

MIDWEST LAND GROUP PRESENTS



# CEDAR COUNTY, MO

120 ACRES



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# DIVERSE CEDAR COUNTY RECREATIONAL TRACT

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For those with a passion for hunting, this property is a true paradise. The mix of timber and pasture naturally create a haven for a healthy deer population and trail cameras have proven just that! Multiple big deer are running around, just in time for this hunting season!

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. Additional features

include a pond, a wet weather creek, and multiple food plot locations.

For the cattleman, the open pasture could easily be converted to grass. Features include pipe fencing, cross fences, and a cattle working area. Whether you seek a serene escape, a hunting paradise, a farm to raise livestock, or a combination of all three, this 120-acre tract is a must-see! Call land agent, Kellen Bounous to set up a private showing!



# PROPERTY FEATURES

PRICE: **\$450,000** | COUNTY: **CEDAR** | STATE: **MISSOURI** | ACRES: **120**

- 120 acre hunting paradise
- Beautiful mix of pasture and timber
- Multiple food plot locations
- Fenced and cross-fenced
- Pond
- Wet weather creek
- Cattle working area
- Abundance of deer
- 20 minutes from Stockton
- 1.15 from Springfield
- 1.15 from Joplin



# BEAUTIFUL MIX OF TIMBER & PASTURE

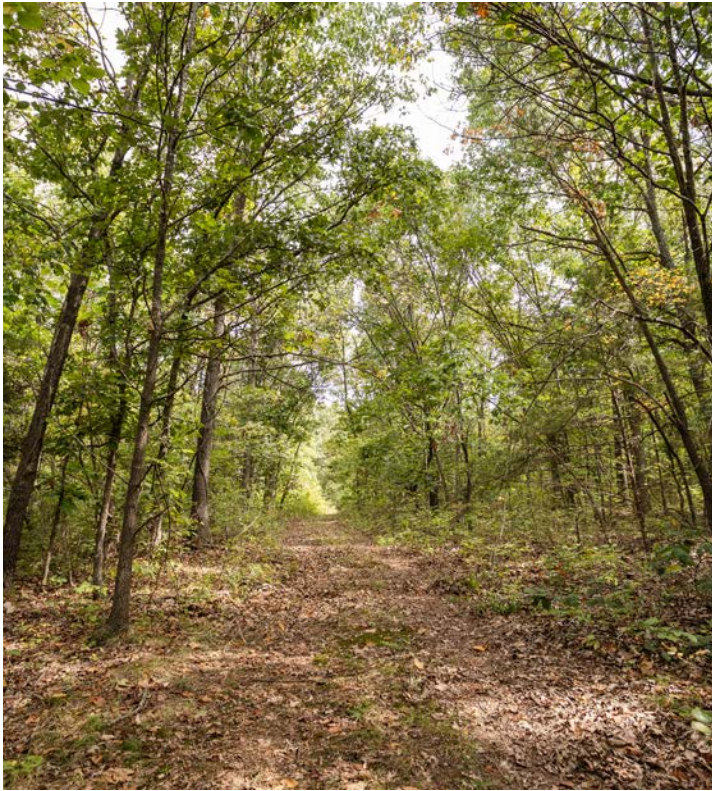
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The mix of timber and pasture naturally creates a haven for a healthy deer population and trail cameras have proven just that! For the cattleman or hobby farmer, the open pasture could easily be converted to grass.



