

MIDWEST LAND GROUP PRESENTS

10 ACRES IN

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# BARRY COUNTY MISSOURI



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

# SECLUDED 10 ACRE HOBBY FARM IN BARRY COUNTY

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Here is a great opportunity to purchase a small-acre hobby farm in Barry County, Missouri! Just outside of Exeter, Missouri sits this 10 acres of rolling timber with a plateau of small clearings. The pasture is fenced and cross-fenced with water available and a small pond! Raise cattle, goats, and chickens on this 10-acre slice of heaven!

The homestead consists of 5,120 square feet with 2,816 square feet being the upstairs finished area. An additional 2,304 square feet is currently partially finished in the basement, but could be renovated for extra rooms and a living area! 2 bed, 4 bath (could be 4-5 bed) with features including wood detailing throughout the home,

a wrap-around porch with incredible views, two car attached garage, a huge main kitchen, a full mother-in-law quarters with complete full kitchen, living room, full bath, and its own AC/heating unit!

Additional property features include a 24'x50' shop with electric and half concrete floor, a well house for extra storage, two ponds, rolling timber setting up for great deer hunting, a bunker, and a Generac generator.

Don't miss your chance to check out this secluded small-acre hobby farm in Barry County! Call land agent Kellen Bounous today to set up a showing!





# PROPERTY FEATURES

PRICE: **\$440,000** | COUNTY: **BARRY** | STATE: **MISSOURI** | ACRES: **10**

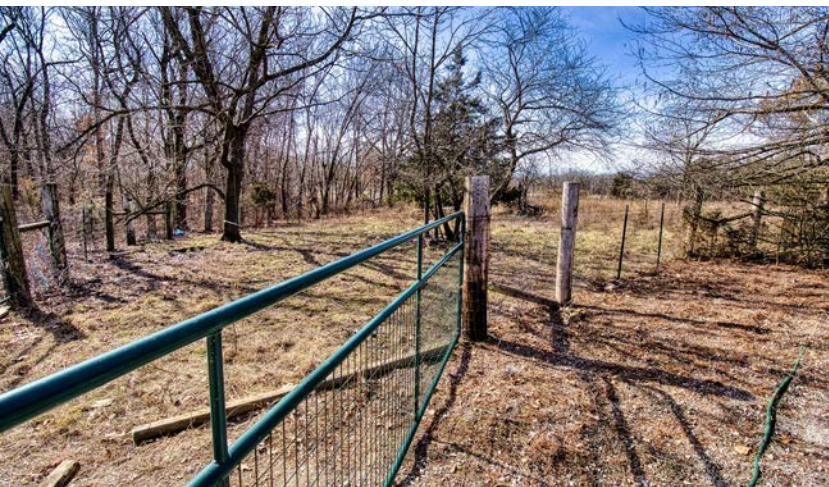
- Secluded 10 acres
- Rolling hills
- 2-3 acres open pasture
- Perfect hobby farm
- Blacktop road frontage
- 5,120 sq. ft. home (2,816 finished sq. ft.)
- 2 bed, 4 bath (could be 4-5 bed)
- Wrap-around porch with a view
- Complete mother-in-law suite
- 24'x50' shop
- Generac generator
- Bunker
- 15 minutes from Cassville
- 35 minutes from Monett
- 48 minutes from Rogers, AR





