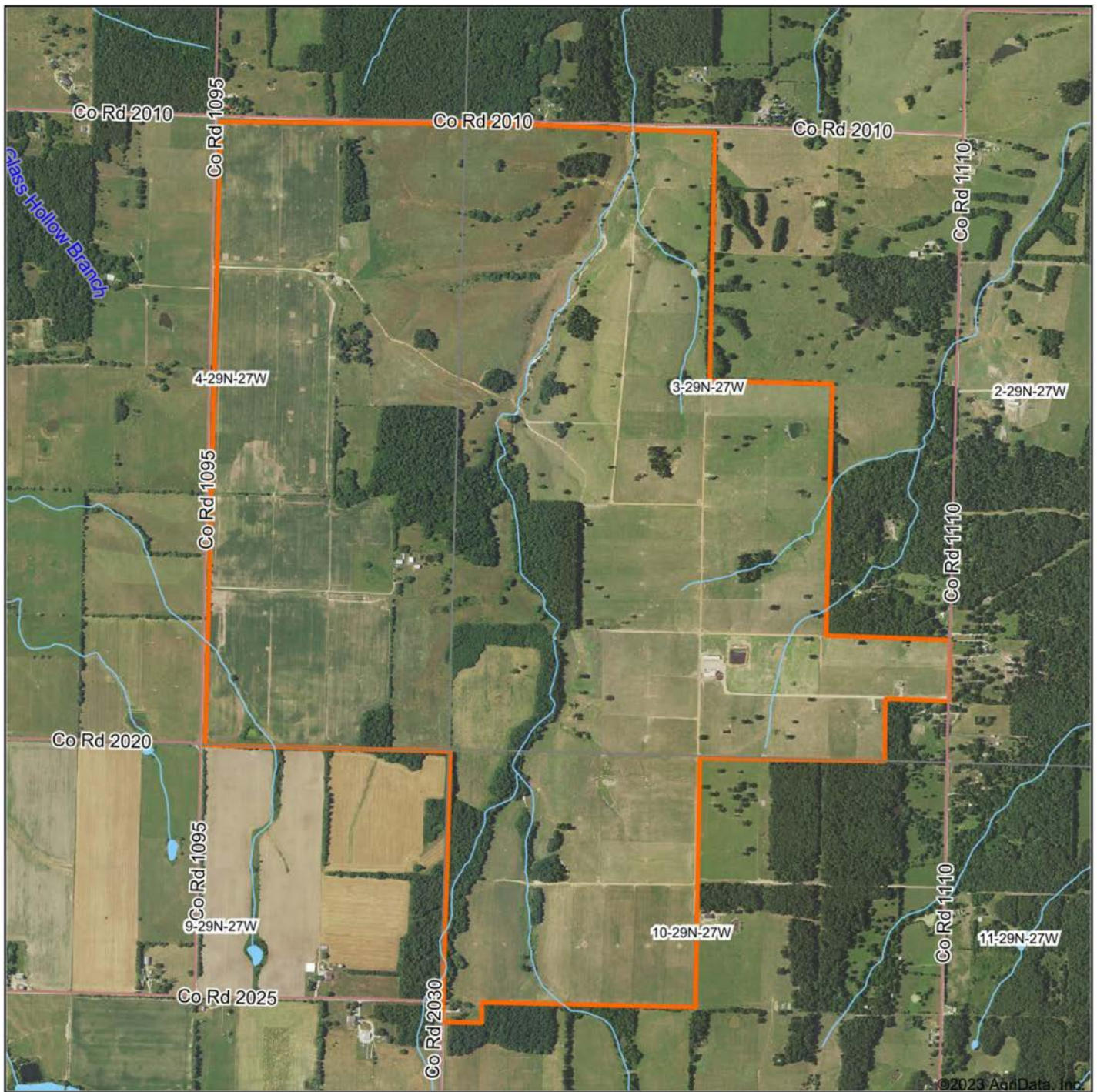
YEAR ROUND SPRING



125 +/- RECREATIONAL ACRES



AERIAL MAP



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Maps Provided By



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Map Center: 37° 15' 14.07, -93° 52' 13.71

0ft 1632ft 3263ft

3-29N-27W
Lawrence County
Missouri



1/3/2023

Topographic map of a portion of Lawrence County, Missouri, showing elevation contours, section lines, and road names. The map is color-coded by elevation, with red indicating higher elevations and blue/green indicating lower elevations. A specific area is highlighted with an orange border. The map includes section numbers (e.g., 3-29N-27W, 4-29N-27W) and road names (e.g., Co Rd 1095, Co Rd 1110, Co Rd 2010, Co Rd 2025). A legend at the bottom provides elevation data, a scale bar, a north arrow, and contact information for AgriData, Inc.

