

MIDWEST LAND GROUP PRESENTS

36 ACRES IN

LAWRENCE COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL 36 ACRE BUILD SITE LOCATED IN LAWRENCE COUNTY, MISSOURI

Looking for the perfect spot to build your home? Look no further than this beautiful 36 +/- acre tract located north of Aurora and west of Marionville in Lawrence County, Missouri. Features include the perfect acreage to build a home but still have pasture land to run livestock. Newly seeded perennial ryegrass has made its way out of the

ground. The property has paved roadside frontage on two sides and also has two entrances on the east fence line. The land is fully fenced with access to electric. A nice sized pond and wet weather creek help compliment this amazing build site. Call Kellen Bounous at (417) 313-3123 to view this property!



PROPERTY FEATURES

PRICE: **\$224,062** | COUNTY: **LAWRENCE** | STATE: **MISSOURI** | ACRES: **36**

- 36 acres of pasture or the perfect build site
- Road side frontage on two sides
- Two entrances to the property
- Fully fenced
- Access to electric
- Beautiful pond
- Wet weather creek
- Deer sign
- 7 minutes north of Aurora
- 7 minutes west of Marionville
- Less than 45 minutes from Springfield



GREAT BUILD SITE



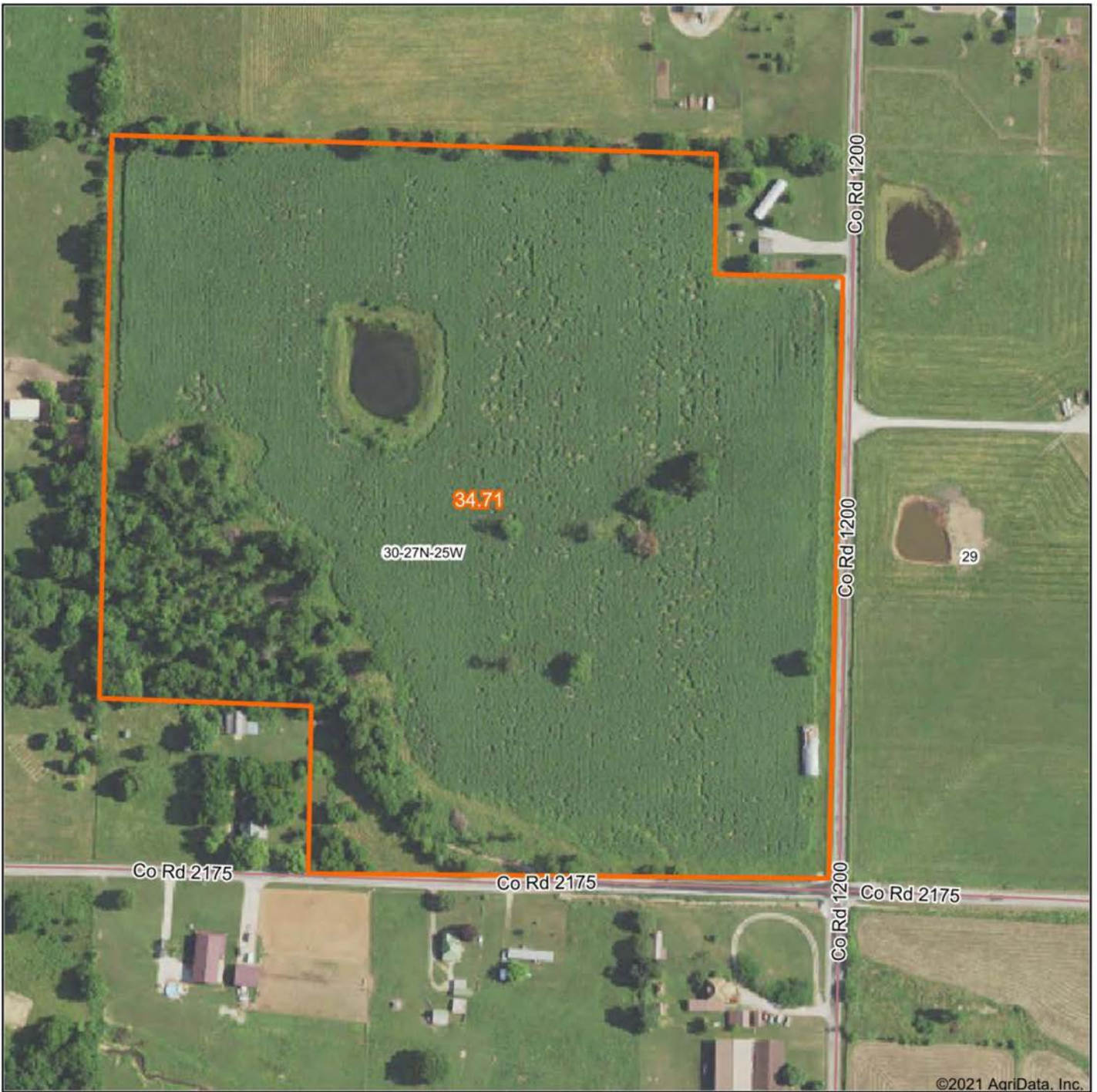
FULLY FENCED



BEAUTIFUL POND



AERIAL MAP



Maps Provided By



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Map Center: 37° 1' 16.79, -93° 42' 8.18

