

MIDWEST LAND GROUP PRESENTS

470 ACRES IN

NEWTON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

470 +/- ACRE WORKING CATTLE FARM

Right off blacktop east of Diamond and west of Pierce City, you will find 470 +/- sprawling acres ready for your livestock! The gently rolling pasture ground is fully fenced and cross-fenced with multiple paddocks, perfect for rotational grazing. Bringing substantial value to the land is a watering system that runs off a main well and is tied to 50+ waterers placed in each paddock. The farm also includes 3 homesteads: a 960 square foot manufactured home, a 1,431 square foot brick home, and a 1,820 square

foot home. The homes can be sold with or separately from the land. Additional improvements include a hay shed, an equipment shed, a dairy/cattle barn, and several grain bins. If interested in less acreage, ask about splitting as the farm can be divided. This farm is ready to go for that cattleman looking to expand or start their operations. Just in time for spring, the pasture is lush and the waterers are ready to go. Call Land Agent Kellen Bounous to tour this incredible southwest Missouri farm today!



PROPERTY FEATURES

PRICE: **\$3,349,365** | COUNTY: **NEWTON** | STATE: **MISSOURI** | ACRES: **470**

- Gently rolling pasture
- Fully fenced and cross-fenced
- Built-in watering system
- Multiple paddocks for rotational grazing
- 50+ waterers for each paddock
- 3 homesteads (960 to 1,820 sq. ft.)
- Deep well
- Hay shed
- Equipment shed
- Grain bins
- Dairy/cattle barn
- 2 ponds
- Blacktop road frontage
- 10 miles east of Diamond
- 11.4 miles west of Pierce City
- 27.3 miles to Joplin
- 59.1 miles to Springfield



