

MIDWEST LAND GROUP PRESENTS

30 ACRES IN

BARTON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

30 +/- ACRES WITH HOUSE, BARN, AND SHOP NEAR LAMAR

The possibilities are absolutely endless at this beautiful 30 +/- acre property. Located just 5 miles north of Lamar lies a true gem of an opportunity at quiet, country living in a nearly turn-key set-up! We will start with the house, which features just over 2,600 sq. ft., 4 beds, 1 bath, plus a bonus room with potential limited only to the future owner's imagination. The property also boasts a very well-built barn with stables and hay storage, as well as a large metal building/shop complete with tack room, office, and plenty of space to store boats, vehicles, side by sides, or an RV/Camper. The property has an elaborate system of well-maintained fencing/cross-fencing that is

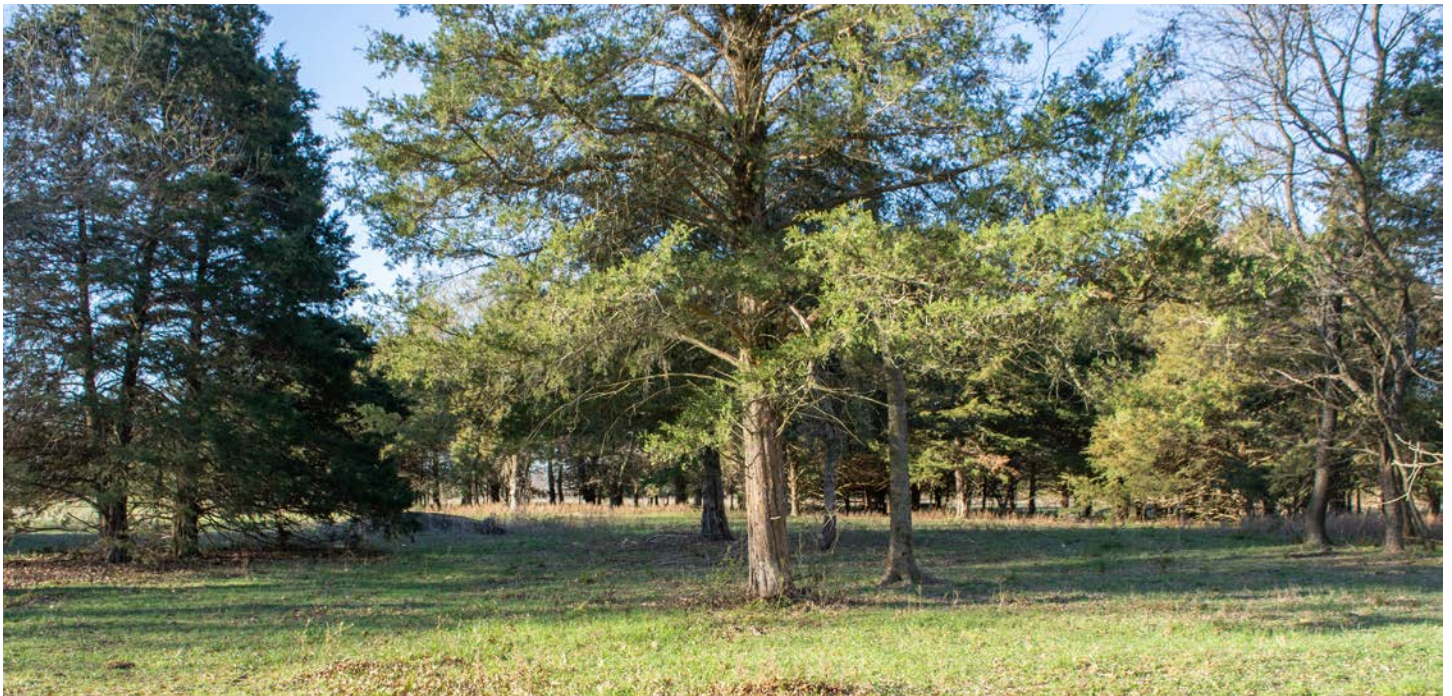
ready to hold your horses, cows, or goats. Additionally, you will find an approximately 1/2 acre stocked pond on the south end of the property that is ready to water your livestock or provide a little angling relaxation. Lastly, the west side of the property has plenty of timber to offer shade for your animals during the hot summer months or provide some deer hunting action in the fall. This property truly offers everything the idea of country living should provide- all while being just minutes from town! Please Note- The house/structures do not have electricity or HVAC. These amenities would need to be added by the future owner if required.