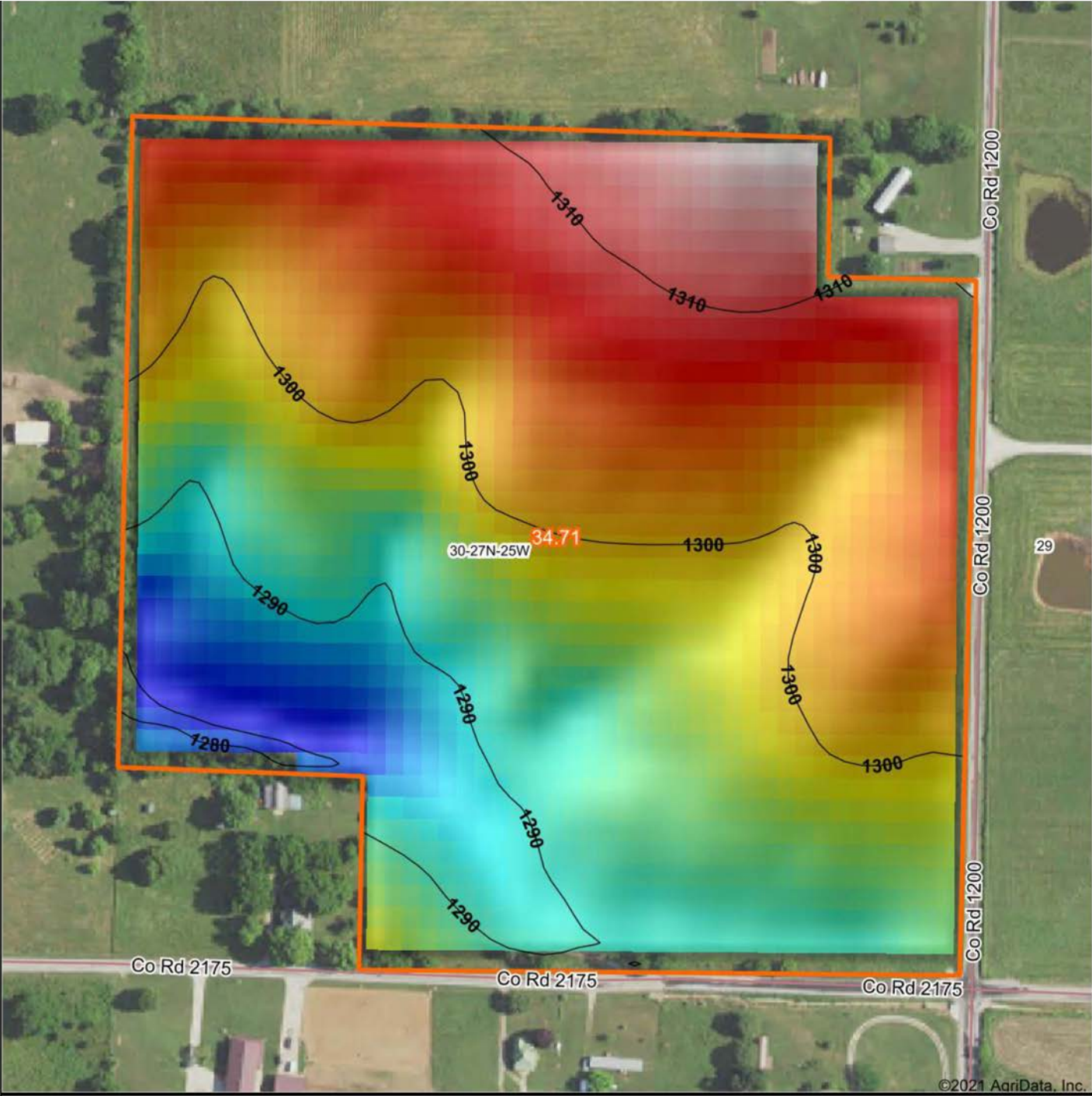


30-27N-25W
Lawrence County
Missouri

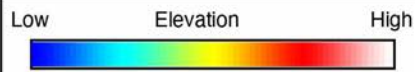


12/16/2021

HILLSHADE MAP

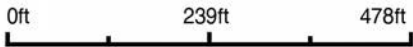


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Maps Provided By
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 CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 1,279.6
 Max: 1,316.6
 Range: 37.0
 Average: 1,298.2
