

MIDWEST LAND GROUP PRESENTS

100 ACRES IN

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# BARRY COUNTY MISSOURI



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# 100 +/- ACRE CATTLE FARM SOUTH OF AURORA, MISSOURI

Situated south of Aurora, Missouri, and less than 2 miles off State Highway 39, you will find this 100 +/- acre farm ready for your livestock! The gently rolling pasture is fenced and cross-fenced and set up with multiple paddocks. Each paddock has its own waterer, 15 in total tied to a separate well. Four gated entrances from the blacktop road allow for easier loading and unloading of cattle into each paddock. The farm also boasts 3 ponds, one of which is just under two acres and will hold

waterfowl. The beautiful rolling topography of the farm sets up for some incredible views from the back porch of the 3 bed, 2 bath, 1,184 square foot brick home. A scattered mix of hardwood trees provides some incredible scenery but also allows shade for the cattle.

Don't miss your opportunity to own this southwest Missouri cattle farm! Call Land Agent Kellen Bounous (417) 313-3123 and set up a showing today!



# PROPERTY FEATURES

PRICE: **\$595,000** | COUNTY: **BARRY** | STATE: **MISSOURI** | ACRES: **100**

- Southwest Missouri cattle farm
- Gently rolling pasture
- Scattered mix of trees for shade
- 3 bed, 2 bath brick home
- Fenced & cross-fenced
- 4 gated entrances
- 3 ponds
- 15 waterers tied to the well
- Deer sign
- Land can be divided
- 10 minutes to Aurora
- 20 minutes to Monett
- 50 minutes to Springfield



# FENCED & CROSS-FENCED

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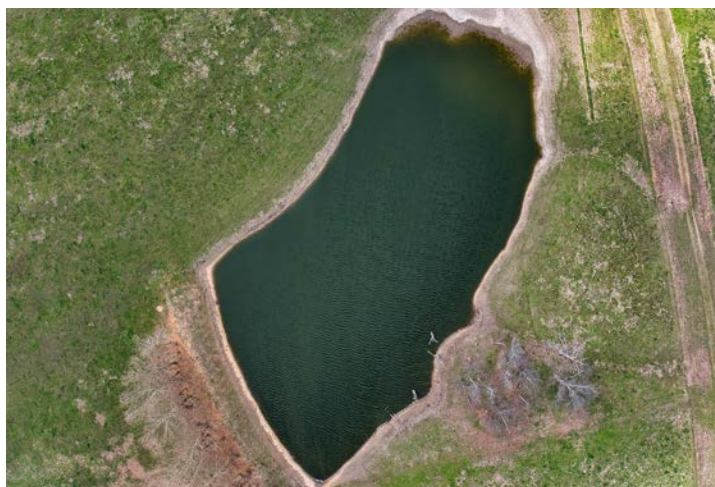
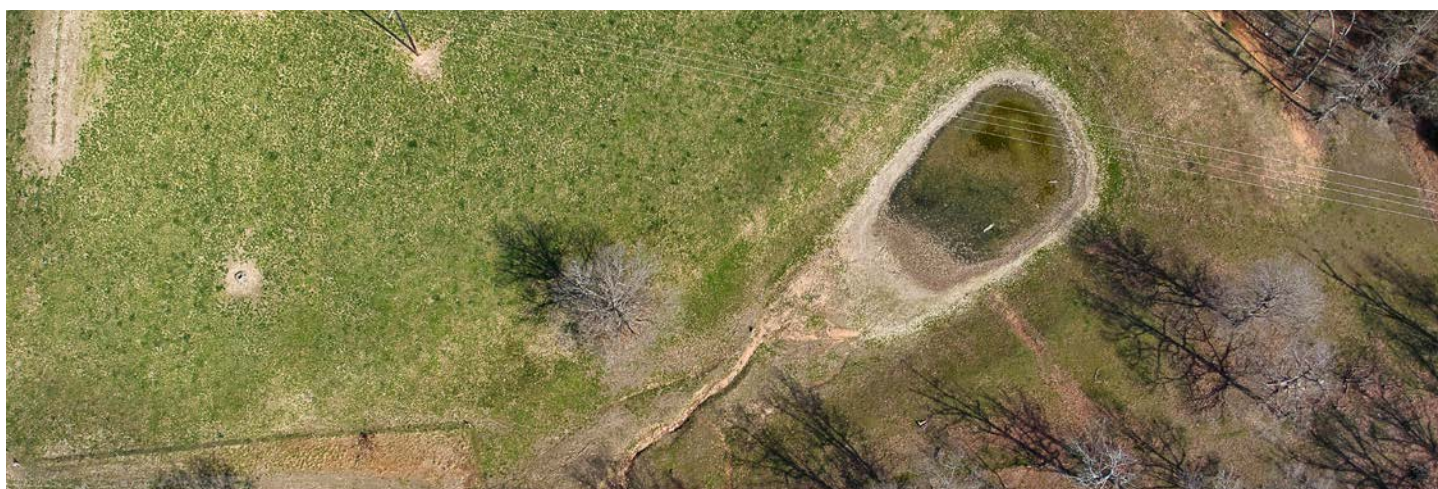
# 3 BED, 2 BATH BRICK HOME

