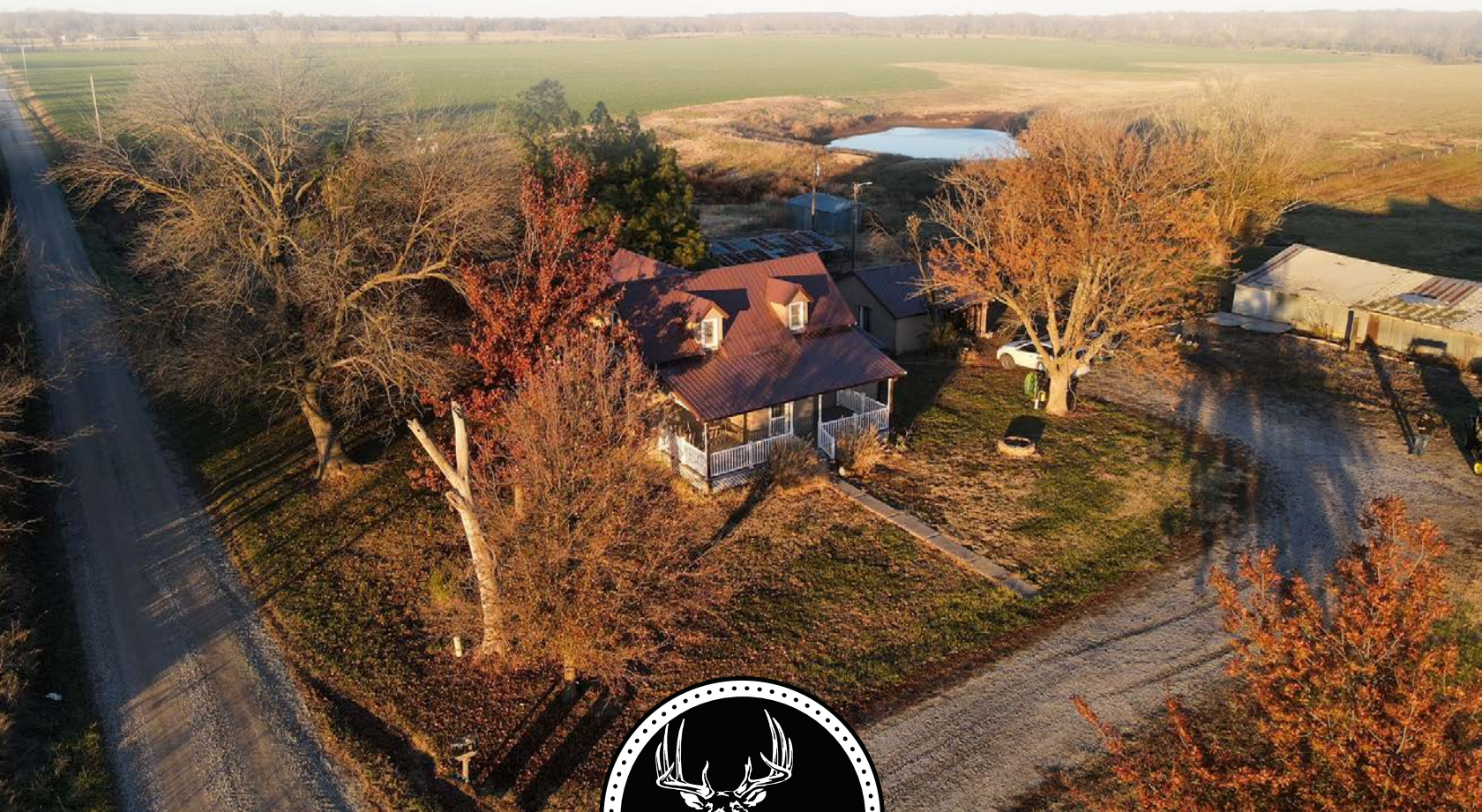


MIDWEST LAND GROUP PRESENTS

12.28 ACRES IN

BARTON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CHARMING FARMHOUSE ON SMALL ACREAGE

Welcome home to quiet, country living at its finest! Located just a few miles north of Liberal, Missouri, and one mile west of Highway 43, this home and property holds truly endless potential. Upon pulling into the driveway, you'll notice the charming 3 bed, 2 bath farmhouse that features many recent updates including new siding, new roof and guttering, parged basement, and remodeled bathroom. The home also features a nice, large front porch that would be the perfect place to enjoy a cup of coffee in the morning while watching the new day begin.

