

MIDWEST LAND GROUP PRESENTS



CEDAR COUNTY, MO

160 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

160 +/- ACRE FARM 20 MINUTES FROM STOCKTON LAKE

Midwest Land Group is proud to present this exceptional 160-acre recreational farm just outside of Stockton, Missouri. Enjoy quiet country living on this diverse acreage that has so much to offer. The stunning 2,756 square foot home custom built home, featuring a 1,188 square foot attached garage, seamlessly combines rustic charm with modern amenities.

For those with a passion for hunting, this property is a true paradise. The mix of timber and pasture naturally creates a haven for a healthy deer population and trail cameras have proven just that! Established trails help navigate the farm, and there are multiple sites to set

up deer blinds. The proximity to Stockton Lake adds even more value, providing easy access to boating and fishing.

For the cattleman or hobby farmer, the open pasture could easily be converted to grass. Features include pipe fencing, cross fences, two ponds, and a cattle working area. A 48'x32' square foot barn can be used to store equipment or livestock. Whether you seek a serene escape, a hunting paradise, a farm to raise livestock, or a combination of all three, this 160-acre farm is a must-see! Call land agent, Kellen Bounous to set up a private showing!



PROPERTY FEATURES

PRICE: **\$995,000** | COUNTY: **CEDAR** | STATE: **MISSOURI** | ACRES: **160**

- 160 +/- diverse acres
- Beautiful mix of pasture and timber
- Fenced and cross-fenced
- Two ponds
- Wet weather creek
- 2,756 sq. ft. home built in 2020
- 1,188 sq. ft. attached garage
- 48'x32' barn
- Cattle working area
- Abundance of deer
- 20 minutes from Stockton
- 1.15 from Springfield
- 1.15 from Joplin



CUSTOM 2,256 SQ. FT. HOME



1,188 SQ. FT. ATTACHED GARAGE

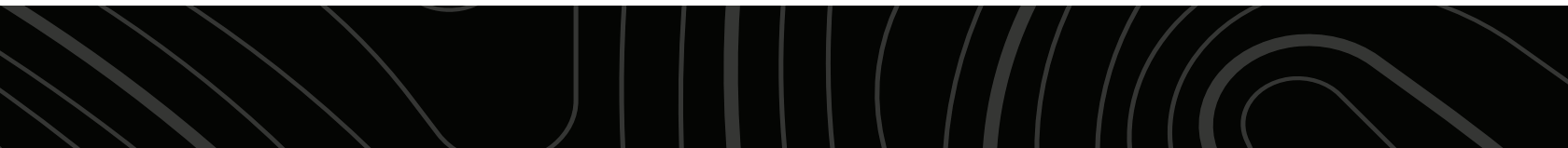


48'X32' BARN



BEAUTIFUL MIX OF TIMBER & PASTURE

The mix of timber and pasture naturally creates a haven for a healthy deer population and trail cameras have proven just that! For the cattleman or hobby farmer, the open pasture could easily be converted to grass.