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# 3 PONDS

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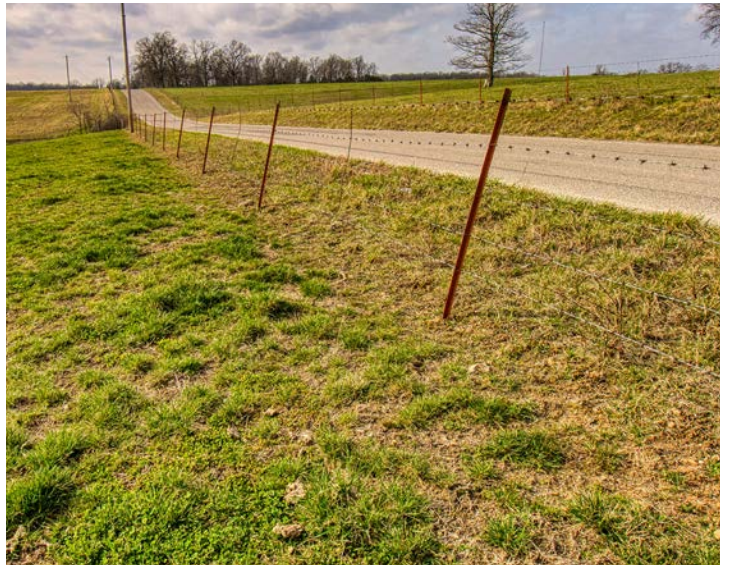
# SCATTERED MIX OF TREES FOR SHADE

