

MIDWEST LAND GROUP PRESENTS

48.5 ACRES IN

LAWRENCE COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

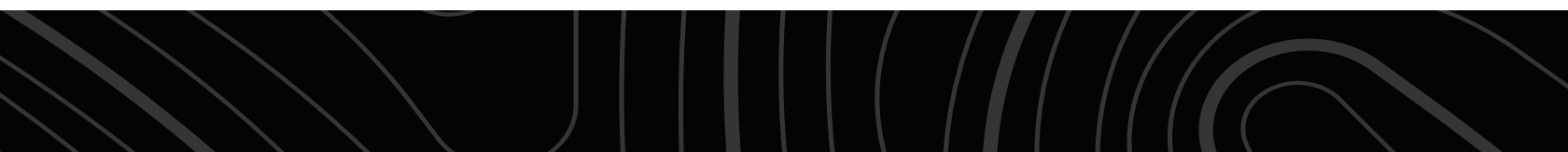
IMMACULATE 48.5 ACRE COUNTRY ESTATE WITH EQUESTRIAN FACILITIES

Discover the epitome of country living with this extraordinary 48.5 acre estate boasting immaculate landscapes, horse facilities, and a stunning mixture of pasture and wooded acres. Fully fenced and cross-fenced, you can't miss the equestrian excellence embodied in the meticulously designed pipe fencing and corrals, ensuring great safety and comfort for your equine companions. Enjoy the extensive 2 mile network of riding trails throughout the timber and pasture. Additional land features include 3 ponds, a spring-fed creek, and an abundance of deer and turkey.

Nestled within this stunning landscape is a custom-built brick home that radiates timeless elegance. The home boasts 2,618 square feet of living space, with four spacious bedrooms (one currently an office) and two bathrooms. Custom cabinets, a custom wood beam

fireplace, granite countertops, and slate tile are just a few of the luxurious interior features. Adjacent to the main residence, a versatile 60'x80' multipurpose building awaits. Equipped with five thoughtfully designed horse stalls, ample shop space, and an additional 720 square feet of living space, this building can accommodate all of your pastime activities.

Located off State Highway 39 and just north of Miller, Missouri, you can experience the pinnacle of country estate living, while only 10 miles from Mount Vernon, Missouri, and 35 miles to Springfield, Missouri. Every detail of this property has been carefully orchestrated to offer the ultimate rural living experience. Call land agent Kellen Bounous to set up a viewing of this incredible property!



PROPERTY FEATURES

PRICE: **\$835,000** | COUNTY: **LAWRENCE** | STATE: **MISSOURI** | ACRES: **48.5**

- Beautiful mix of pasture and timber
- Fully fenced and cross-fenced
- Pipe fencing and corrals for horses and cattle
- 2 +/- miles of established riding trails
- 3 ponds, 1 stocked
- Spring-fed creek
- Abundance of wildlife
- Custom built, 2,681 sq. ft. brick home
- 4 bedroom, 2 bath
- Custom cabinets, knotty alder with fruitwood stain
- Brand new HVAC and hot water heater w/ warranties
- 60'x80' multipurpose building
- Building includes: 5 horse stalls, shop space, and living quarters (20'x36')
- 25'x51' RV barn
- 24'x40' Equipment shed
- Paved driveway off blacktop
- 2 miles north of Miller
- 10 miles from Mount Vernon
- 35 miles from Springfield



CUSTOM BUILT, 2,681 SQ. FT. BRICK HOME

The home boasts 2,618 square feet of living space, with four spacious bedrooms and two bathrooms. Custom cabinets, a custom wood beam fireplace, granite countertops, and slate tile are just a few of the luxurious interior features.



