

MIDWEST LAND GROUP PRESENTS

90 ACRES IN

BARRY COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

90 +/- ACRE RECREATIONAL FARM IN BARRY COUNTY

Looking for a secluded hunting or recreational tract in southern Missouri? Or just a secluded home site with beautiful rolling acreage? Look no further than this incredible 90 +/- acre tract nestled south of Wheaton and west of Exeter, Missouri!

Enjoy a pipe fence entrance, leading to a long winding drive back to the secluded home site! The current homestead is a 1,872 sq. ft. manufactured home that could be renovated or turned into a hunting cabin. A 24' x 32' shop is perfect for storing equipment.

The land is primarily rolling timber and pasture. The timber is full of hardwoods and plenty of deer signs. Rubs and scrapes could be seen all over the property this fall. Established trails allow great stand access and mobility through the timber. The pasture is fully fenced and cattle-tight. Livestock has been run on the property in years past.

Do not miss the opportunity to own 90 +/- beautiful acres in southern Missouri! Less than 40 minutes from Bentonville, Arkansas! Call Land Agent Kellen Bounous today to schedule a showing!



PROPERTY FEATURES

PRICE: **\$425,000** | COUNTY: **BARRY** | STATE: **MISSOURI** | ACRES: **90**

- Secluded 90 +/- acres
- Mix of pasture and timber
- Pipe fenced entrance
- Cattle tight pasture
- Long driveway to the home site
- 1,872 sq. ft. home
- 24' x 32' shop
- Wet weather creek
- Abundance of deer sign
- Rolling topography
- 8.4 miles from Exeter, MO
- 12.6 miles from Cassville, MO
- 37.7 miles from Bentonville, AR