PROPERTY FEATURES

PRICE: **\$359,900** | COUNTY: **BARTON** | STATE: **MISSOURI** | ACRES: **30**

- 2,611 sq. ft., 4 bed,1 bath house
- Barn with stables, hay storage
- Large metal building/shop
- 1/2 acre stocked pond
- Well-maintained fencing/cross-fencing system
- Chicken coop
- Round pen
- Great location, approximately 5 miles north of Lamar
- Proven deer hunting history
- Peaceful, country setting



2,611 SQ. FT. 4 BED, 1 BATH HOUSE



1/2 ACRE STOCKED POND



LARGE METAL BUILDING/SHOP



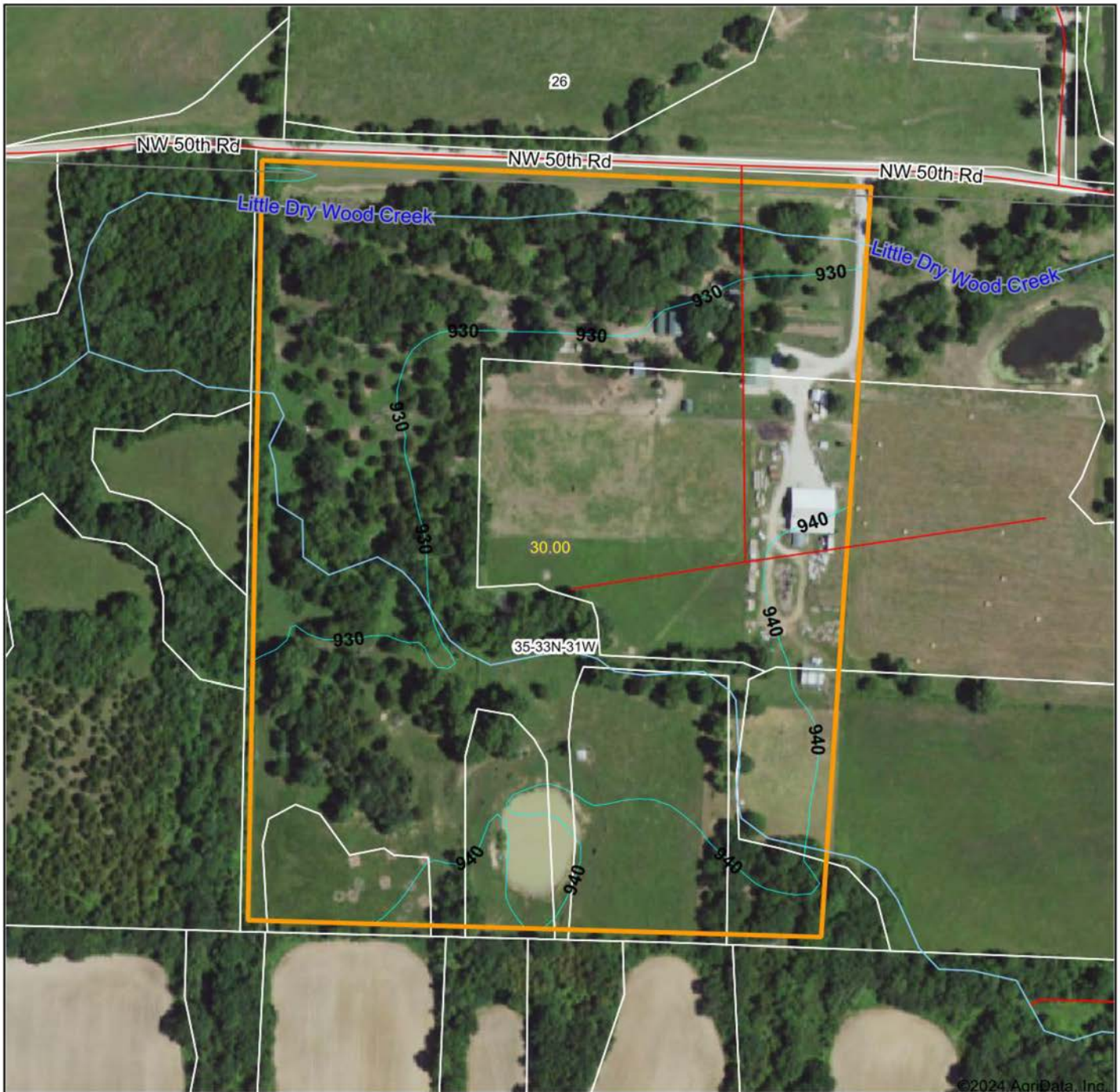
MULTIPLE OUTBUILDINGS