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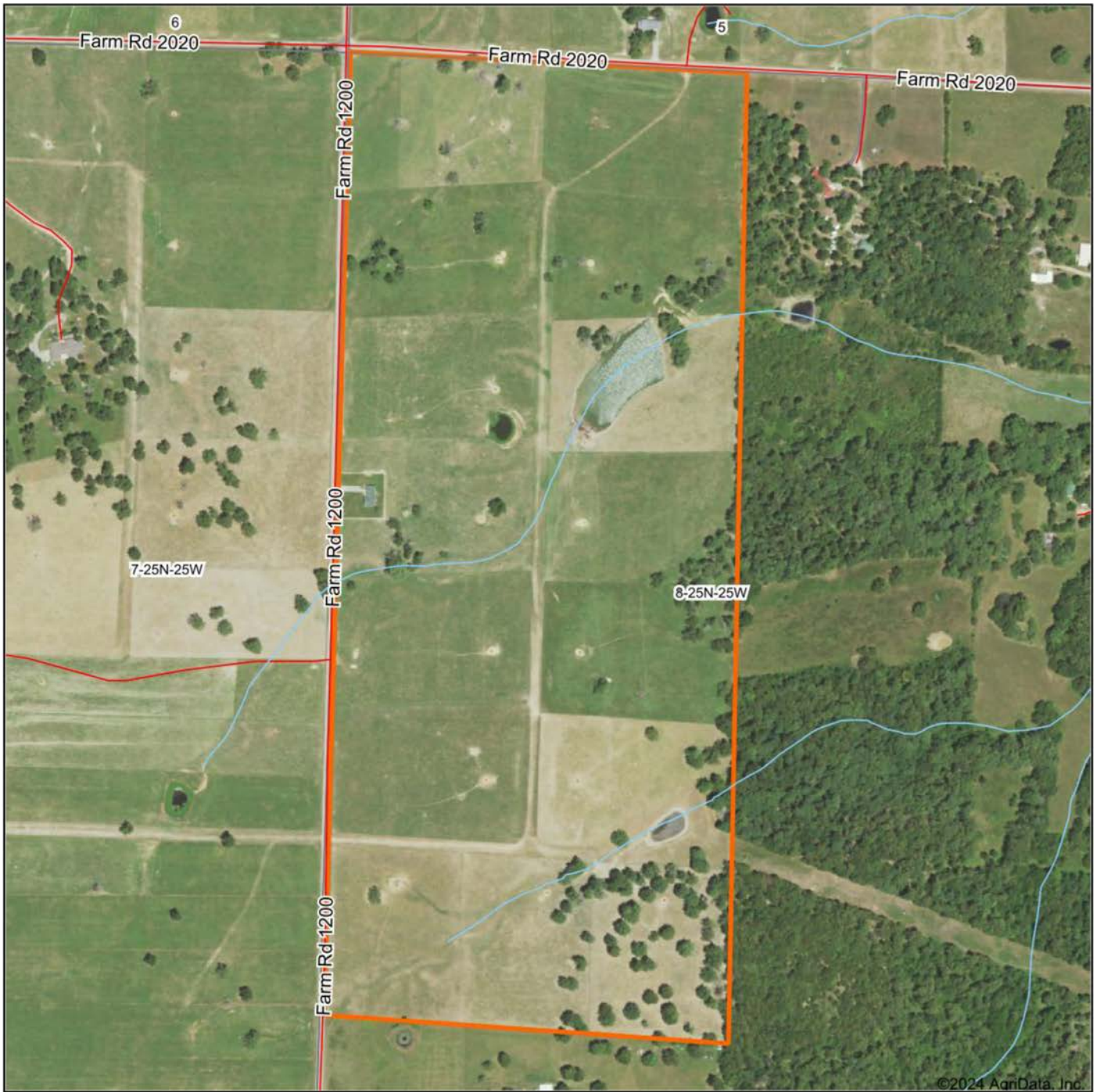


# ADDITIONAL PHOTOS

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# AERIAL MAP



Boundary Center: 36° 53' 26.26, -93° 42' 1.47

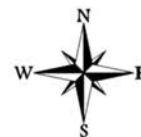


Maps Provided By:



