

MIDWEST LAND GROUP PRESENTS

60 ACRES IN

DUNKLIN COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PECAN ORCHARD WITH GREAT HOME AND COVERED IN-GROUND POOL

This caliber of property does not come available for sale very often! If you are looking for a pecan orchard with income production and a place to live and play, take a look at this property. The land holds 60 +/- acres sitting just 5 minutes west of Kennett, Missouri on a well-maintained county road. As you approach the property you will immediately see the well-maintained orchard and home. The house sits among the trees, which makes for a beautiful shaded setting for daily living. There is an attached 2-car carport that leads into the home. There is a central living space with kitchen, dining, and living room areas. The master bedroom and bath are set off of the living room plus another bathroom and spare bedroom. On the opposite end of the home is a large office or bedroom plus laundry and 3rd bathroom. There are stairs leading up to a family room or craft room area, or possibly a 4th bedroom if needed. Through the back

door, you step out onto the large covered patio and in-ground pool area. There is also a small bar area and tall additional garage storage space off of this area. The home is heated and cooled with a new geothermal system that is just a year old. Outside you will find the well-manicured pecan grove that has 435 production trees that range in age from 20-45 years old in a variety of native and hybrid varieties. There are 2 wells that are capable of producing 400 and 600 gallons per minute. There are multiple shop buildings that allow for all equipment maintenance and storage needs. There is a 40x60 Workshop with a concrete floor and 220 electric with a 30'x36' workshop attached to one side and another additional 40'x50' covered area for processing off the back. There is a 3 bed, 2 bath single wide for additional housing or income. Don't wait, give Karl Ward a call at (417) 671-3117 with questions or to schedule a private showing.



PROPERTY FEATURES

PRICE: **\$695,000** | COUNTY: **DUNKLIN** | STATE: **MISSOURI** | ACRES: **60**

- 3 bedroom, 3 bathroom home
- 435 pecan trees
- 2 production wells
- 40'x60' shop
- 40'x50' covered processing area
- 30'x36' workshop
- 3 bed, 2 bath single wide
- Covered in-ground pool
- Geothermal HVAC
- 5 minutes to Kennett