 Standard Deviation: 7.91 ft

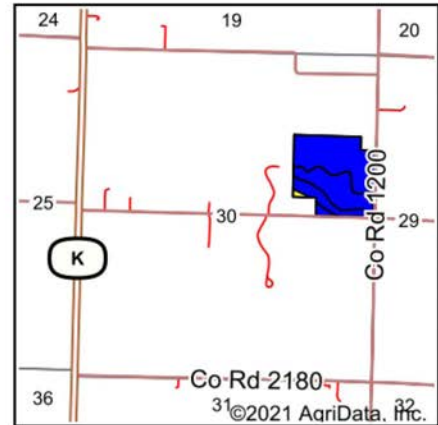
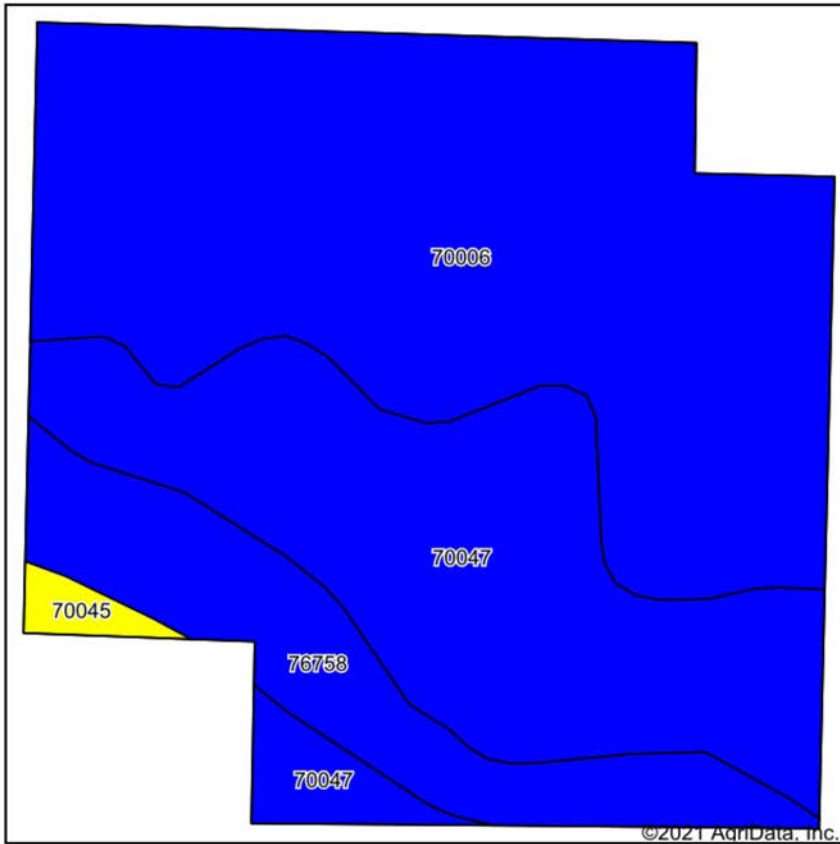


12/16/2021

30-27N-25W
Lawrence County
Missouri

map center: 37° 1' 16.79, -93° 42' 8.18

SOIL MAP



State: **Missouri**
 County: **Lawrence**
 Location: **30-27N-25W**
 Township: **Aurora**
 Acres: **34.71**
 Date: **12/16/2021**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MO109, Soil Area Version: 23