Surrounding the house you'll notice several structures including a new 40'x40' machine shed, a large chicken coop with electricity, and several other older barns/outbuildings. The remainder of the property consists of approximately 12 acres of pasture with a nice-sized pond that could easily be expanded.

Whether you're looking to have a few horses or cows, or simply enjoy rural living in a setting that provides some room to roam, you won't want to miss this gem!



PROPERTY FEATURES

PRICE: **\$254,900** | COUNTY: **BARTON** | STATE: **MISSOURI** | ACRES: **12.28**

- 1,532 sq. ft. home
- 3 bed, 2 bath
- New siding
- New roof/gutters/soffits/fascia
- 40'x40' machine shed
- Large chicken coop with electricity
- Additional outbuildings/structures
- Beautiful pasture with pond - ideal for livestock
- 4 miles north of Liberal
- 1 mile west of Highway 43
- 25 minutes from Lamar
- 40 minutes from Joplin
- 30 minutes from Pittsburg



3 BED, 2 BATH



ADDITIONAL PHOTOS



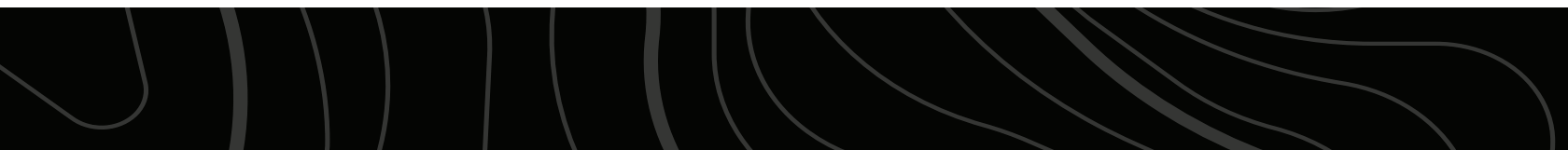
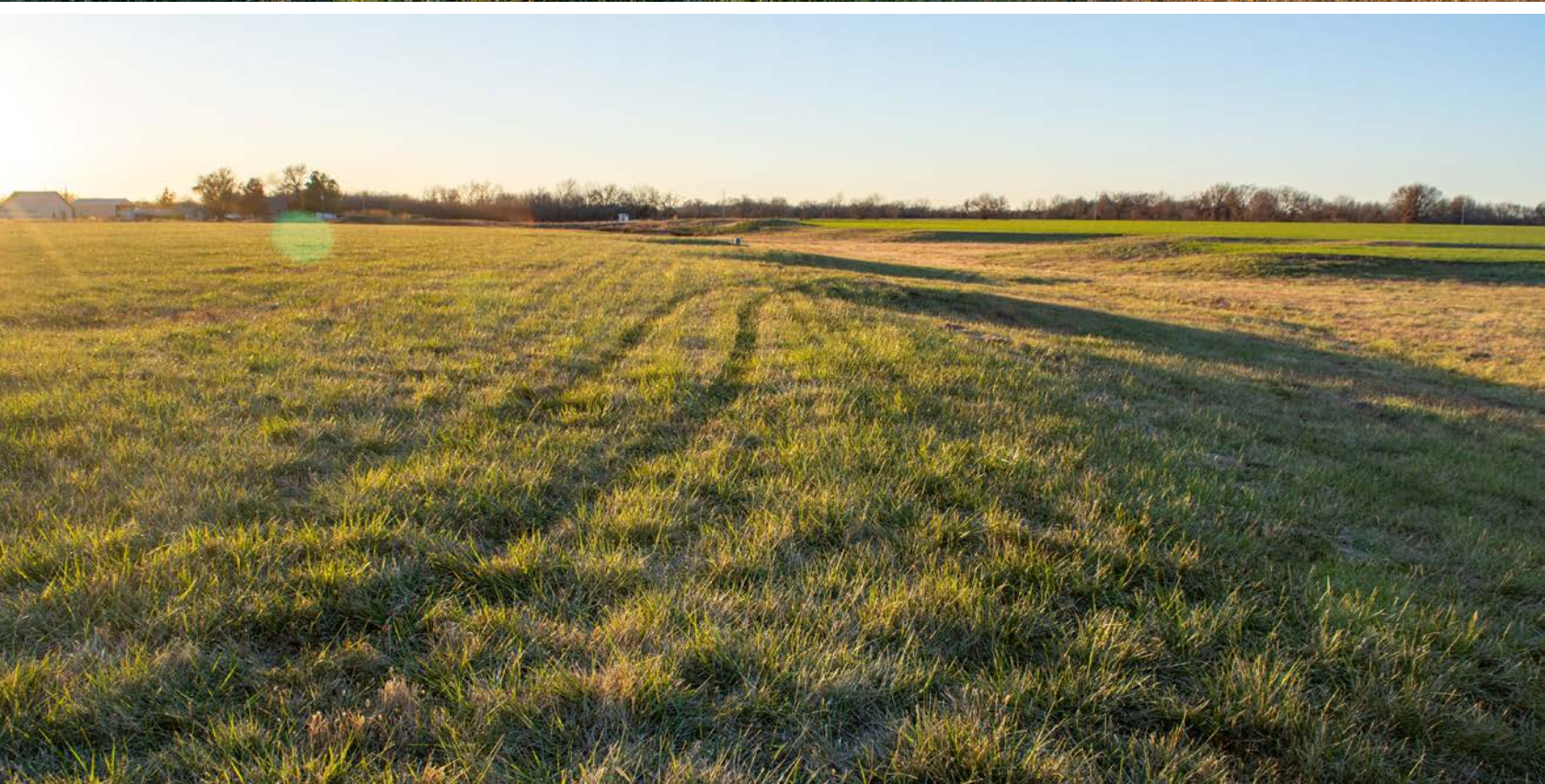
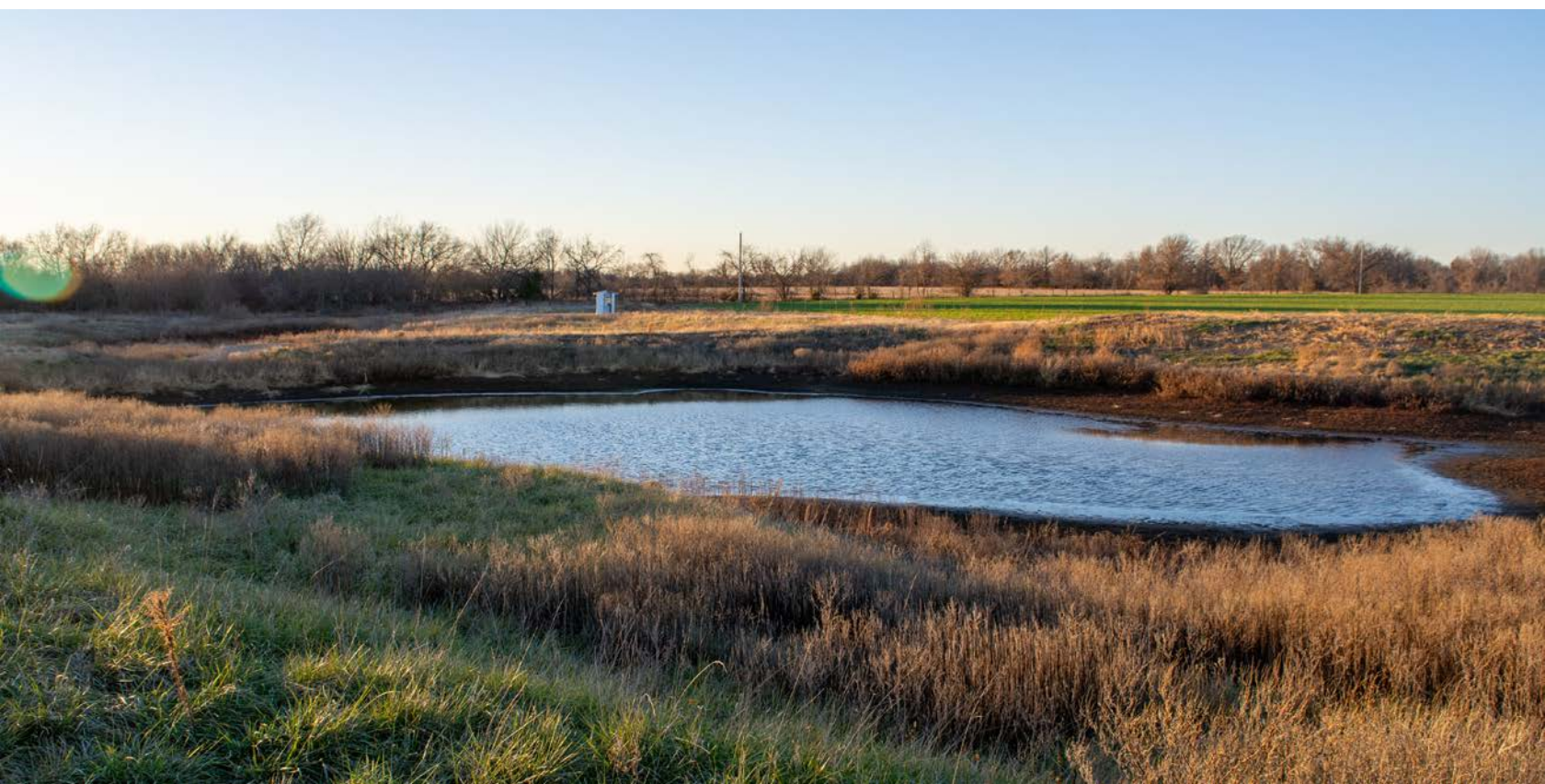
40'X40' MACHINE SHED