Elevation Legend:

Low	Elevation	High
Blue	1245	Red

Map Data:

- Source: USGS 10 meter dem
- Interval(ft): 5
- Min: 1,148.4
- Max: 1,319.5
- Range: 171.1
- Average: 1,261.4
- Standard Deviation: 28.22 ft

Scale and Orientation:

- Scale: 0ft, 1399ft, 2798ft
- North Arrow: N, S, E, W
- Date: 7/13/2023

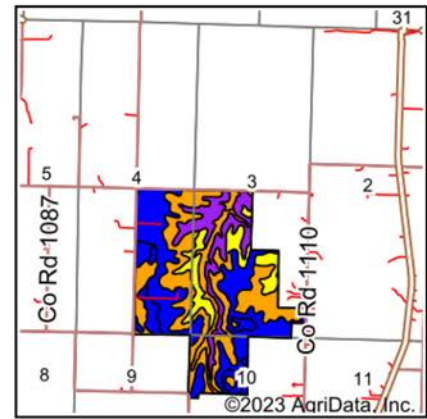
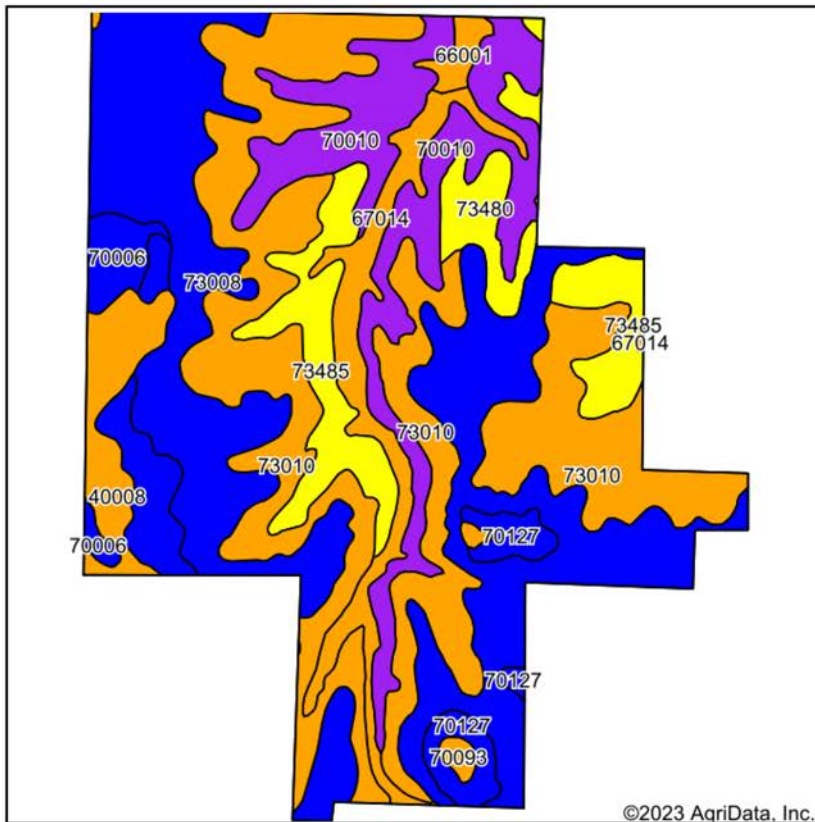
Section and Road Information:

- Section: 3-29N-27W
- County: Lawrence County
- State: Missouri
- Boundary Center: 37° 15' 11.55, -93° 52' 10.23

Map Provider:

AgriData, Inc. **surety**
CUSTOMIZED ONLINE MAPPING
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SOIL MAP



State: **Missouri**
 County: **Lawrence**
 Location: **3-29N-27W**
 Township: **Green**
 Acres: **1107.47**
 Date: **2/14/2023**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