PEACEFUL COUNTRY SETTING



TOPOGRAPHY MAP



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008

Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 920.3

Max: 946.2

Range: 25.9

Average: 933.6

Standard Deviation: 5.51 ft

0ft 269ft 537ft

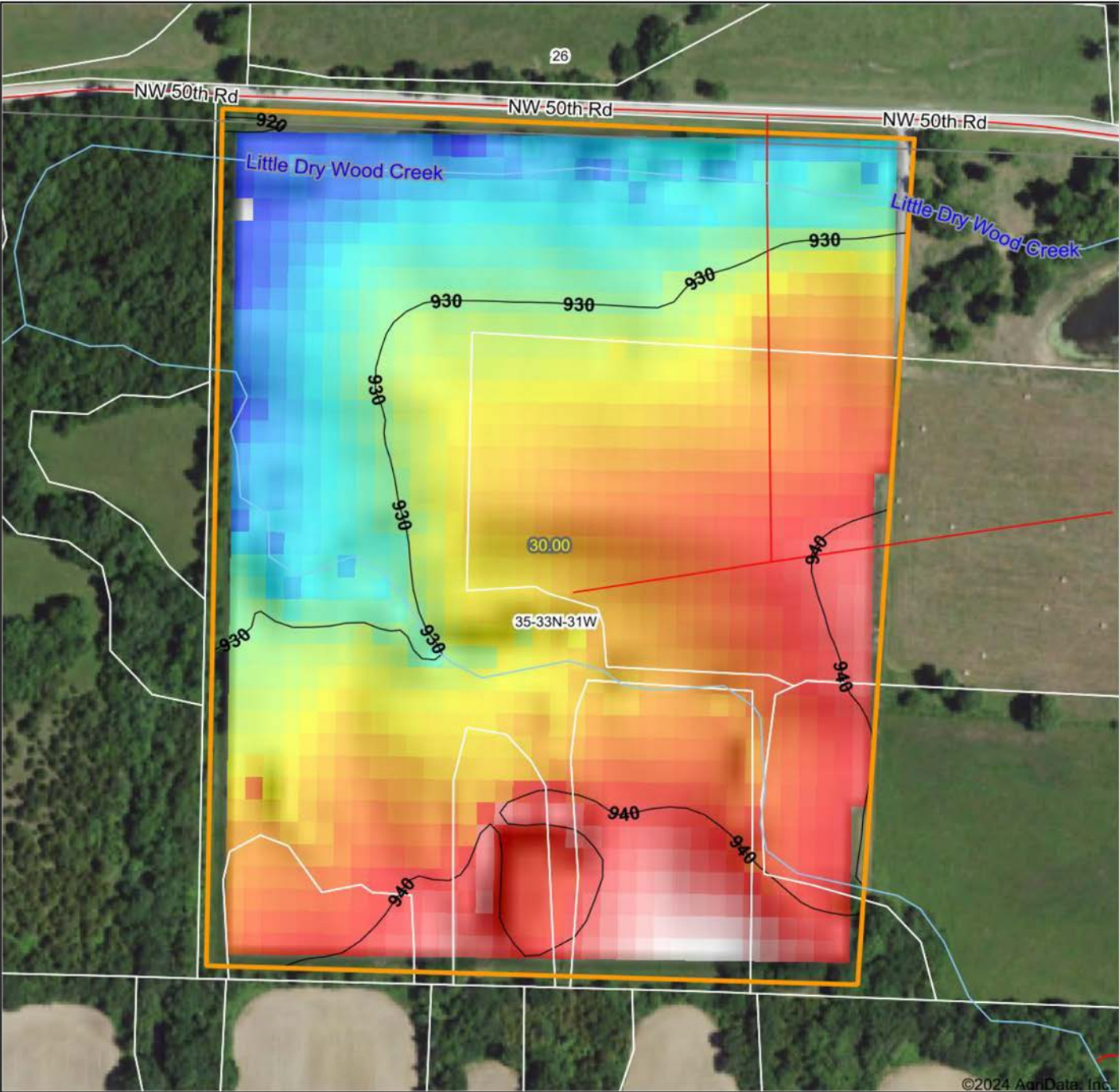



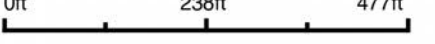


3/11/2024

35-33N-31W
Barton County
Missouri

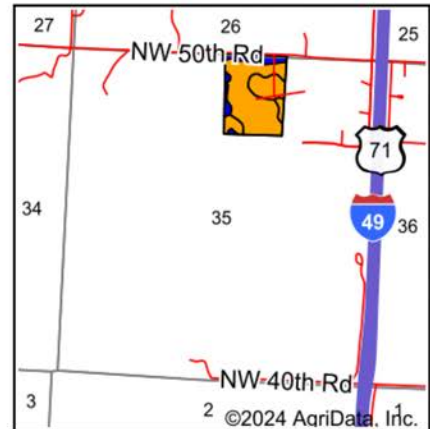
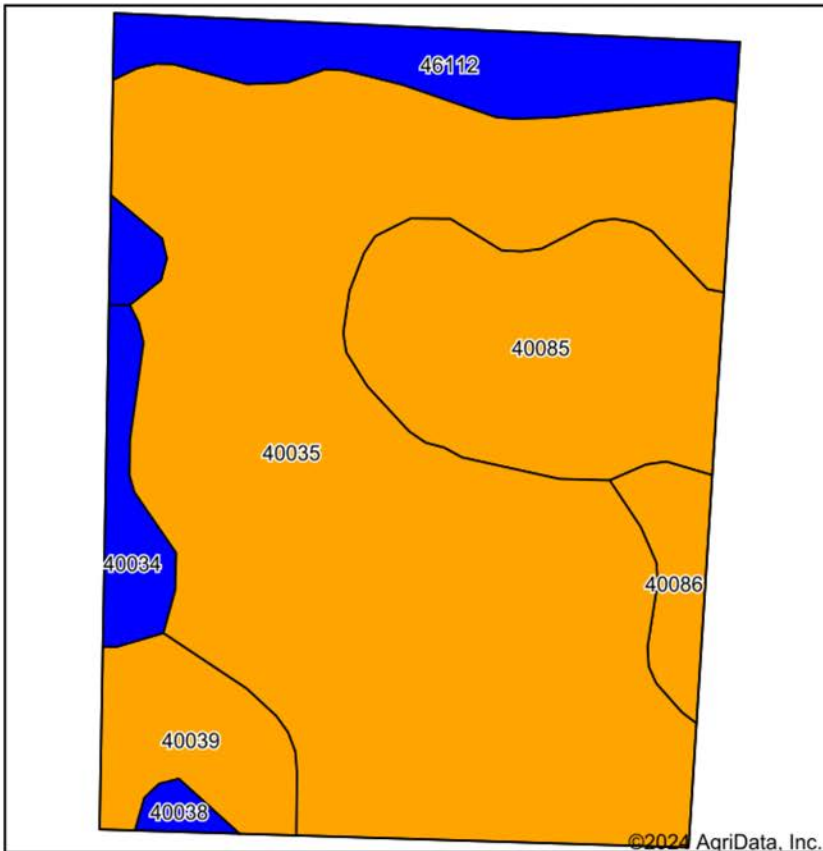
Boundary Center: 37° 34' 20.5, -94° 18' 5.24

HILLSHADE MAP



<p>Low Elevation High</p> 	<p>Source: USGS 10 meter dem Interval(ft): 10 Min: 920.3 Max: 946.2 Range: 25.9 Average: 933.6 Standard Deviation: 5.51 ft</p>	<p>0ft 238ft 477ft</p> 
 <p>Maps Provided By: surety CUSTOMIZED ONLINE MAPPING © AgriData, Inc. 2023 www.AgriDataInc.com Field borders provided by Farm Service Agency as of 5/21/2008</p>		 <p>3/11/2024</p> <p>35-33N-31W Barton County Missouri</p> <p>Boundary Center: 37° 34' 20.5, -94° 18' 5.24</p>

SOIL MAP



State: **Missouri**
 County: **Barton**
 Location: **35-33N-31W**
 Township: **Union**
 Acres: **30**
 Date: **3/11/2024**