3 BED, 3 BATH HOME



40'X60' SHOP



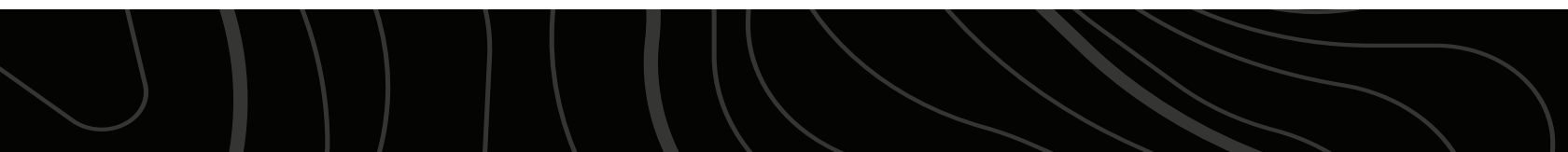
COVERED IN-GROUND POOL



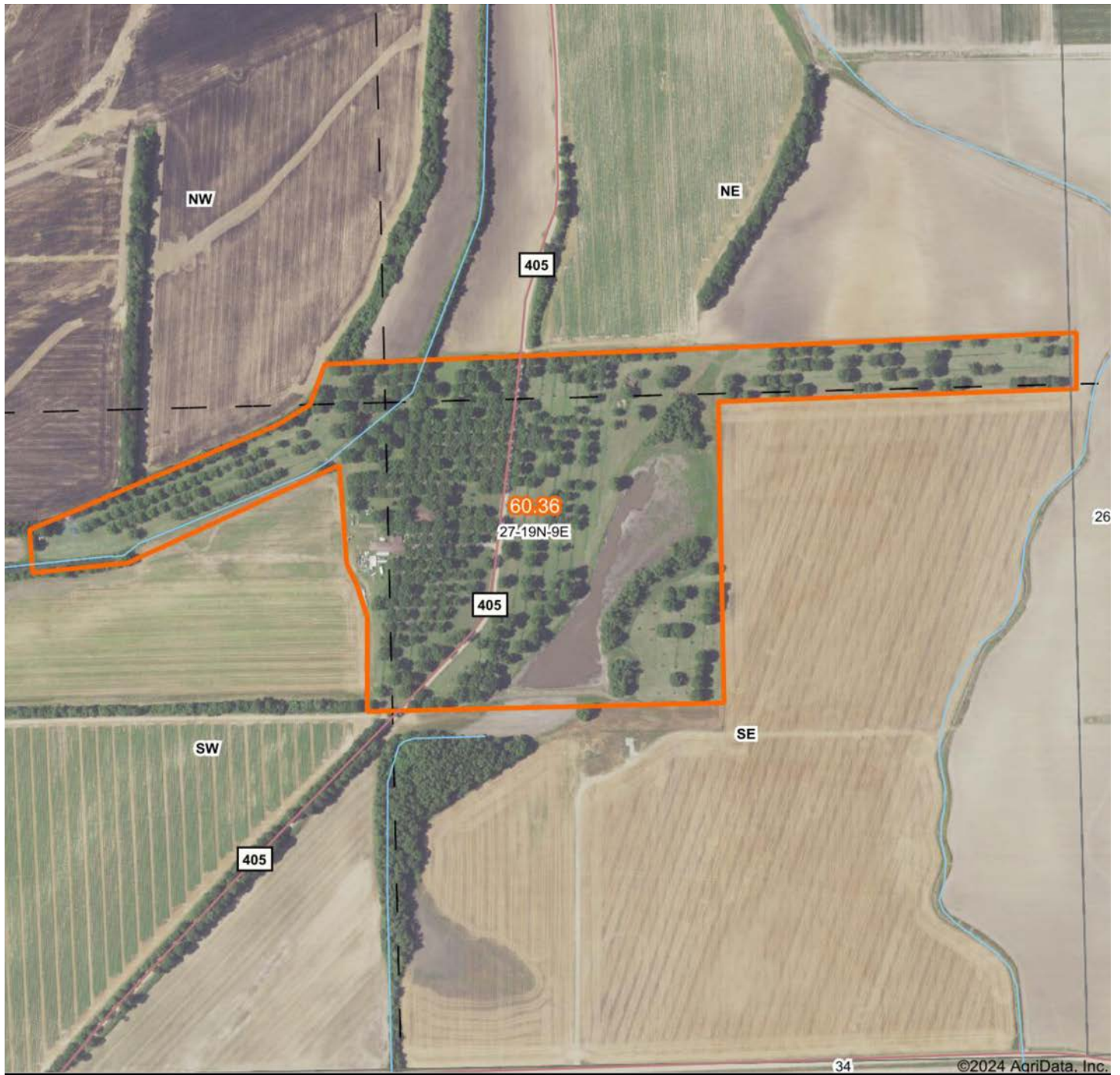
MULTIPLE OUTBUILDINGS



435 PECAN TREES



AERIAL MAP



Boundary Center: 36° 15' 26.22, -90° 4' 35.22

0ft 617ft 1234ft



Maps Provided By:



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27-19N-9E
Dunklin County
Missouri



3/6/2024

TOPOGRAPHY MAP



Maps Provided By:
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Source: USGS 3 meter dem
Interval(ft): 5.0
Min: 254.3
Max: 268.3
Range: 14.0
Average: 261.6
Standard Deviation: 3.67 ft