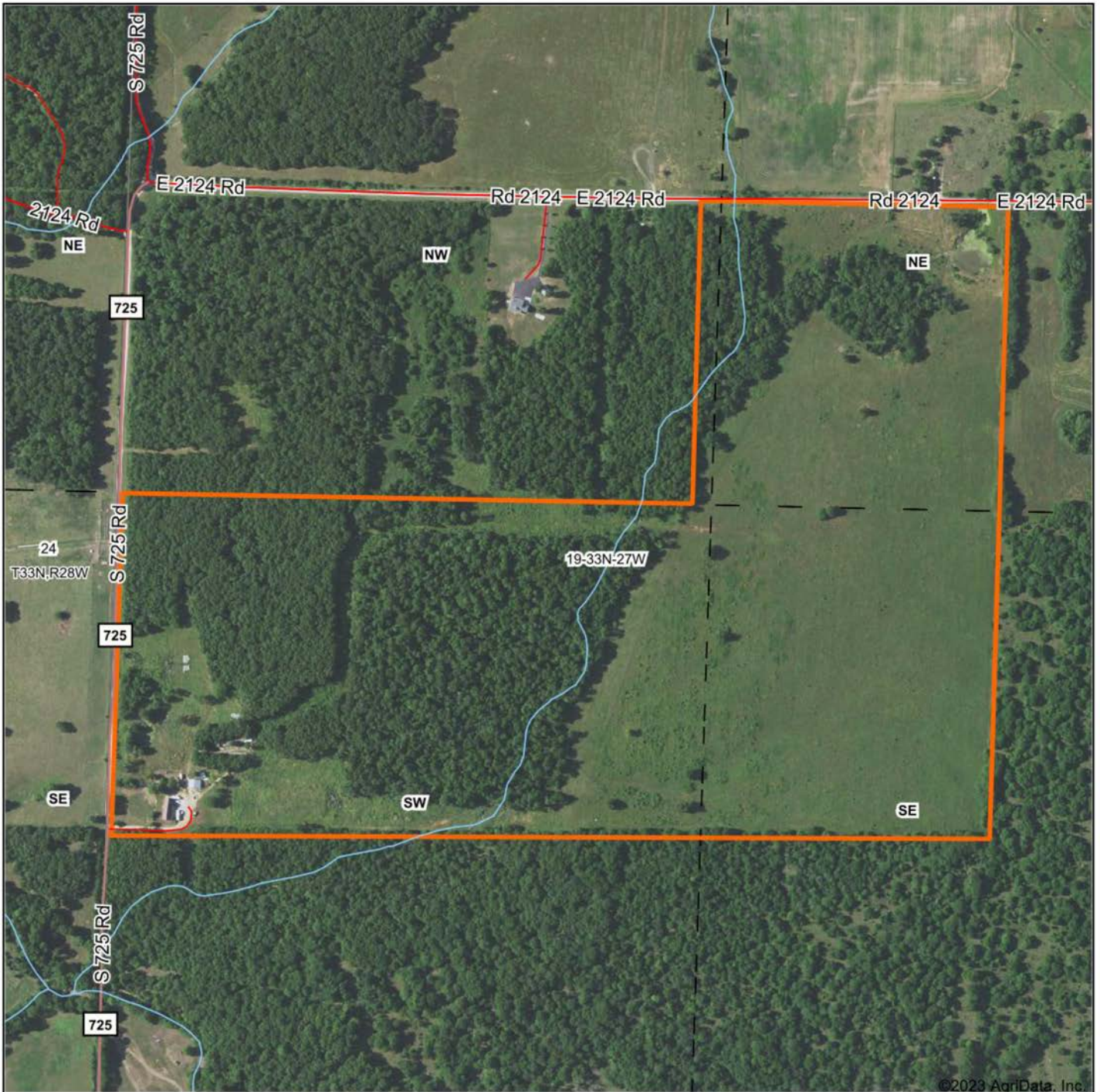
TRAIL SYSTEM



2 PONDS



AERIAL MAP



Boundary Center: 37° 35' 11.51, -93° 56' 25.38

0ft 655ft 1310ft



Maps Provided By:



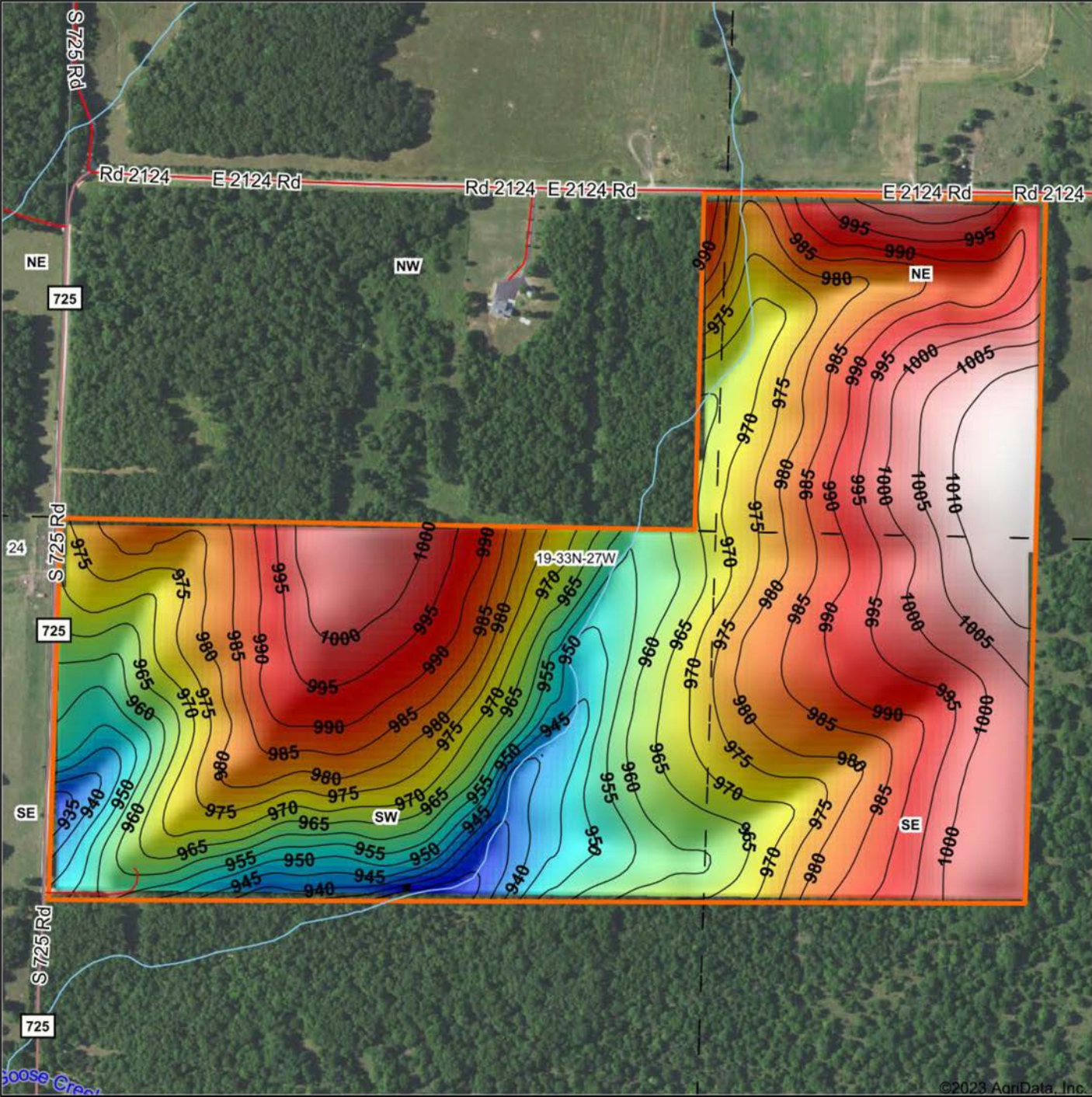
© AgriData, Inc. 2023 www.AgriDataInc.com

19-33N-27W
Cedar County
Missouri

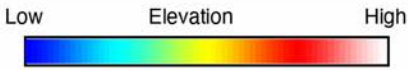


9/25/2023

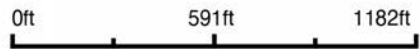
HILLSHADE MAP



©2023 AgriData, Inc.



Source: USGS 10 meter dem
 Interval(ft): 5
 Min: 926.9
 Max: 1,014.5
 Range: 87.6
 Average: 979.0
 Standard Deviation: 19.23 ft

