

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

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# CEDAR COUNTY MISSOURI



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# SECLUDED 40 +/- ACRE HOMESTEAD NEAR STOCKTON LAKE

Enjoy quiet country living on this secluded acreage that has so much to offer. The stunning 2,756 square foot 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 is perfect for livestock. Features include pipe fencing, cross fences, and a small pond. 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 40 +/- acre farm is a must-see! Call land agent Kellen Bounous to set up a private showing!



# PROPERTY FEATURES

PRICE: **\$569,000** | COUNTY: **CEDAR** | STATE: **MISSOURI** | ACRES: **40**

- Perfect for small hobby farm
- 2,756 sq. ft. home built in 2020
- 1,188 sq. ft. attached garage
- 48'x32' barn
- Beautiful mix of pasture and timber
- Small pond
- Cattle working area
- Abundance of deer
- 20 minutes from Stockton
- 1 hour 15 minutes from Springfield
- 1 hour 15 minutes from Joplin



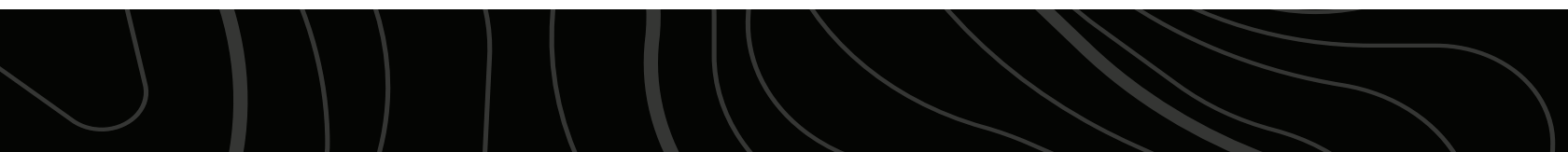
# 2,756 SQ. FT. HOME BUILT IN 2020

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# 48'X32' BARN

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# MIXTURE OF TIMBER AND PASTURE

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# ABUNDANCE OF DEER

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# AERIAL MAP



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Boundary Center: 37° 35' 5.47, -93° 56' 41.18

0ft 385ft 770ft



Maps Provided By:



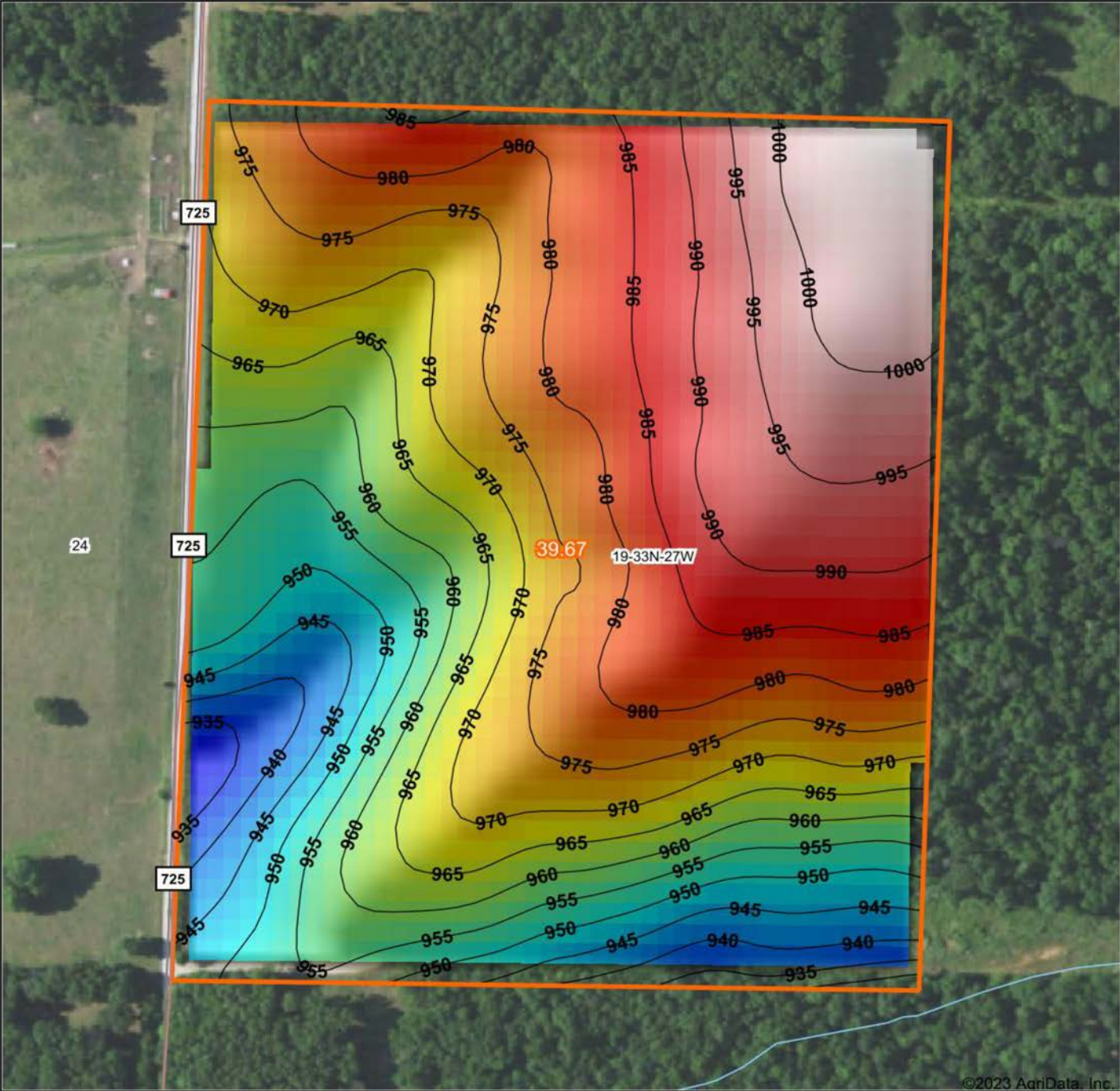
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**19-33N-27W**  
**Cedar County**  
**Missouri**