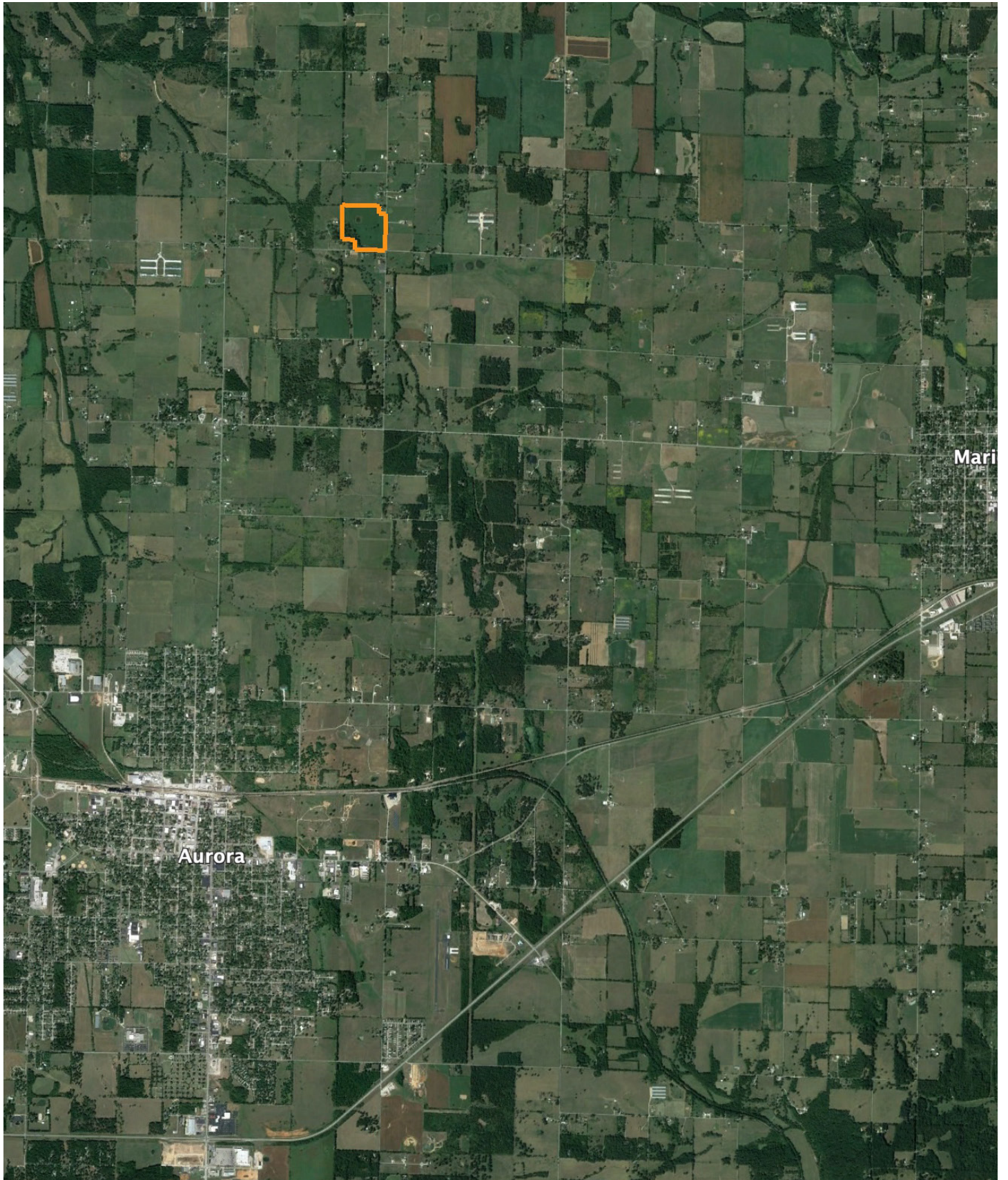
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Orchardgrass red clover Tons	Tall fescue AUM	Tall fescue Tons	*n NCCPI Corn	*n NCCPI Soybeans
70006	Creldon silt loam, 1 to 3 percent slopes	18.48	53.2%		Ile	3	5	5	5	60	47
70047	Wanda silt loam, 2 to 5 percent slopes	11.15	32.1%		Ile	6	7	7	7	87	74
76758	Secesh-Cedargap complex, 0 to 2 percent slopes, frequently flooded	4.69	13.5%		Ilw	4	5	6	6	73	61
70045	Keeno gravelly silt loam, 3 to 8 percent slopes	0.39	1.1%		IVs	2	1	2	2	43	27
Weighted Average					2.02	4.1	5.6	5.7	5.7	*n 70.2	*n 57.3

*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,
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