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

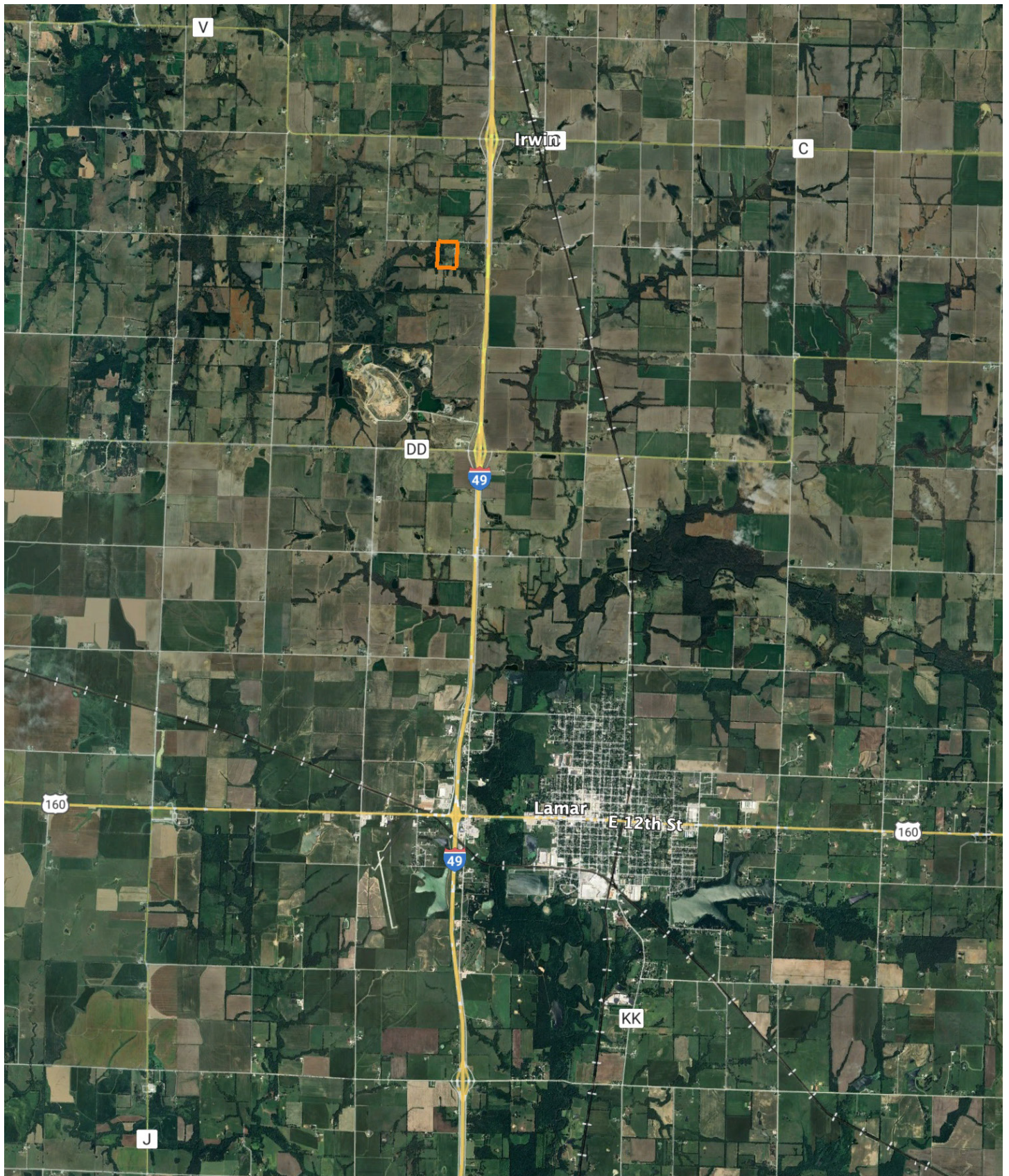
Area Symbol: MO011, Soil Area Version: 27

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
40035	Barco loam, 2 to 5 percent slopes, eroded	18.74	62.5%		2.1ft. (Paralithic bedrock)	Ille	0	44	41	38	28
40085	Parsons silt loam, 1 to 3 percent slopes	4.86	16.2%		1.1ft. (Abrupt textural change)	Ills	3483	59	57	59	58
46112	Hepler-Radley complex, 1 to 3 percent slopes, occasionally flooded	2.71	9.0%		> 6.5ft.	Ilw	0	81	81	63	73
40039	Barden silt loam, 1 to 5 percent slopes, eroded	1.75	5.8%		> 6.5ft.	Ille	0	69	68	61	59
40034	Barco loam, 2 to 5 percent slopes	0.87	2.9%		2.8ft. (Paralithic bedrock)	Ile	0	60	56	56	49
40086	Parsons silt loam, 1 to 3 percent slopes, eroded	0.87	2.9%		1.1ft. (Abrupt textural change)	Ille	4017	55	53	55	51
40038	Barden silt loam, 1 to 5 percent slopes	0.20	0.7%		> 6.5ft.	Ile	0	74	72	68	69
Weighted Average							2.87	*n 52.2	*n 49.8	*n 46.2	*n 40.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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.



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