# SECLUDED 10 ACRES

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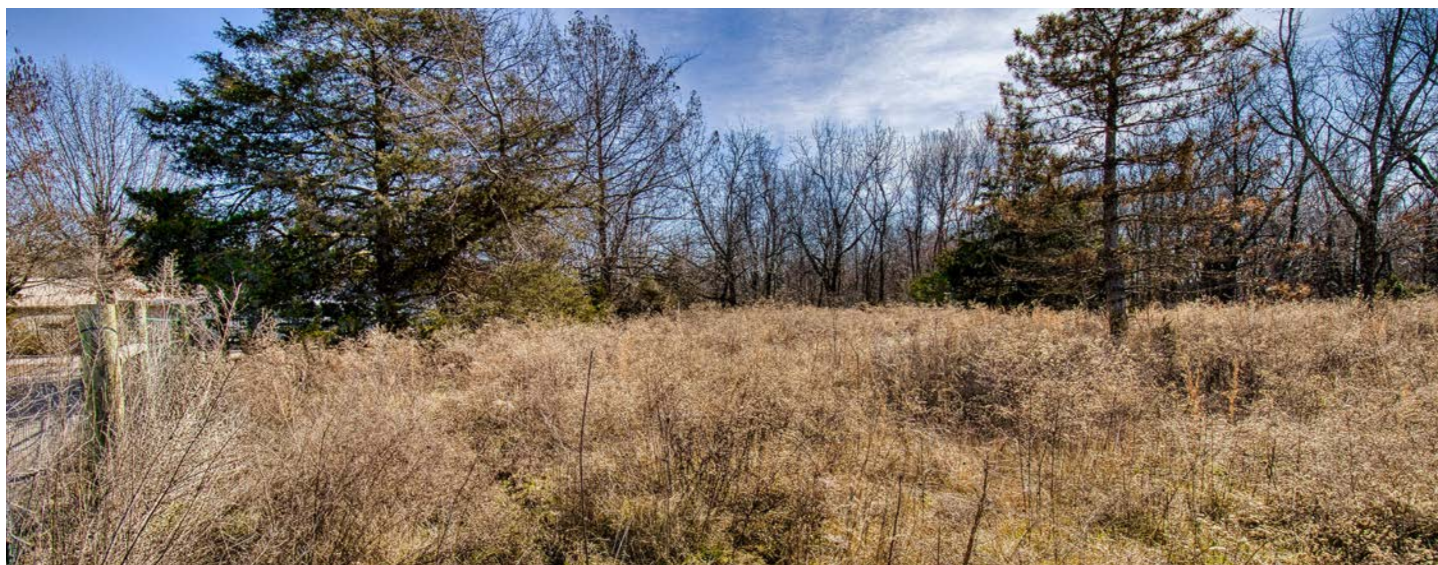
# 5,120 SQ. FT. HOME (2,816 FINISHED SQ. FT.)





## 2-3 ACRES OPEN PASTURE

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## ROLLING HILLS

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# 24'X50' SHOP

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# AERIAL MAP



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Map Center: 36° 39' 48.16, -93° 59' 23.3

0ft 146ft 293ft



Maps Provided By:



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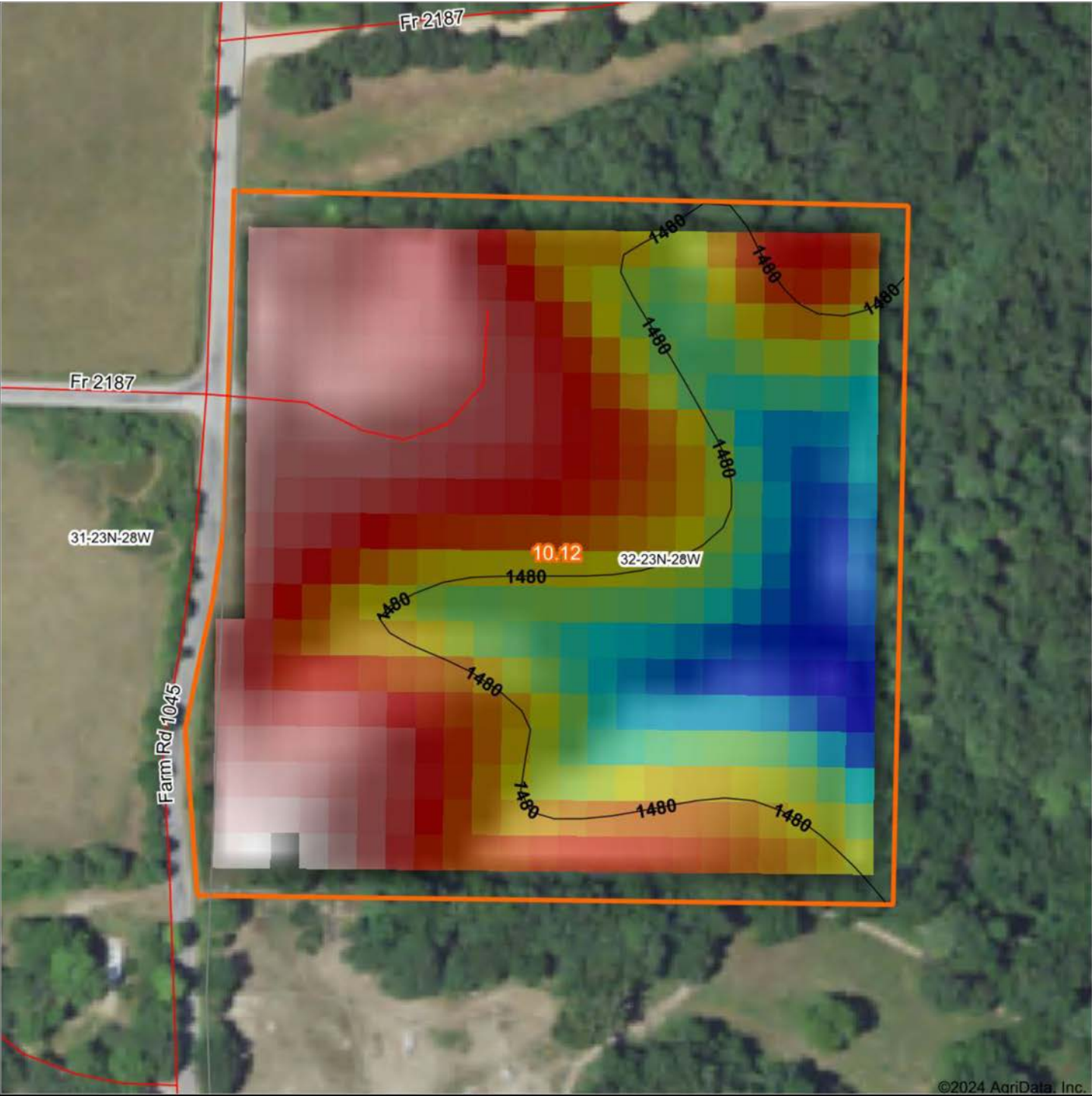
**32-23N-28W**  
**Barry County**  
**Missouri**