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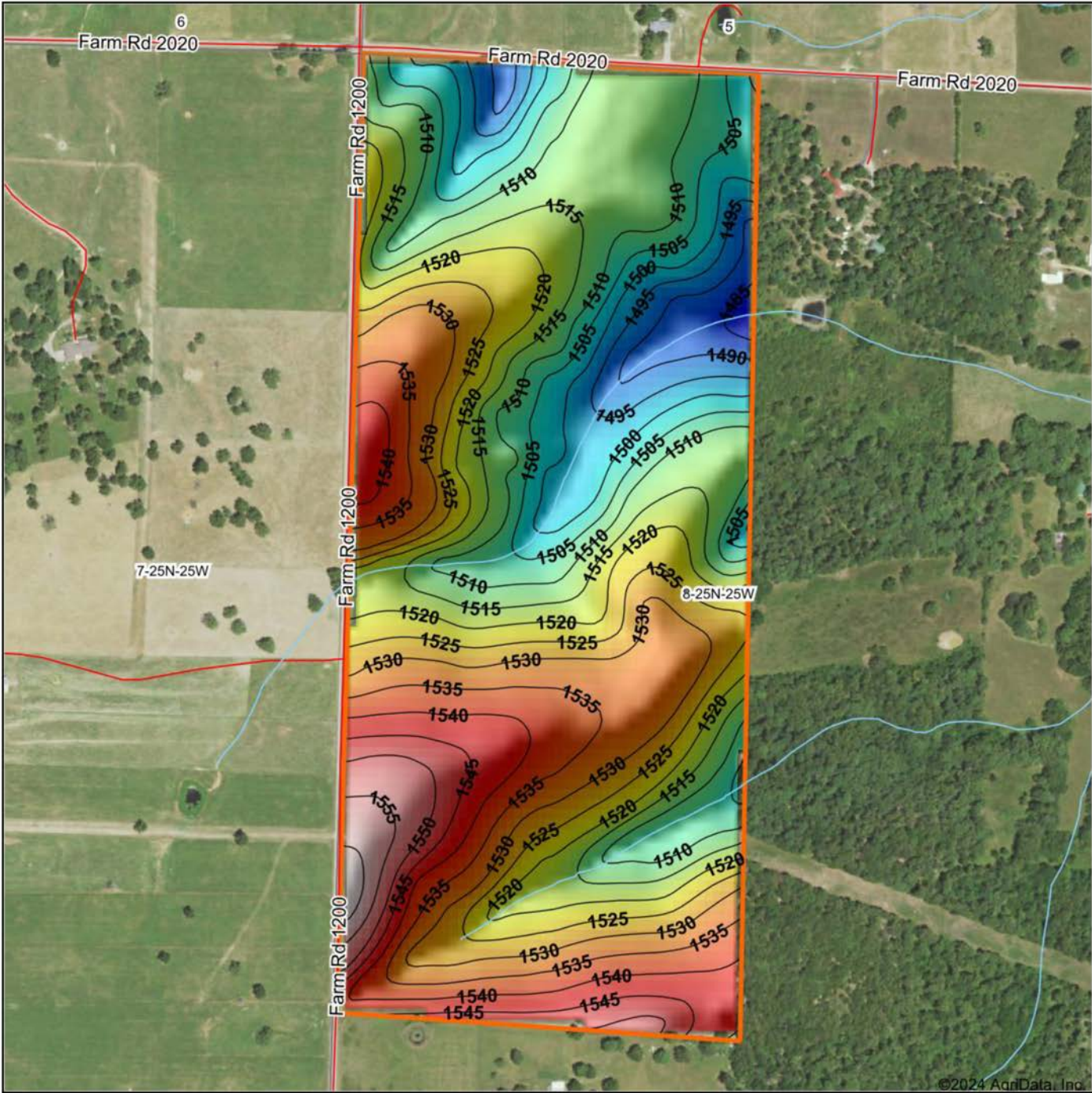
**8-25N-25W**  
**Barry County**  
**Missouri**



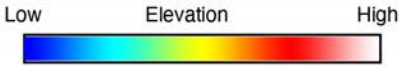
2/13/2024



# HILLSHADE MAP



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Maps Provided By:



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Source: USGS 10 meter dem  
 Interval(ft): 5  
 Min: 1,480.7  
 Max: 1,562.3  
 Range: 81.6  
 Average: 1,520.2  
 Standard Deviation: 15.85 ft