# TRAIL SYSTEM

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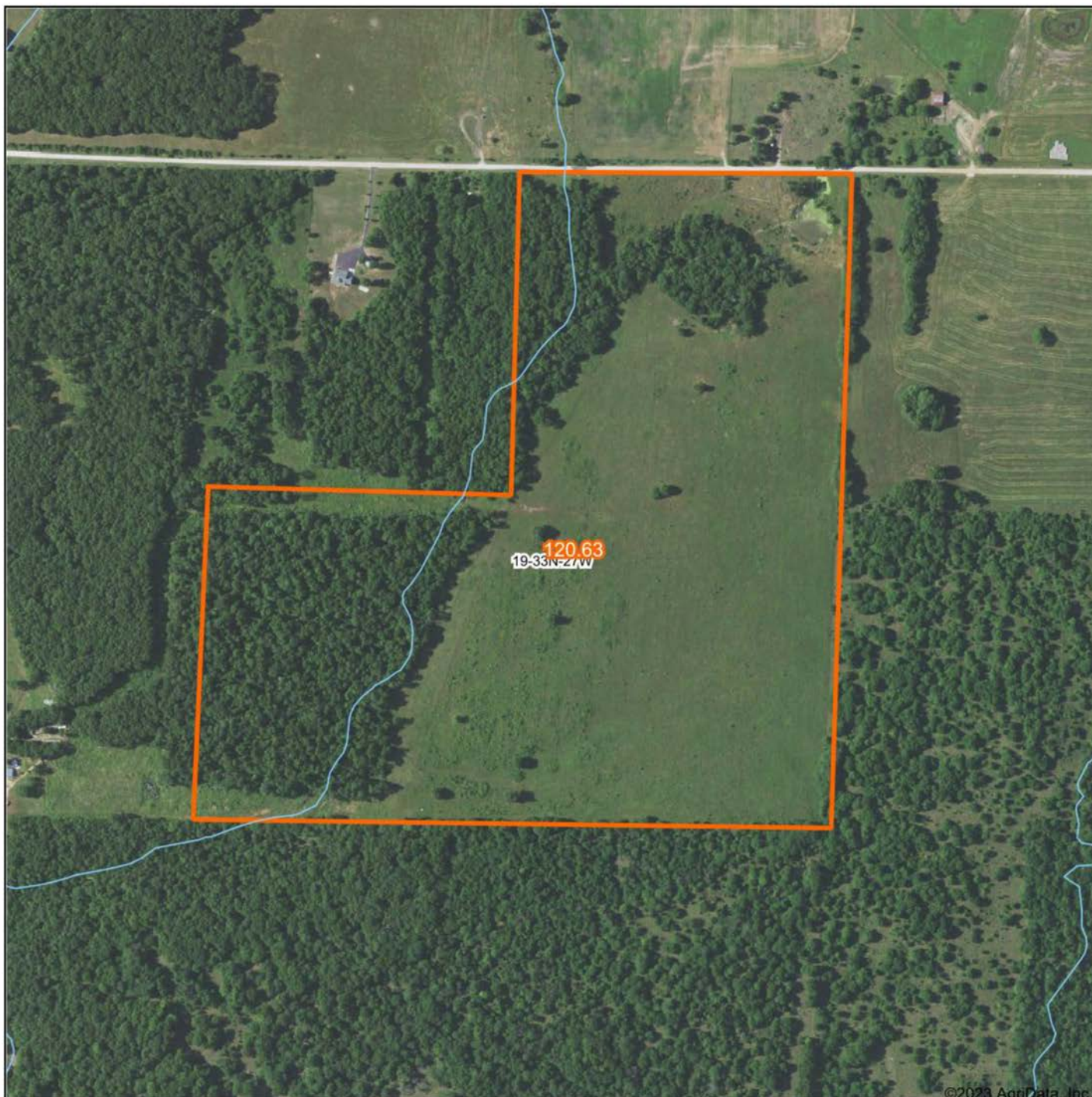


# PONDS

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# AERIAL MAP



©2023 AgriData, Inc.

Boundary Center: 37° 35' 11.62, -93° 56' 18.39

0ft 636ft 1272ft



Maps Provided By:



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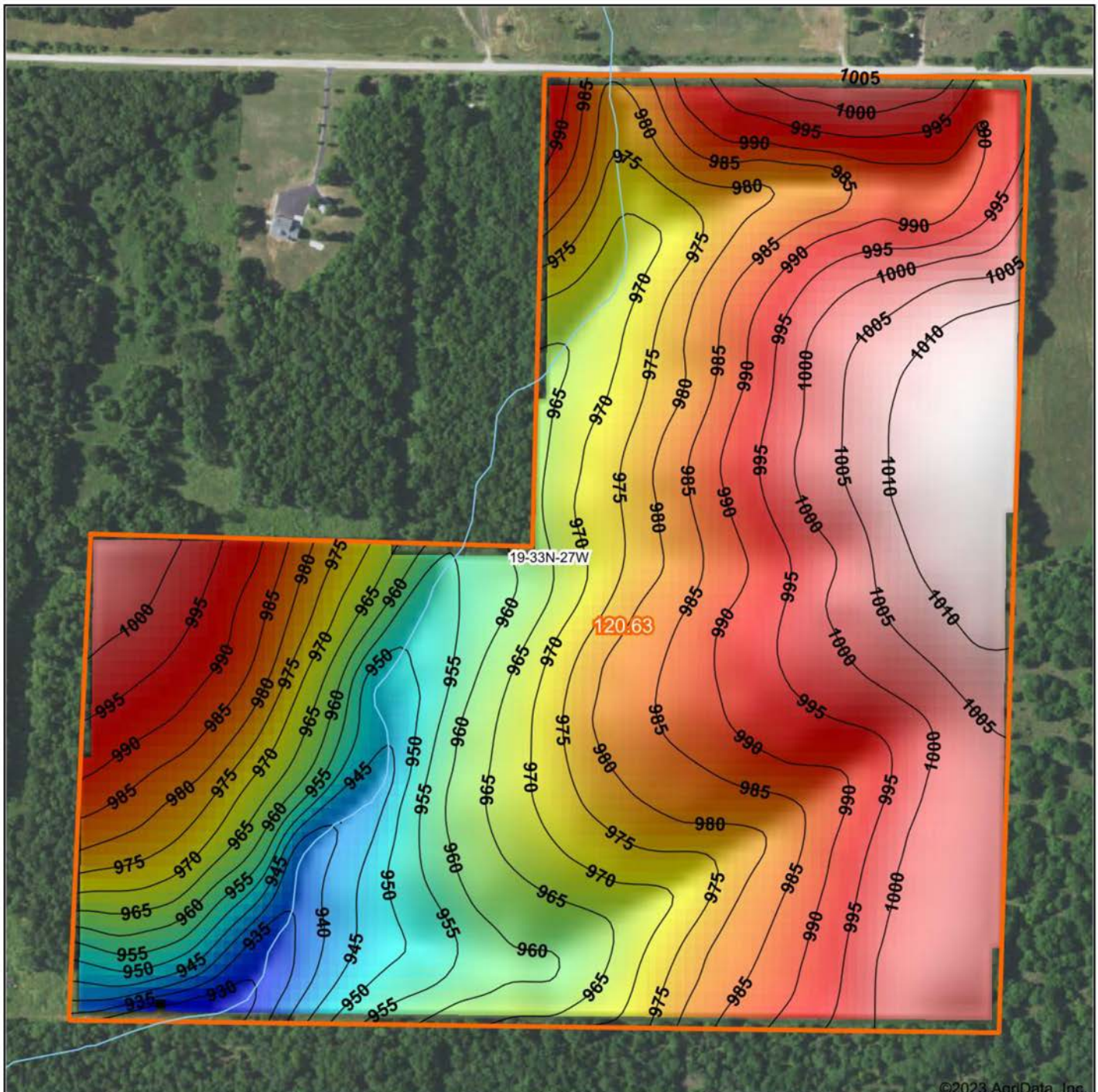
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**19-33N-27W**  
**Cedar County**  
**Missouri**

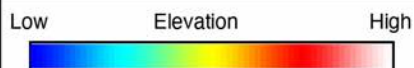


9/29/2023

# HILLSHADE MAP



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Source: USGS 10 meter dem  
 Interval(ft): 5  
 Min: 926.9  
 Max: 1,014.5  
 Range: 87.6  
 Average: 981.0  
 Standard Deviation: 19.26 ft