2/12/2024



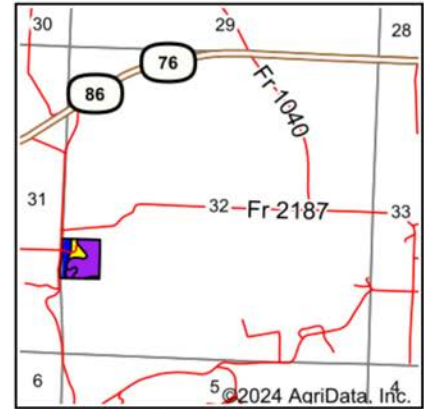
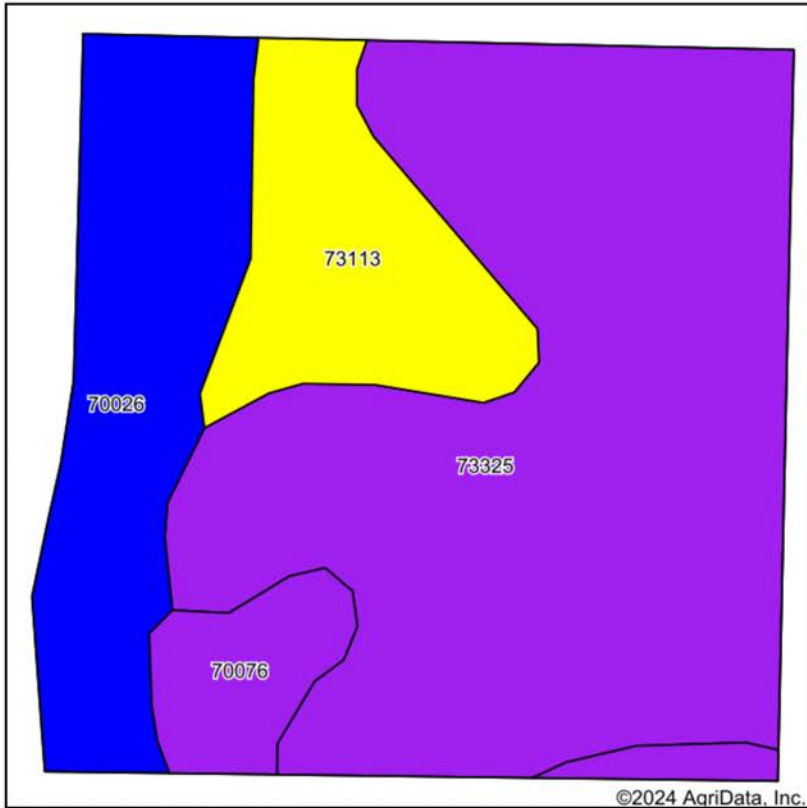
# HILLSHADE MAP



<p>Low <span style="display: inline-block; width: 100px; height: 10px; background: linear-gradient(to right, blue, green, yellow, orange, red);"></span> High</p> <p>Elevation</p>	<p>Source: USGS 10 meter dem</p> <p>Interval(ft): 40</p> <p>Min: 1,443.7</p> <p>Max: 1,511.1</p> <p>Range: 67.4</p> <p>Average: 1,483.3</p> <p>Standard Deviation: 17.65 ft</p>	<p>0ft <span style="display: inline-block; width: 100px; border-bottom: 1px solid black; position: relative; top: -5px;"> <span style="position: absolute; left: 10px; top: -5px;"> </span> <span style="position: absolute; left: 60px; top: -5px;"> </span> <span style="position: absolute; left: 110px; top: -5px;"> </span> </span> 149ft 299ft</p>
 <p>Maps Provided By:</p>  <p>CUSTOMIZED ONLINE MAPPING</p> <p>© AgriData, Inc. 2023 <a href="http://www.AgriDataInc.com">www.AgriDataInc.com</a></p>	 <p>2/12/2024</p> <p><b>32-23N-28W</b> Barry County Missouri</p> <p>Boundary Center: 36° 39' 48.16, -93° 59' 23.3</p>	



# SOIL MAP



State: **Missouri**  
 County: **Barry**  
 Location: **32-23N-28W**  
 Township: **Liberty**  
 Acres: **10.12**  
 Date: **2/12/2024**