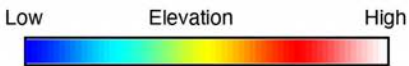


9/29/2023

# HILLSHADE MAP

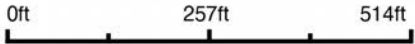


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Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Source: USGS 10 meter dem  
 Interval(ft): 5  
 Min: 930.7  
 Max: 1,004.8  
 Range: 74.1  
 Average: 971.8  
 Standard Deviation: 17.39 ft



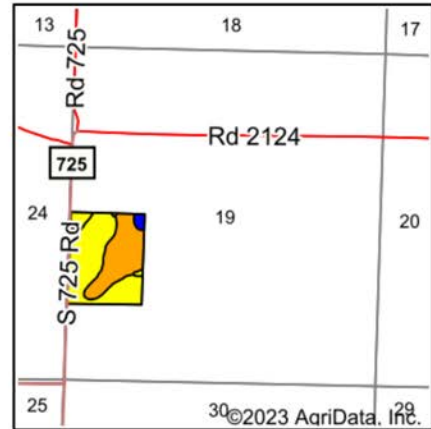
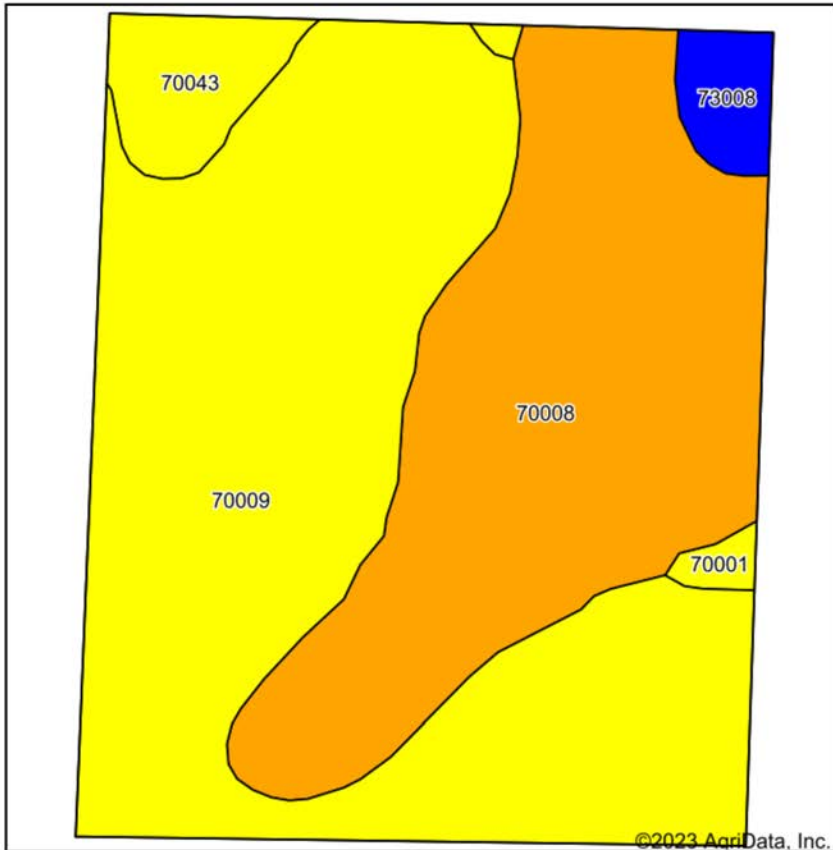
9/29/2023

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

Boundary Center: 37° 35' 5.47, -93° 56' 41.18



# SOIL MAP



State: **Missouri**  
 County: **Cedar**  
 Location: **19-33N-27W**  
 Township: **Linn**  
 Acres: **39.67**  
 Date: **9/29/2023**



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**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: MO039, Soil Area Version: 26