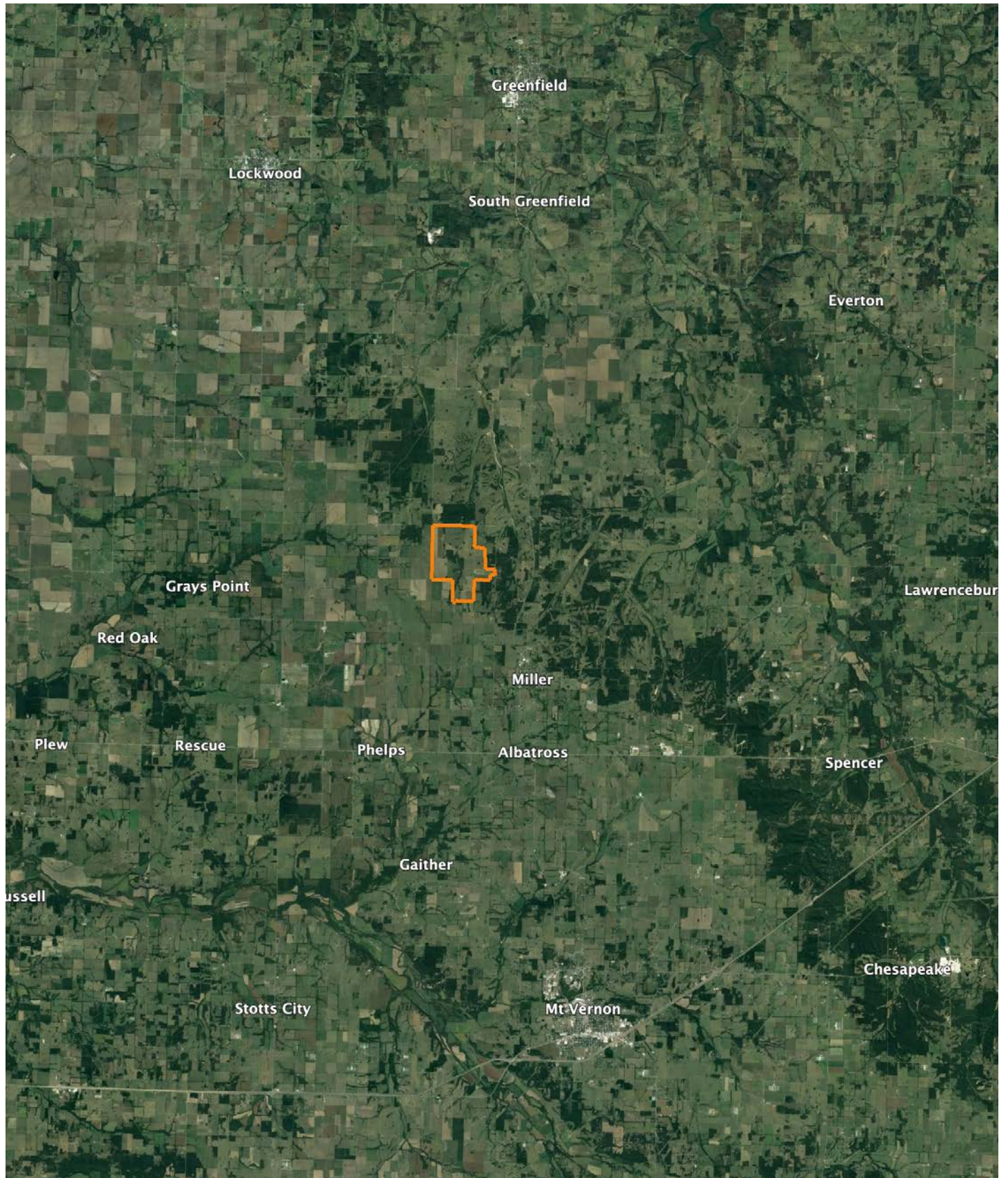
Area Symbol: MO109, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Orchardgrass red clover Tons	Tall fescue AUM	Tall fescue Tons	*n NCCPI Corn	*n NCCPI Soybeans
73008	Viraton silt loam, 2 to 5 percent slopes	346.97	31.3%		Ile	3	5	5	5	48	43
73010	Wilderness gravelly silt loam, 3 to 8 percent slopes	318.73	28.8%		IIIw	2	1	2	2	52	34
70010	Goss very cobbly silt loam, 15 to 35 percent slopes	140.44	12.7%		VIe	4	6	5	5	15	7
73485	Nixa-Clarksville complex, 3 to 20 percent slopes	82.44	7.4%		IVs	3	3	3	3	38	23
67014	Dameron silt loam, 1 to 3 percent slopes, frequently flooded	59.90	5.4%		IIIw	6	7	7	7	73	58
70006	Credon silt loam, 1 to 3 percent slopes	44.76	4.0%		Ile	3	5	5	5	58	46
40008	Parsons silt loam, 0 to 1 percent slopes	38.20	3.4%		IIIw					79	63
73480	Nixa very gravelly silt loam, 3 to 8 percent slopes	31.05	2.8%		IVs		1	5	5	37	23
70127	Needley silt loam, 1 to 3 percent slopes	26.77	2.4%		Ile		5	7	7	43	34
66001	Dameron silt loam, 0 to 2 percent slopes, frequently flooded	8.15	0.7%		IIIw	6	7	7	7	73	58
70093	Bado silt loam, 0 to 3 percent slopes	5.31	0.5%		IIIw		5	7	7	47	34
70047	Wanda silt loam, 2 to 5 percent slopes	4.75	0.4%		Ile	6	7	7	7	85	73
Weighted Average					3.10	2.8	3.7	4	4	*n 47	*n 35.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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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