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

Area Symbol: MO009, Soil Area Version: 29

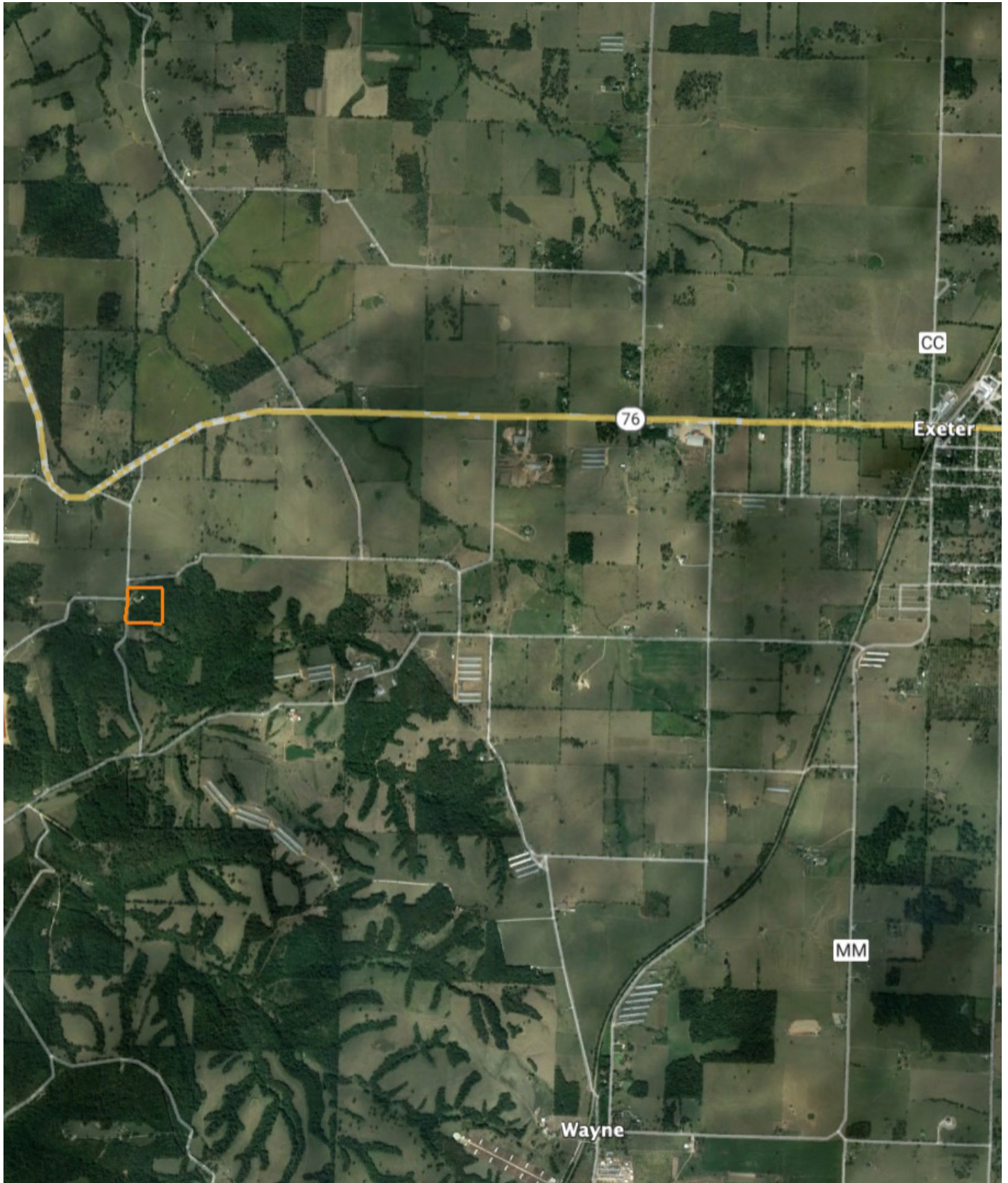
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Tall fescue AUM	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	
73325	Clarksville extremely gravelly silt loam, 15 to 50 percent slopes	6.07	60.0%		Vlle	2.6	9	9	3	
70026	Tonti silt loam, 1 to 3 percent slopes	2.00	19.8%		Ile	6	44	43	32	
73113	Scholten gravelly silt loam, 3 to 8 percent slopes	1.36	13.4%		IVs		39	39	24	
70076	Clarksville-Noark complex, 3 to 15 percent slopes	0.69	6.8%		Vle		42	42	29	
<b>Weighted Average</b>						<b>5.54</b>	<b>2.7</b>	<b>*n 22.2</b>	<b>*n 22</b>	<b>*n 13.3</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# 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](mailto:KBounous@MidwestLandGroup.com)



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