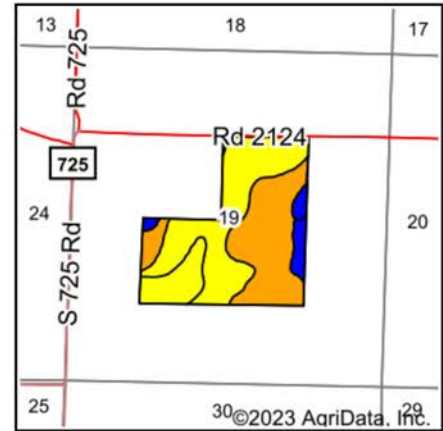
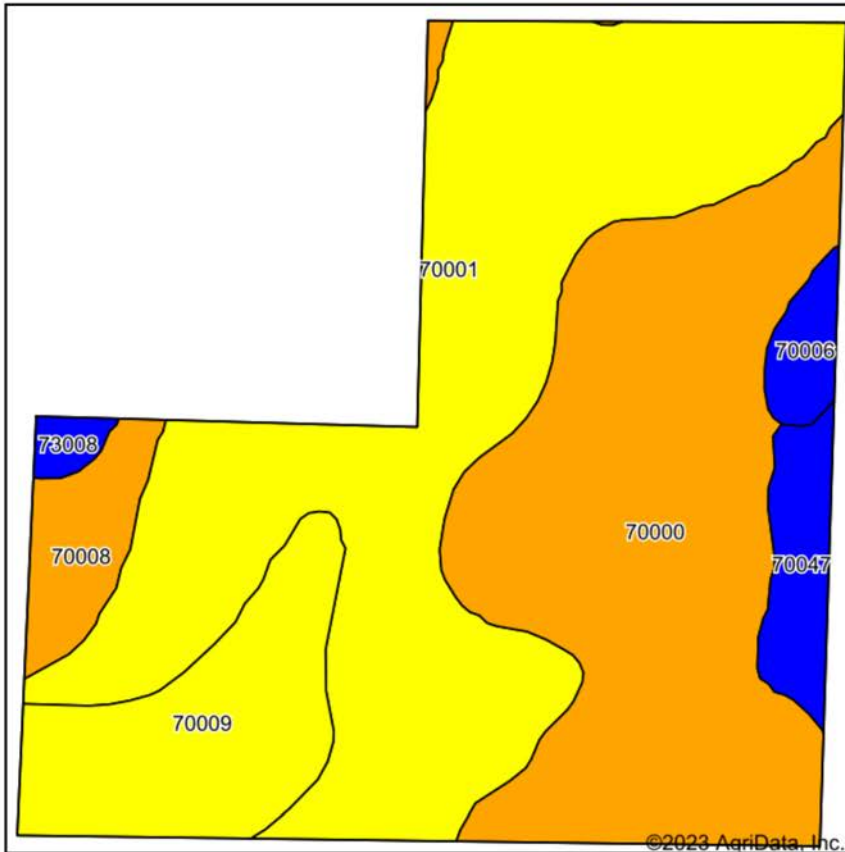


9/29/2023

**19-33N-27W**  
**Cedar County**  
**Missouri**

Boundary Center: 37° 35' 11.62, -93° 56' 18.39

# SOIL MAP



State: **Missouri**  
 County: **Cedar**  
 Location: **19-33N-27W**  
 Township: **Linn**  
 Acres: **120.63**  
 Date: **9/29/2023**



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

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	52.45	43.5%		IVe	4		5	5	5	62	62	44
70000	Bona gravelly silt loam, 3 to 8 percent slopes	42.12	34.9%		IIle	4		6	5	5	64	64	51
70009	Goss gravelly silt loam, 8 to 15 percent slopes	13.76	11.4%		IVe	4		6	5	5	56	56	39
70008	Goss gravelly silt loam, 3 to 8 percent slopes	5.03	4.2%		IIle	4		6	5	5	59	59	43
70047	Wanda silt loam, 2 to 5 percent slopes	4.14	3.4%		Ile	6		7	7	7	85	85	73
70006	Credon silt loam, 1 to 3 percent slopes	2.19	1.8%		Ile	3		5	5	5	58	58	46
73008	Viraton silt loam, 2 to 5 percent slopes	0.94	0.8%		Ile	3		5	5	5	48	48	43
<b>Weighted Average</b>					<b>3.49</b>	<b>4</b>		<b>5.6</b>	<b>5.1</b>	<b>5.1</b>	<b>*n 62.5</b>	<b>*n 62.5</b>	<b>*n 46.9</b>