SPRING-FED CREEK



FULLY FENCED & PIPE FENCING



60'X80' MULTIPURPOSE BUILDING

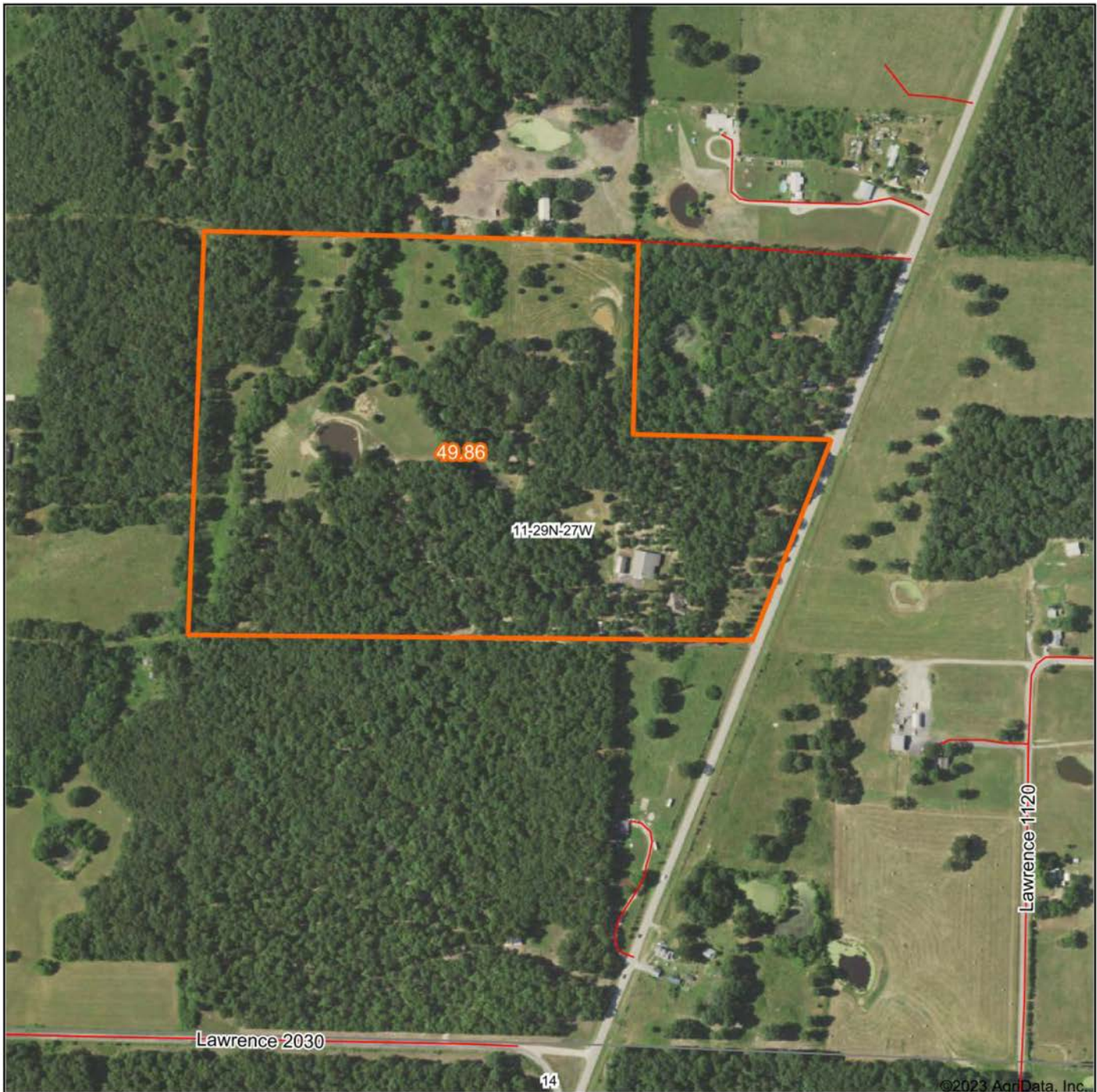
Adjacent to the main residence, a versatile 60'x80' multipurpose building awaits. Equipped with five thoughtfully designed horse stalls, ample shop space, and an additional 720 square feet of living space, this building can accommodate all of your pastime activities.