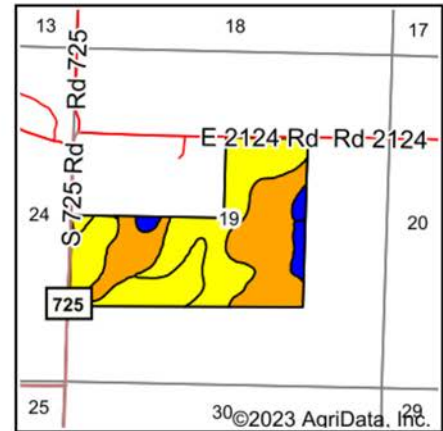
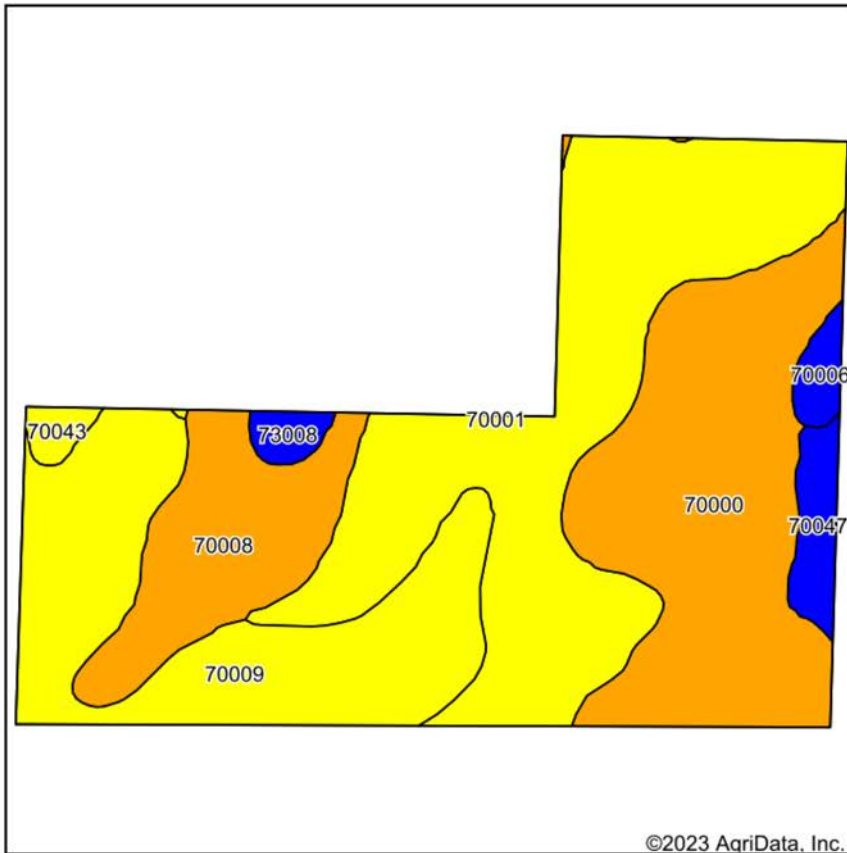


19-33N-27W
Cedar County
Missouri

Boundary Center: 37° 35' 11.51, -93° 56' 25.38

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

SOIL MAP



State: **Missouri**
 County: **Cedar**
 Location: **19-33N-27W**
 Township: **Linn**
 Acres: **157.92**
 Date: **9/25/2023**



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



Soils data provided by USDA and NRCS.

©2023 AgriData, Inc.