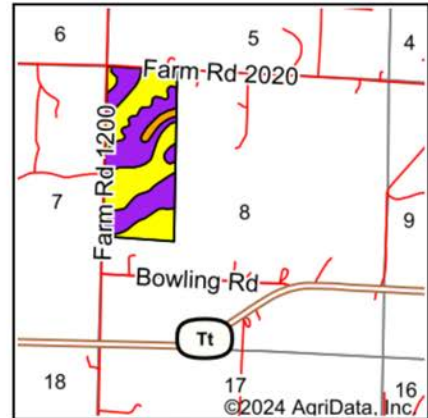
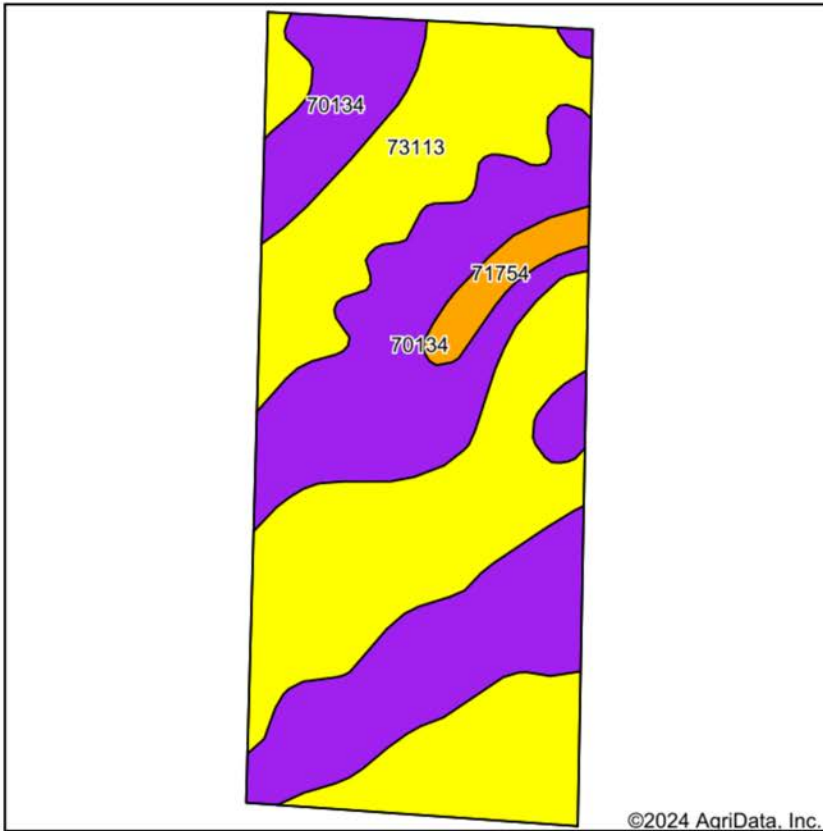


2/13/2024

**8-25N-25W**  
**Barry County**  
**Missouri**

Boundary Center: 36° 53' 26.26, -93° 42' 1.47

# SOIL MAP



State: **Missouri**  
 County: **Barry**  
 Location: **8-25N-25W**  
 Township: **Ozark**  
 Acres: **100.17**  
 Date: **2/13/2024**