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

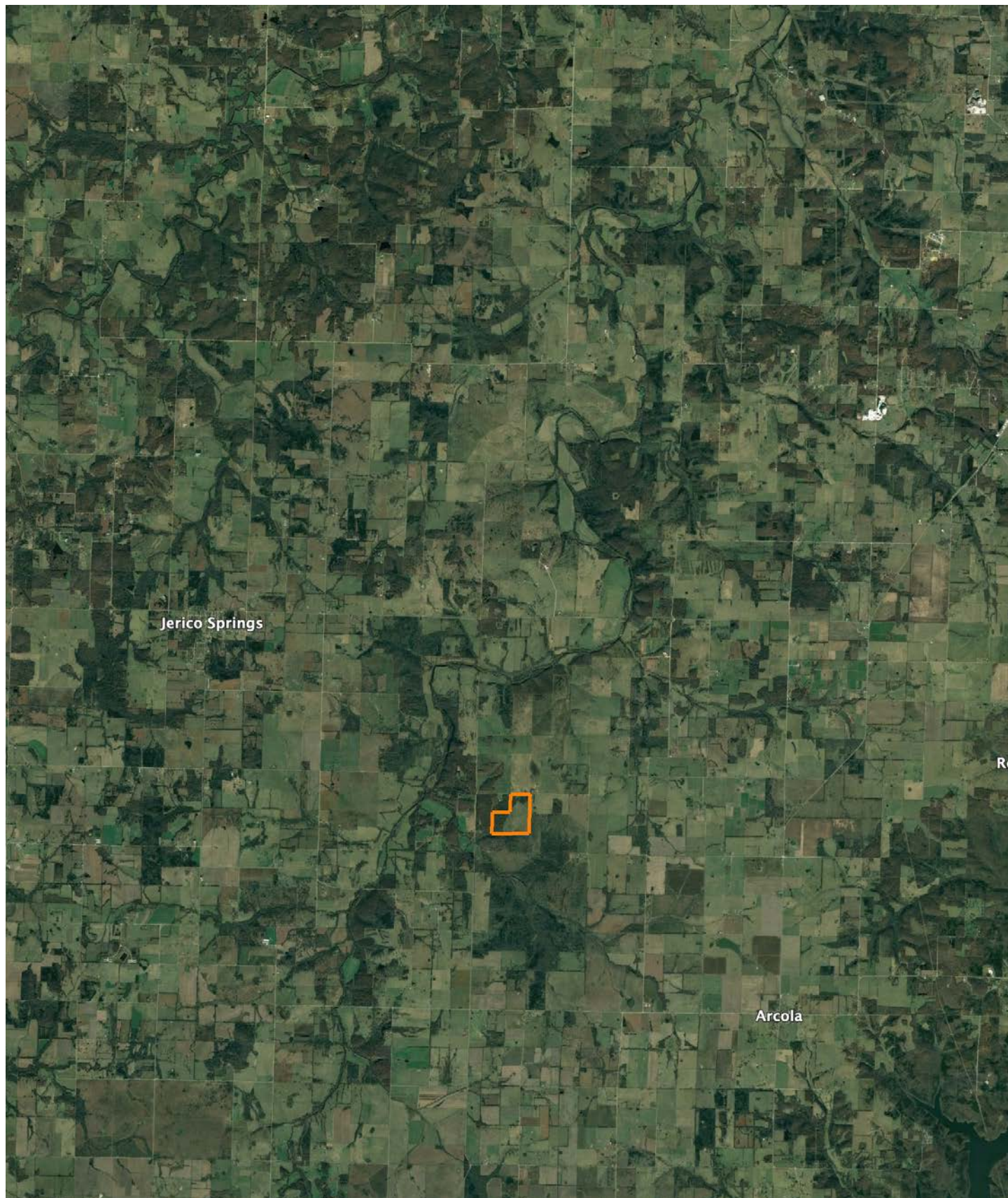
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# OVERVIEW MAP

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# AGENT CONTACT

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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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**MidwestLandGroup.com**

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