SECLUDED 90 +/- ACRES



PIPE FENCE ENTRANCE



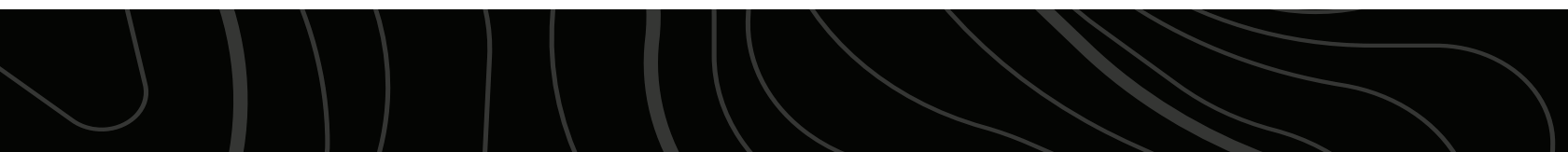
24' X 32' SHOP



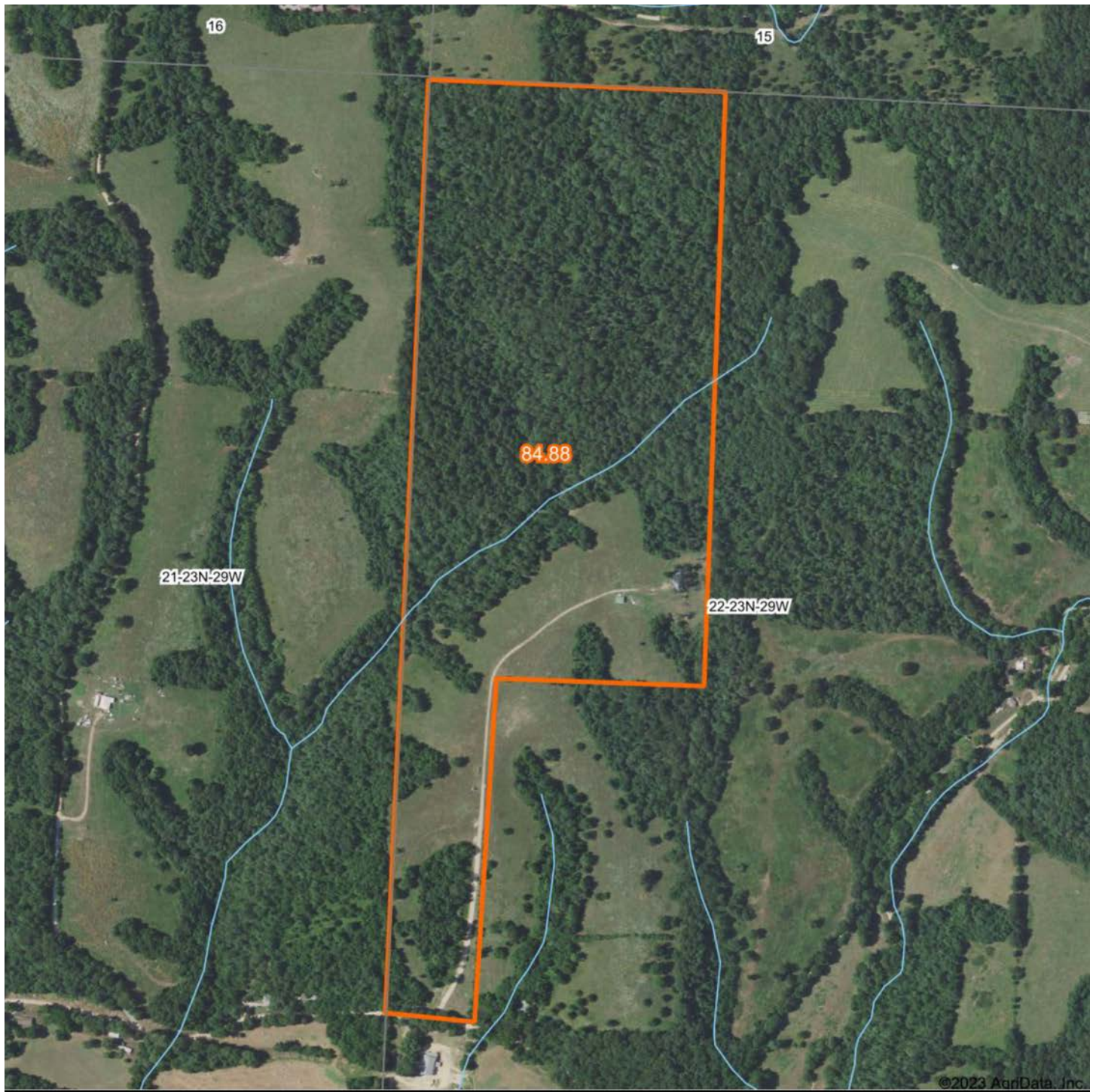
1,872 SQ. FT. HOME



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 36° 41' 55.14, -94° 3' 30.64



Maps Provided By:



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22-23N-29W
Barry County
Missouri

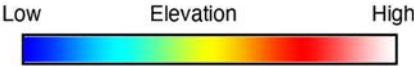


12/21/2023

HILLSHADE MAP



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Source: USGS 10 meter dem
 Interval(ft): 5
 Min: 1,235.5
 Max: 1,405.8
 Range: 170.3
 Average: 1,349.3
 Standard Deviation: 32.91 ft



Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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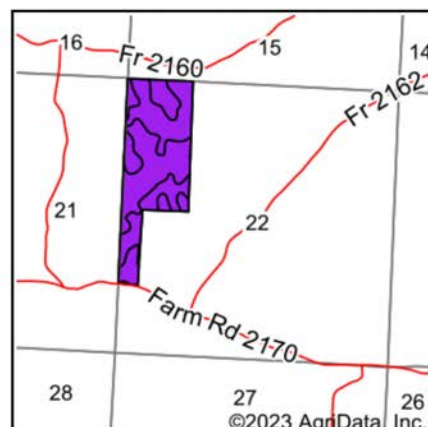
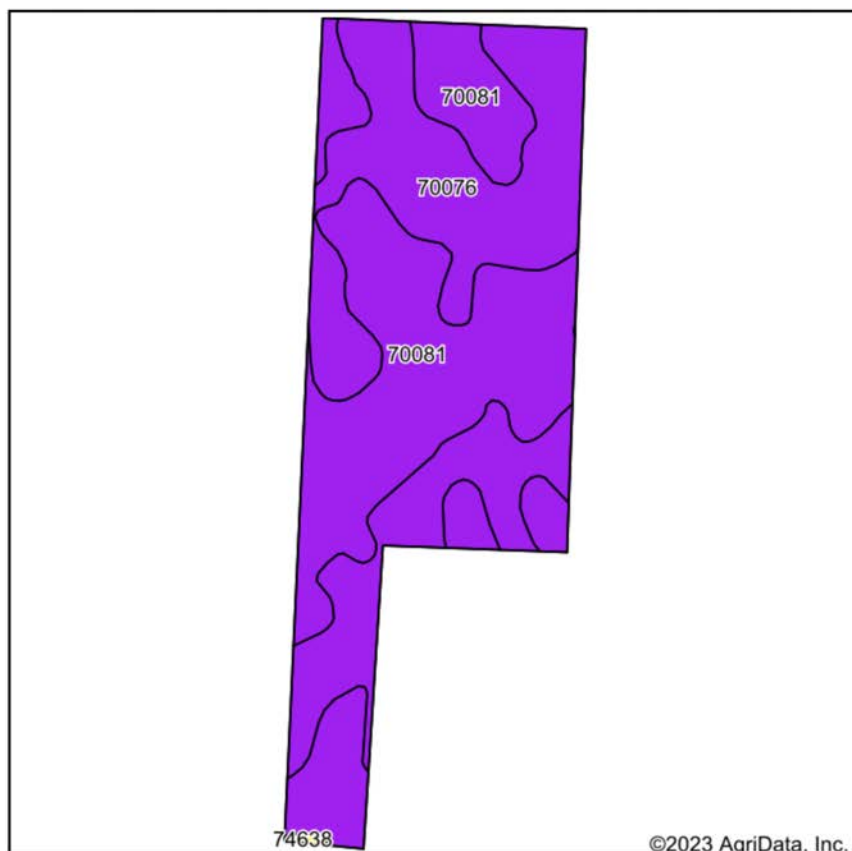


12/21/2023

22-23N-29W
Barry County
Missouri

Boundary Center: 36° 41' 55.14, -94° 3' 30.64

SOIL MAP



State: **Missouri**
 County: **Barry**
 Location: **22-23N-29W**
 Township: **Liberty**
 Acres: **84.88**
 Date: **12/21/2023**



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Soils data provided by USDA and NRCS.