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 37° 14' 19.06, -93° 50' 53.53

0ft 503ft 1006ft



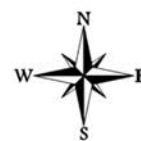
Maps Provided By:



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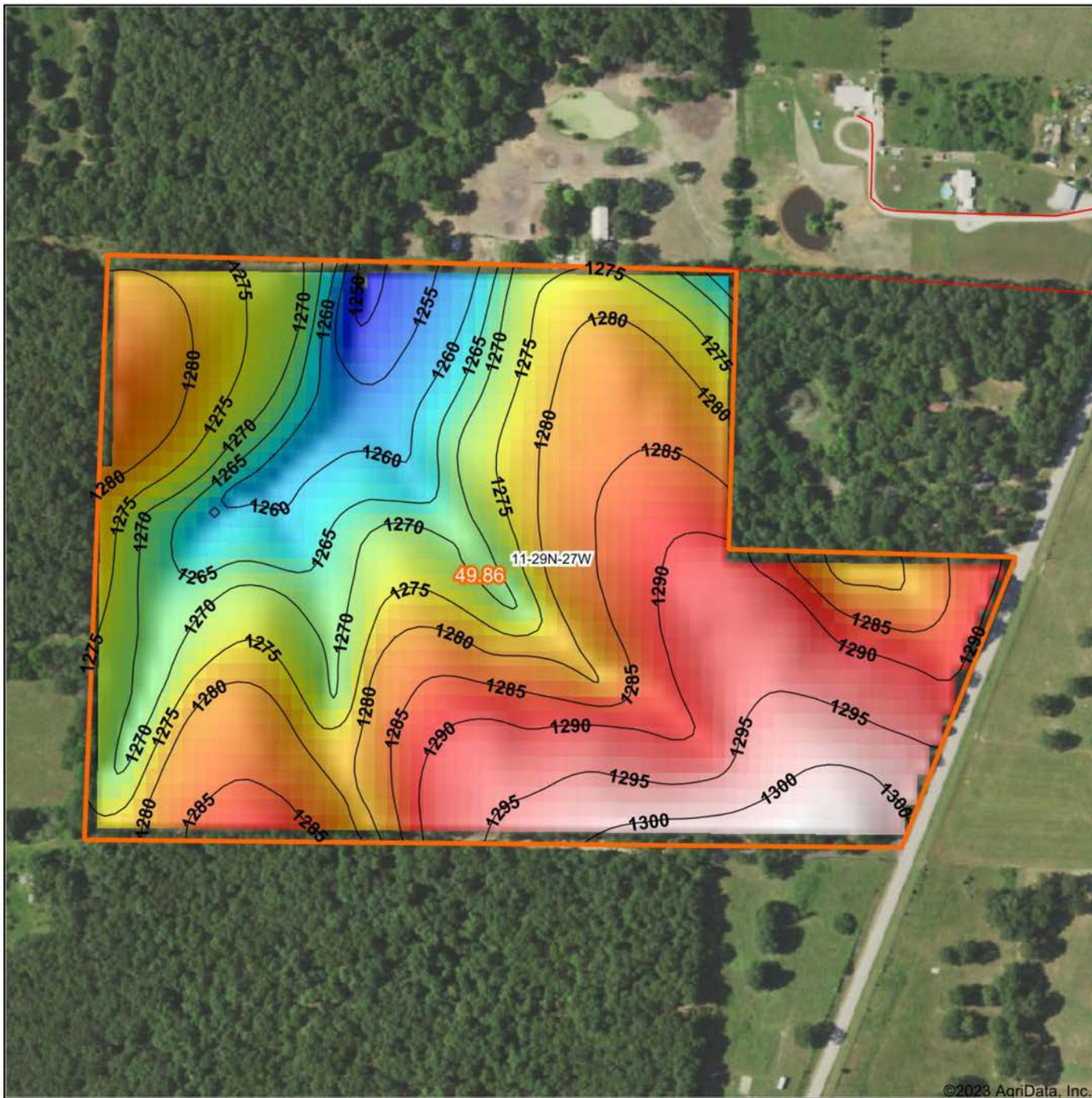
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11-29N-27W
Lawrence County
Missouri