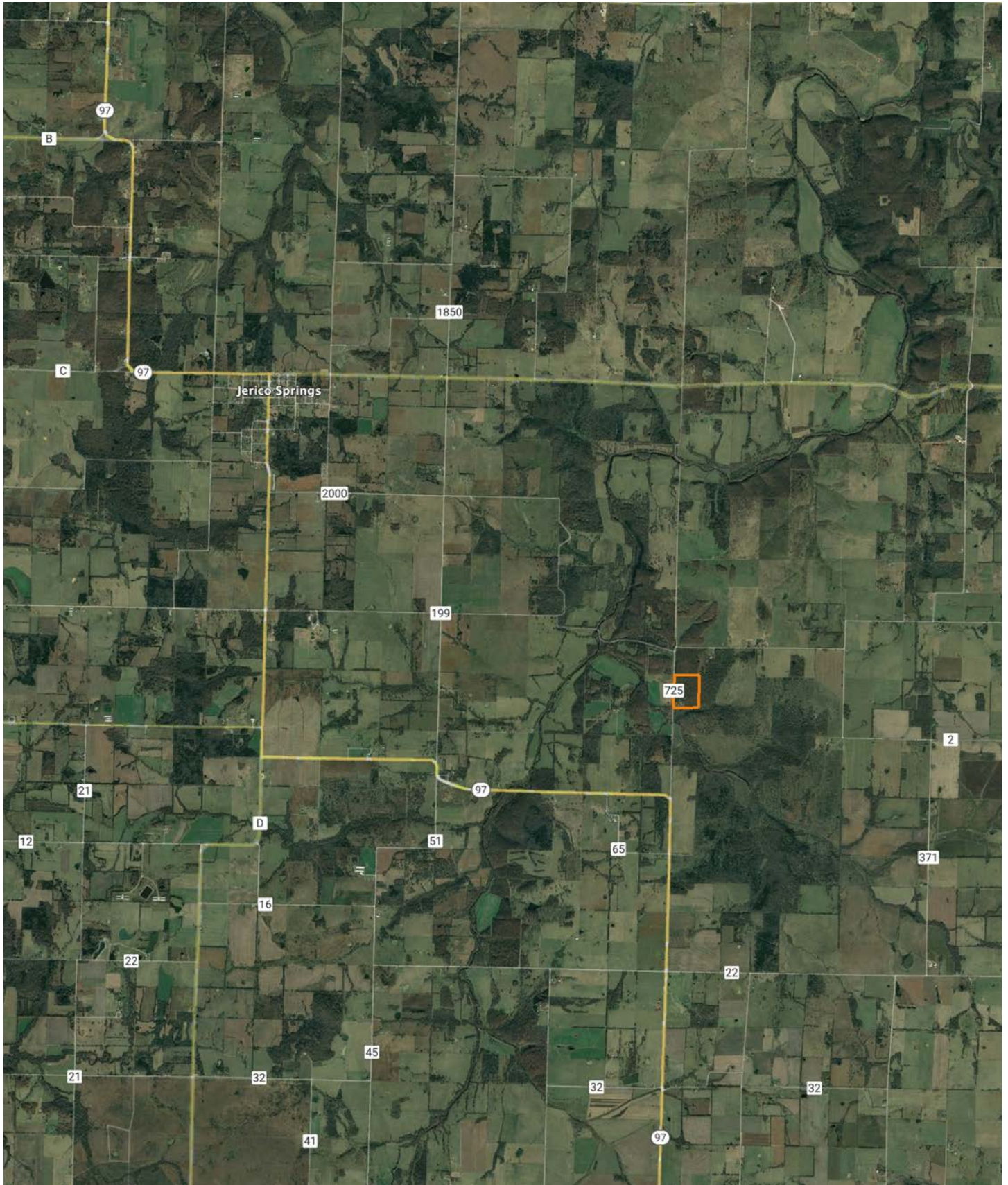
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Orchardgrass red clover Tons	Tall fescue AUM	Tall fescue Tons	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	
70009	Goss gravelly silt loam, 8 to 15 percent slopes	22.18	55.9%	Yellow	IVe	4	6	5	5	56	56	39	
70008	Goss gravelly silt loam, 3 to 8 percent slopes	14.56	36.7%	Orange	IIle	4	6	5	5	59	59	43	
70043	Sonsac-Moko-Rock outcrop complex, 3 to 15 percent slopes	1.75	4.4%	Yellow	IVe	3	4	3	3	30	30	20	
73008	Viraton silt loam, 2 to 5 percent slopes	0.90	2.3%	Blue	Ile	3	5	5	5	48	48	43	
70001	Bona gravelly silt loam, 8 to 15 percent slopes	0.28	0.7%	Yellow	IVe	4	5	5	5	62	62	44	
<b>Weighted Average</b>					<b>3.59</b>	<b>3.9</b>		<b>5.9</b>	<b>4.9</b>	<b>4.9</b>	<b>*n 55.8</b>	<b>*n 55.8</b>	<b>*n 39.8</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



# 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,**  
LAND AGENT  
**417.313.3123**  
KBounous@MidwestLandGroup.com



**MidwestLandGroup.com**

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