0ft 658ft 1317ft

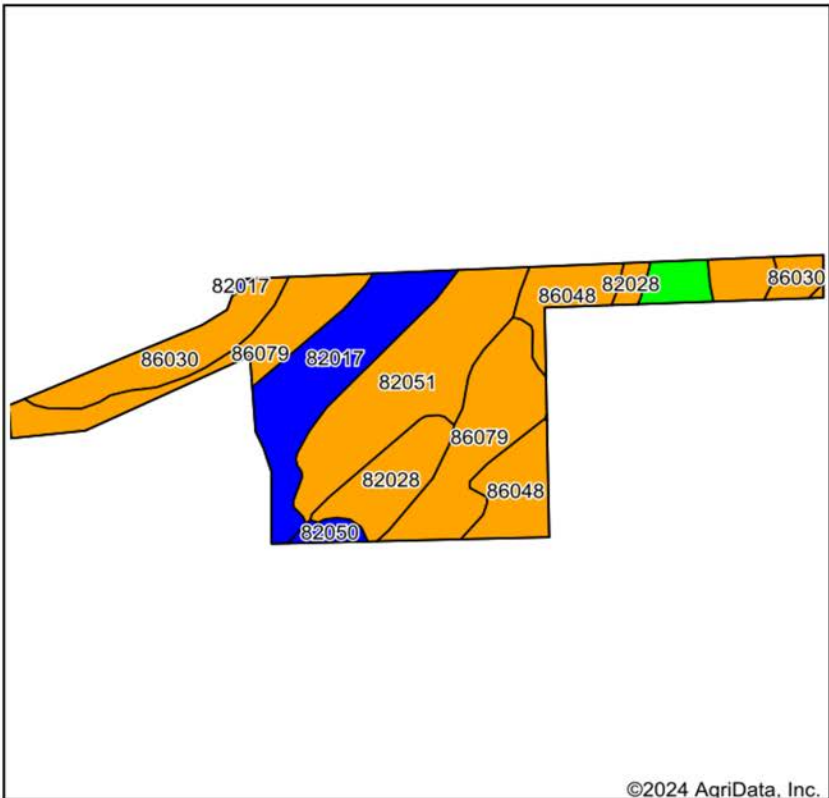


3/6/2024

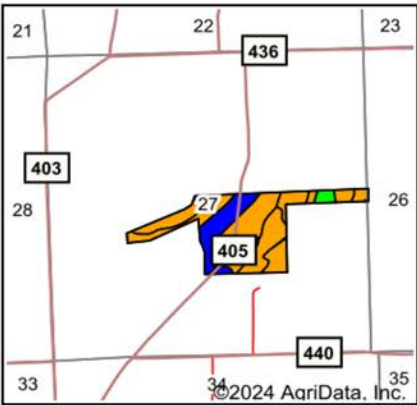
27-19N-9E
Dunklin County
Missouri

Boundary Center: 36° 15' 26.22, -90° 4' 35.22

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Dunklin**
Location: **27-19N-9E**
Township: **Independence**
Acres: **60.36**
Date: **3/6/2024**



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Area Symbol: MO069, Soil Area Version: 29											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Orchardgrass red clover Tons	Tall fescue Tons	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
86079	Cairo silty clay, 0 to 1 percent slopes, occasionally flooded	14.69	24.3%		IIIw		6	7	46	45	44
82051	Malden fine sand, 1 to 5 percent slopes	12.69	21.0%		IIIIs	2	3	3	37	37	22
82017	Bosket fine sandy loam, 0 to 1 percent slopes	9.88	16.4%		IIs	6	7	7	64	61	36
86048	Roellen silty clay, 0 to 1 percent slopes, occasionally flooded	8.55	14.2%		IIIw		6	7	55	54	50
86030	Gideon loam, 0 to 1 percent slopes, occasionally flooded	6.80	11.3%		IIIw		6	7	80	80	65
82028	Canalou loamy fine sand, 0 to 1 percent slopes, rarely flooded	5.26	8.7%		IIIIs		9	8	64	64	34
82043	Farrenburg fine sandy loam, 0 to 1 percent slopes, rarely flooded	1.63	2.7%		Iw		9	8	80	76	59
82050	Lilbourn fine sandy loam, 0 to 1 percent slopes	0.86	1.4%		IIw		8	7	68	59	62
Weighted Average					2.77	1.4	5.9	6.3	*n 55	*n 53.8	*n 41.1

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Like most agents at Midwest Land Group, hunting is Karl Ward's passion. However, unlike most agents, Karl was born in a cabin in the woods in Akeley, Minnesota, on a homestead his parents built from the ground up, with no running water or electricity. He grew up in Dallas, Oregon where his love for all-things outdoors became a natural part of his life. He served in the U.S. Navy as an in-flight operator for 20+ years and earned his Bachelor's Degree from Liberty University while on active duty. After retiring from the Navy, he did some Program Management as a Defense Contractor before ultimately seeking out a career that aligned with his excitement for the outdoors.

A true outdoorsman, Karl enjoys hunting, fishing, camping, hiking, farming, and woodworking. This lifestyle combined with many moves across the entire nation while in the Navy, led him to a firm grasp of the many challenges that can present themselves while buying and selling properties. His ability to combine a business mindset with a personal touch when working with clients is unmatched. As a land agent, Karl is able to combine his experience and knowledge with his love for the outdoors to help both buyers and sellers.

Clients who work with Karl know how determined he is. A master of thinking outside the box, Karl's the problem-solver who will exceed his client's expectations, adapt to their circumstances, and work hard to ensure a smooth transaction. An active participant in his church, the local Chamber of Commerce, and the VFW, Karl is married to his wife, Trinetta, of 25 years and, together, they have 4 children and 2 grandchildren.



KARL WARD,

LAND BROKER

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