8/15/2023

HILLSHADE MAP



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Source: USGS 10 meter dem
 Interval(ft): 5
 Min: 1,248.7
 Max: 1,303.1
 Range: 54.4
 Average: 1,279.7
 Standard Deviation: 11.78 ft

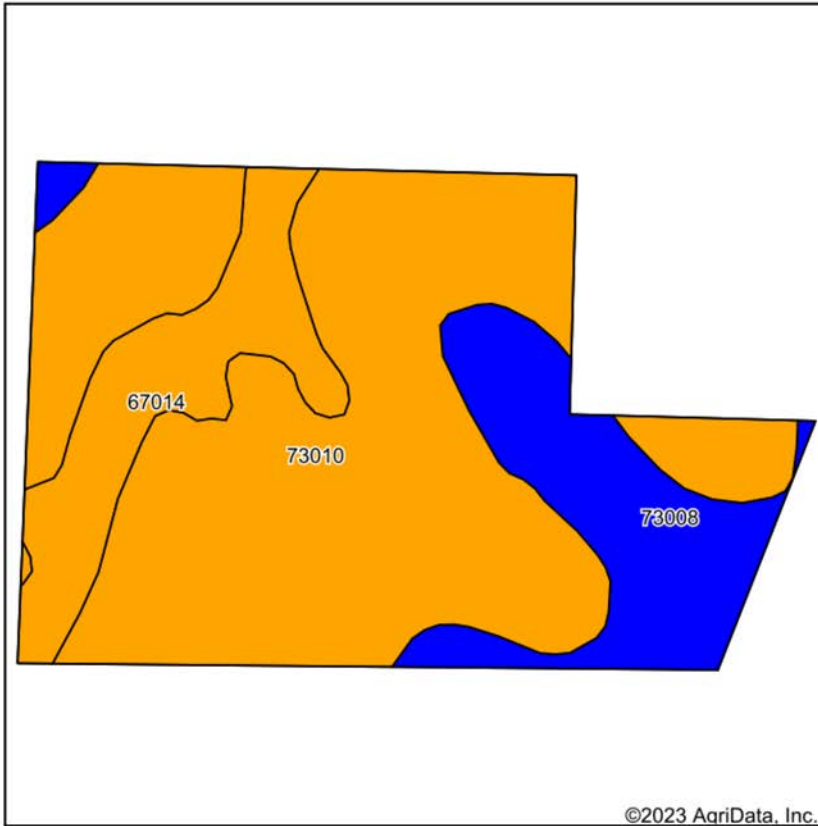


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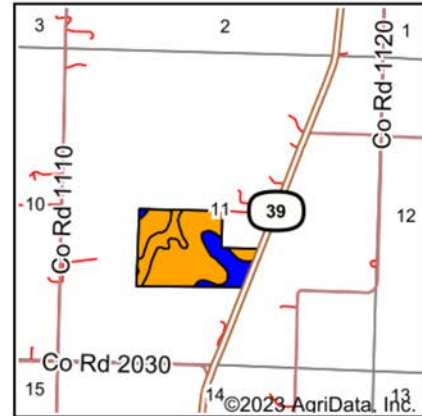
11-29N-27W
Lawrence County
Missouri

Boundary Center: 37° 14' 19.06, -93° 50' 53.53

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Lawrence**
 Location: **11-29N-27W**
 Township: **Lincoln**
 Acres: **49.86**
 Date: **8/15/2023**