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

Area Symbol: MO009, Soil Area Version: 29

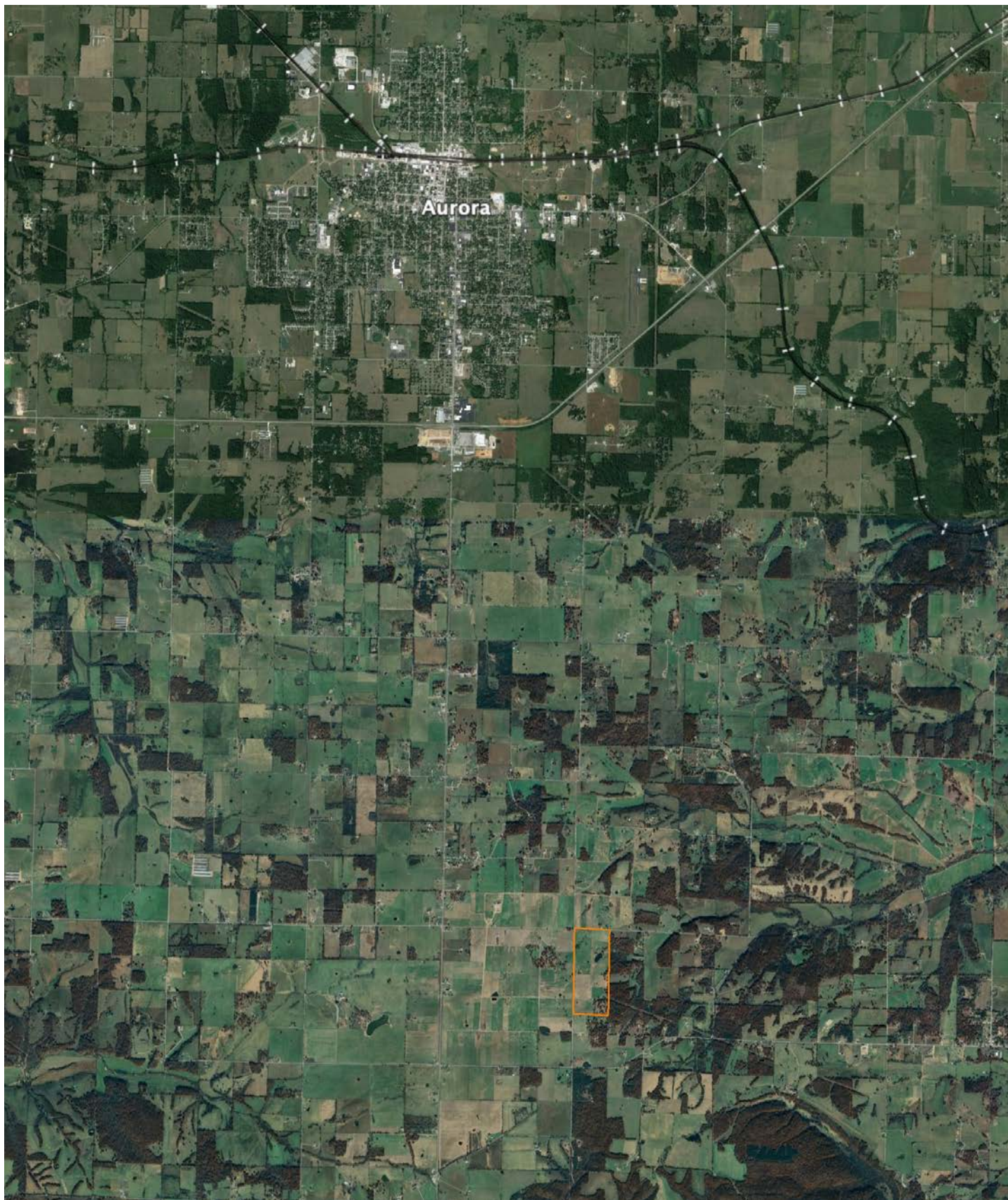
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Tall fescue AUM	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
73113	Scholten gravelly silt loam, 3 to 8 percent slopes	51.88	51.8%		IVs		39	39	24
70134	Noark very gravelly silt loam, 8 to 20 percent slopes	45.19	45.1%		Vle	6	40	40	28
71754	Waben-Cedargap, occasionally flooded complex, 2 to 5 percent slopes	3.10	3.1%		llls		46	46	31
<b>Weighted Average</b>					<b>4.87</b>	<b>2.7</b>	<b>*n 39.7</b>	<b>*n 39.7</b>	<b>*n 26</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# OVERVIEW MAP

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# 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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KBounous@MidwestLandGroup.com



## MidwestLandGroup.com

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