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Area Symbol: MO009, Soil Area Version: 29

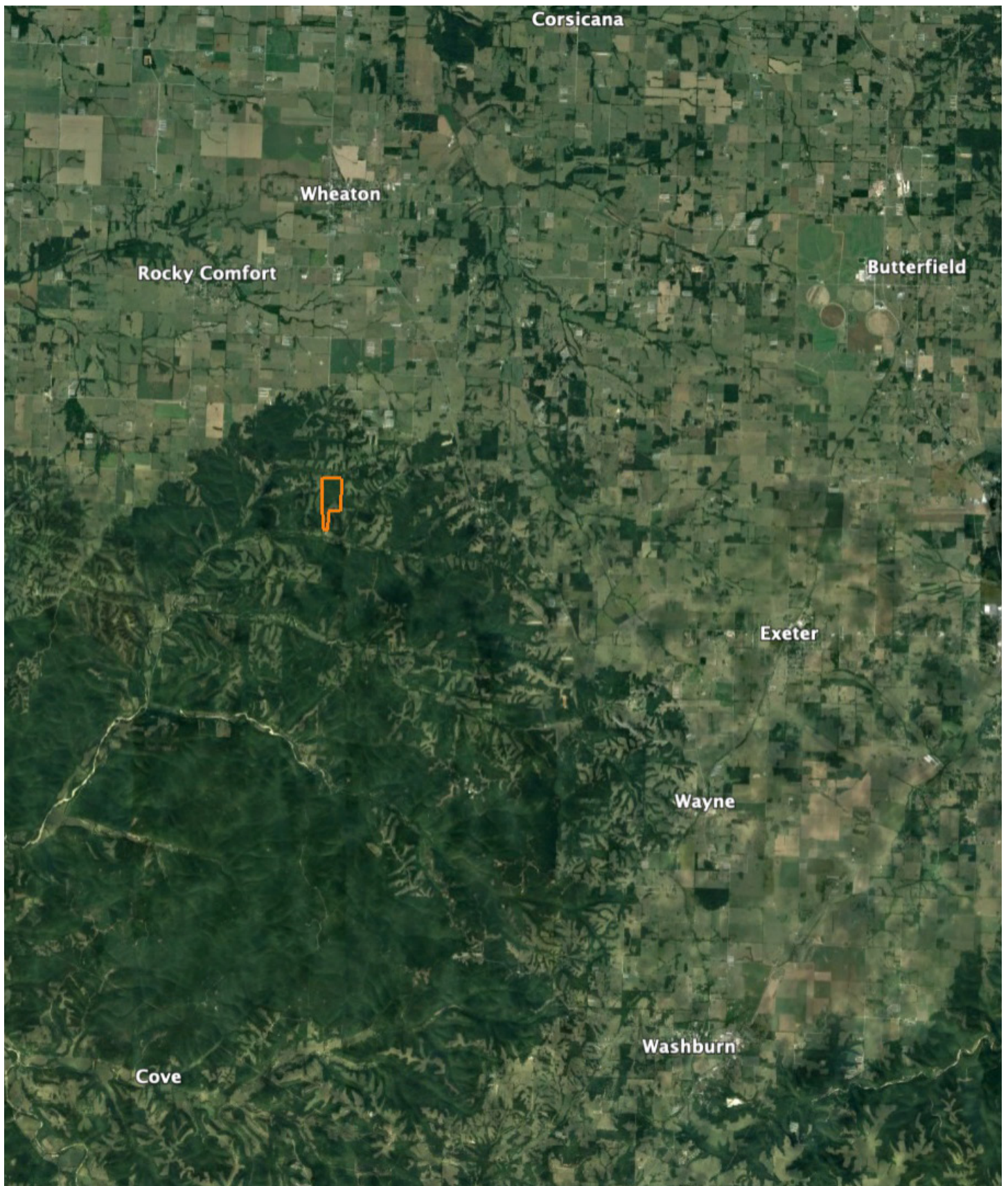
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Orchardgrass red clover Tons	Tall fescue AUM	Tall fescue Tons	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
70081	Rueter-Goss-Jollymill complex, 15 to 35 percent slopes	45.28	53.3%		Vle	4	6	5	5	9	9	4
70076	Clarksville-Noark complex, 3 to 15 percent slopes	39.44	46.5%		Vle	4	6	5	5	42	42	29
74638	Waben very gravelly silt loam, 3 to 8 percent slopes	0.16	0.2%		IVs			7	7	45	45	29
Weighted Average					6.00	4	6	5	5	*n 24.4	*n 24.4	*n 15.7

*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

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