ADDITIONAL OUTBUILDINGS/STRUCTURES



BEAUTIFUL PASTURE WITH POND



TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 855.9

Max: 867.5

Range: 11.6

Average: 862.8

Standard Deviation: 3.15 ft

0ft 262ft 524ft

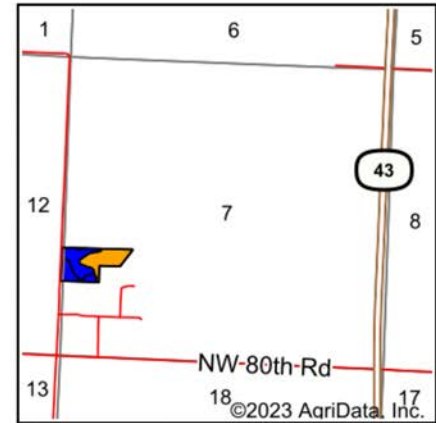
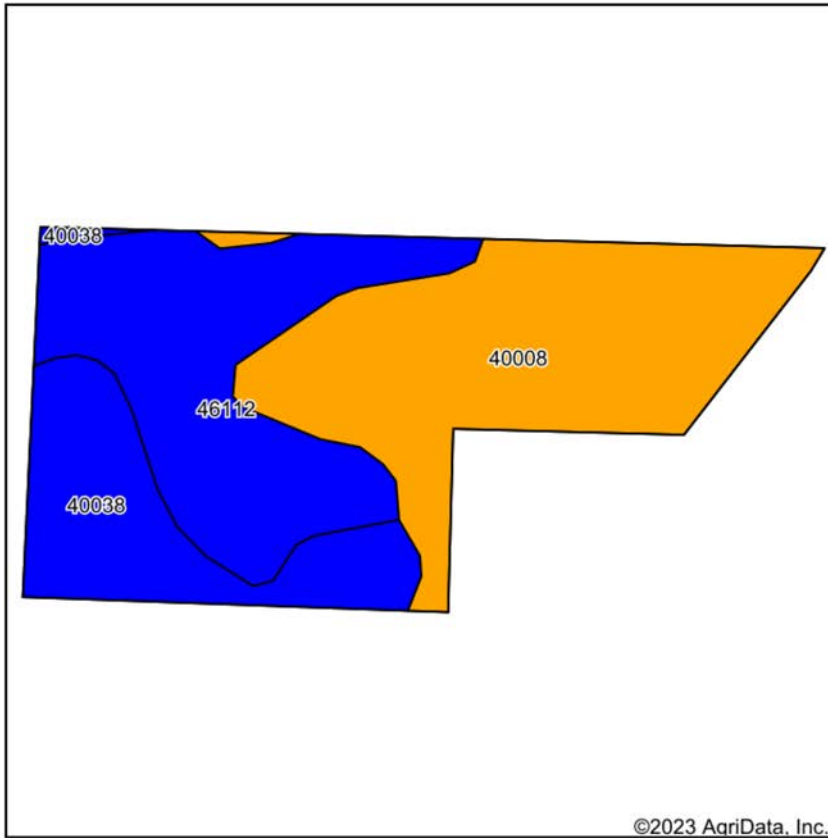


12/1/2023

7-33N-32W
Barton County
Missouri