Area Symbol: MO039, Soil Area Version: 26

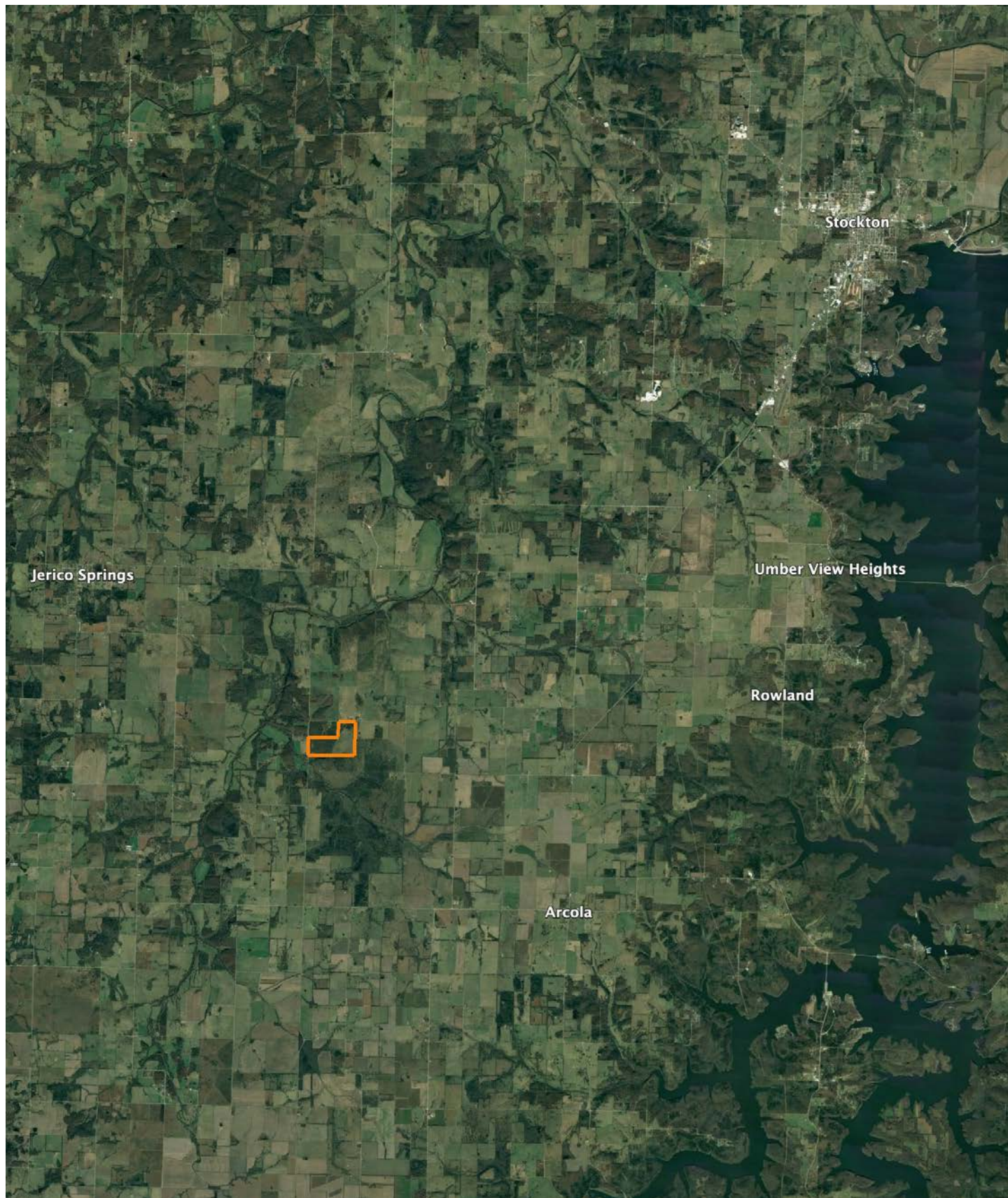
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Orchardgrass red clover Tons	Tall fescue AUM	Tall fescue Tons	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
70001	Bona gravelly silt loam, 8 to 15 percent slopes	52.73	33.4%	Yellow	IVe	4	5	5	5	62	62	44
70000	Bona gravelly silt loam, 3 to 8 percent slopes	42.21	26.7%	Orange	IIIe	4	6	5	5	64	64	51
70009	Goss gravelly silt loam, 8 to 15 percent slopes	35.43	22.4%	Yellow	IVe	4	6	5	5	56	56	39
70008	Goss gravelly silt loam, 3 to 8 percent slopes	18.43	11.7%	Orange	IIIe	4	6	5	5	59	59	43
70047	Wanda silt loam, 2 to 5 percent slopes	3.87	2.5%	Blue	Ile	6	7	7	7	85	85	73
70006	Creldon silt loam, 1 to 3 percent slopes	2.04	1.3%	Blue	Ile	3	5	5	5	58	58	46
73008	Viraton silt loam, 2 to 5 percent slopes	1.69	1.1%	Blue	Ile	3	5	5	5	48	48	43
70043	Sonsac-Moko-Rock outcrop complex, 3 to 15 percent slopes	1.52	1.0%	Yellow	IVe	3	4	3	3	30	30	20
Weighted Average					3.52	4	5.6	5	5	*n 60.9	*n 60.9	*n 45.1

*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
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.