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

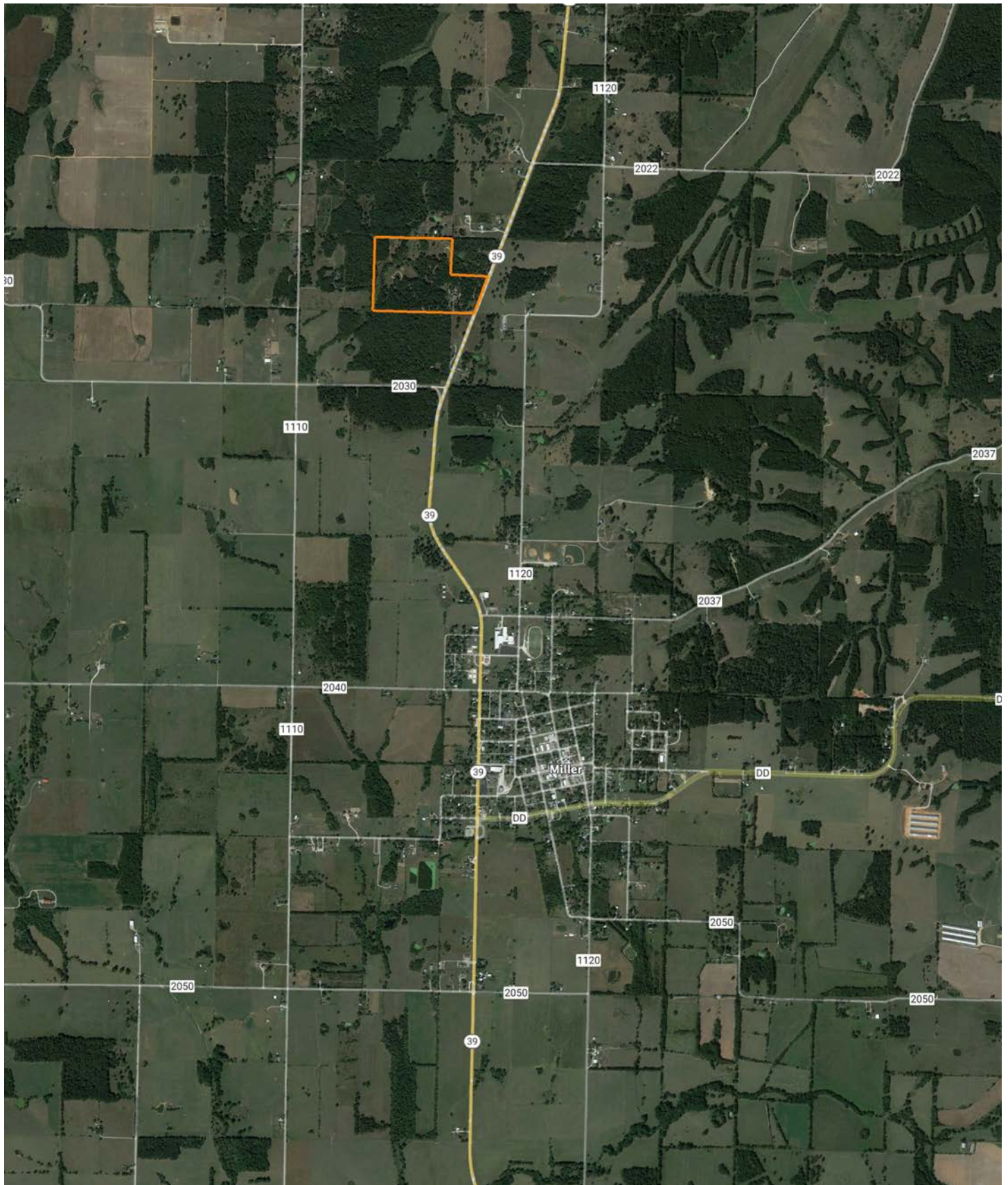
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Orchardgrass red clover Tons	Tall fescue AUM	Tall fescue Tons	*n NCCPI Overall
73010	Wilderness gravelly silt loam, 3 to 8 percent slopes	33.23	66.6%		Illw	2	1	2	2	52
73008	Viraton silt loam, 2 to 5 percent slopes	9.32	18.7%		Ile	3	5	5	5	48
67014	Dameron silt loam, 1 to 3 percent slopes, frequently flooded	7.31	14.7%		Illw	6	7	7	7	73
Weighted Average					2.81	2.8	2.6	3.3	3.3	*n 54.3

*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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