Boundary Center: 37° 37' 35.84, -94° 29' 30.44

SOIL MAP



State: **Missouri**
 County: **Barton**
 Location: **7-33N-32W**
 Township: **Barton City**
 Acres: **12.28**
 Date: **12/1/2023**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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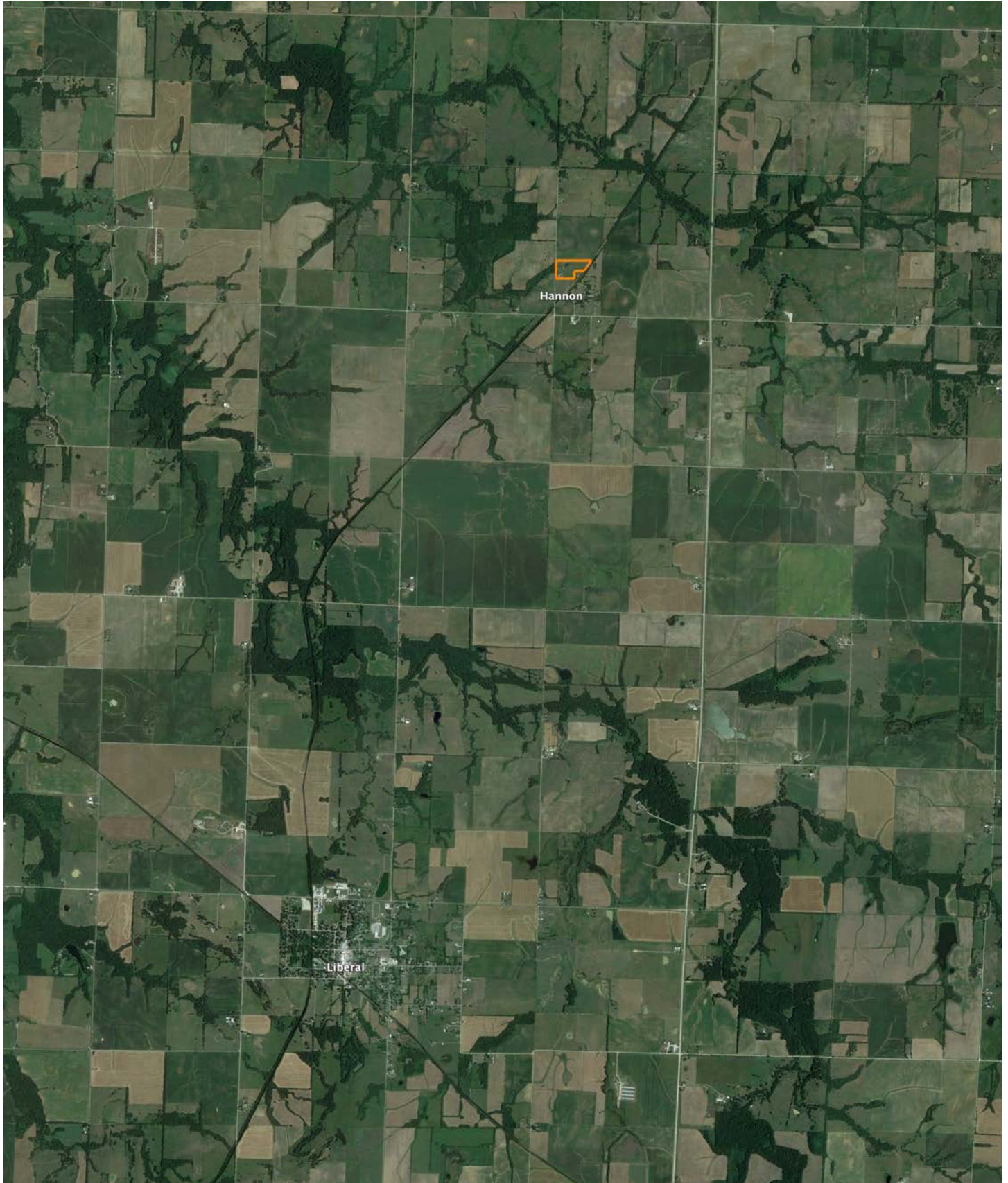


Soils data provided by USDA and NRCS.

Area Symbol: MO011, Soil Area Version: 27												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
40008	Parsons silt loam, 0 to 1 percent slopes	5.42	44.1%		1.1ft. (Abrupt textural change)	Illw	3761	83	82	66	69	62
46112	Heppler-Radley complex, 1 to 3 percent slopes, occasionally flooded	4.29	34.9%		> 6.5ft.	Ilw	0	81	81	63	73	64
40038	Barden silt loam, 1 to 5 percent slopes	2.57	20.9%		> 6.5ft.	Ile	0	74	72	68	69	73
Weighted Average						2.44	1660	*n 80.4	*n 79.6	*n 65.4	*n 70.4	*n 65

*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

Kyle Wilkinson understands the value of land and how it can mean different things to different people. With this perspective, he's able to better understand his clients' needs and work hard to help them fulfill their goals. Buyer and sellers alike come to Kyle for his strong communication skills, excellent customer service, and passion and skill in handling each transaction.

Kyle grew up on a family farm in Southeast Kansas where they raised corn, wheat, and soybeans, as well as ran cattle. He graduated from Pittsburg High School and attended the University of Kansas, where he earned a Bachelor's Degree in Communications and a Business Minor. He spent several years in the finance/banking industry, running a fly-fishing guide business in Colorado, and serving as a licensed real estate broker. He's thrilled to bring his lifelong passion for land and the outdoors to Midwest Land Group, where he's able to share these passions with others.

An avid outdoorsman, Kyle is very passionate about bowhunting and waterfowl/upland hunting. He loves fly-fishing, particularly for bass and saltwater species, having fly-fished extensively throughout the West and Midwest, as well as nearly a dozen saltwater locations. Kyle is a published author, has written countless articles for various fly-fishing magazines and blogs, and serves as a pro-staff member for R.L. Winston Fly Rods and Bauer Fly Reels. He lives in Pittsburg, Kansas, with fiancé Briten, and children, James, Hope and Caden.



KYLE WILKINSON, LAND AGENT

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