3 HOMESTEADS (960 TO 1,820 SQ. FT.)



BLACKTOP ROAD FRONTAGE



2 PONDS



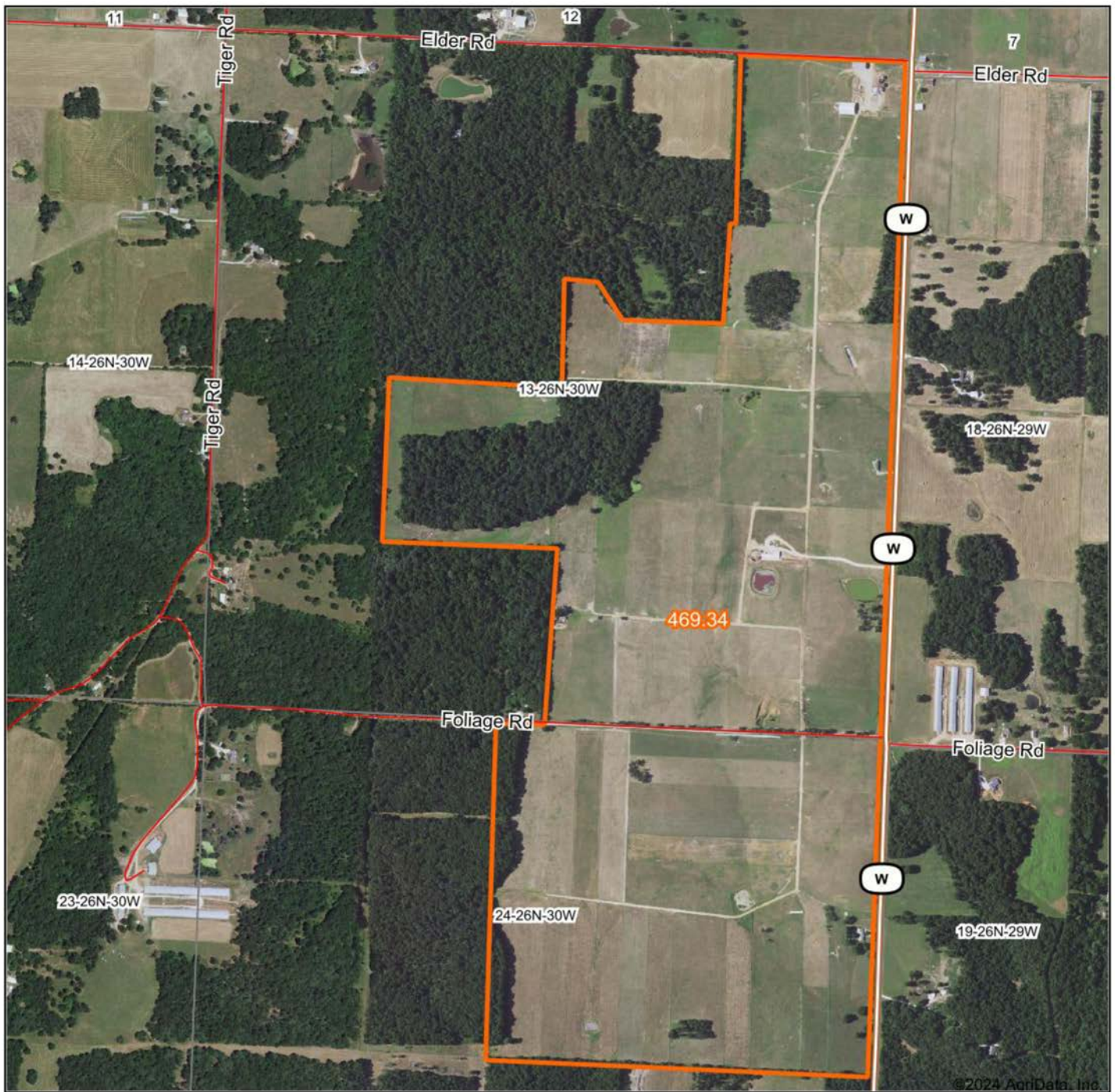
470 +/- ACRES



MULTIPLE OUTBUILDINGS



AERIAL MAP



Maps Provided By:



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Boundary Center: 36° 58' 0.48, -94° 9' 34.17

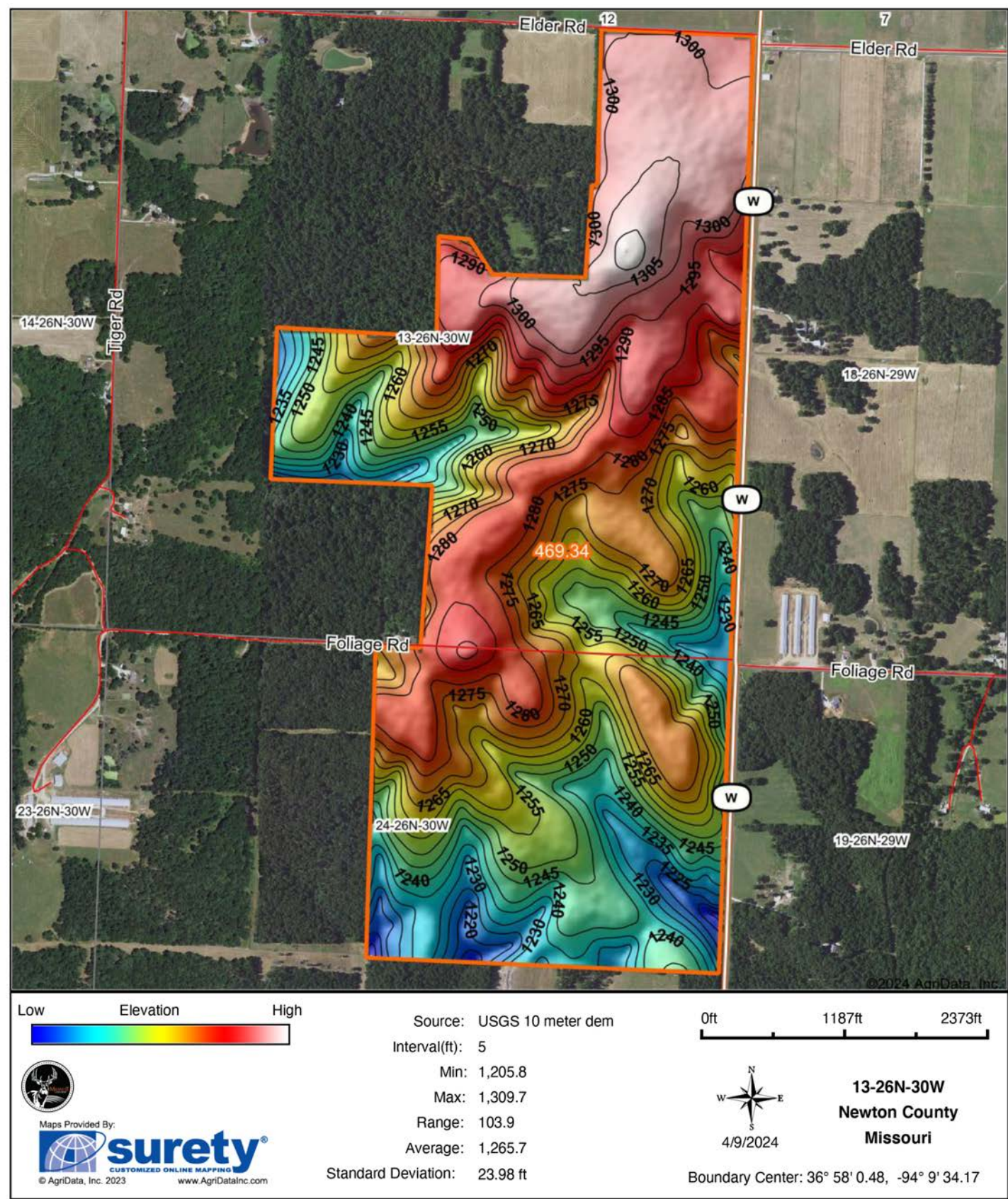
13-26N-30W
Newton County
Missouri

0ft 1213ft 2425ft

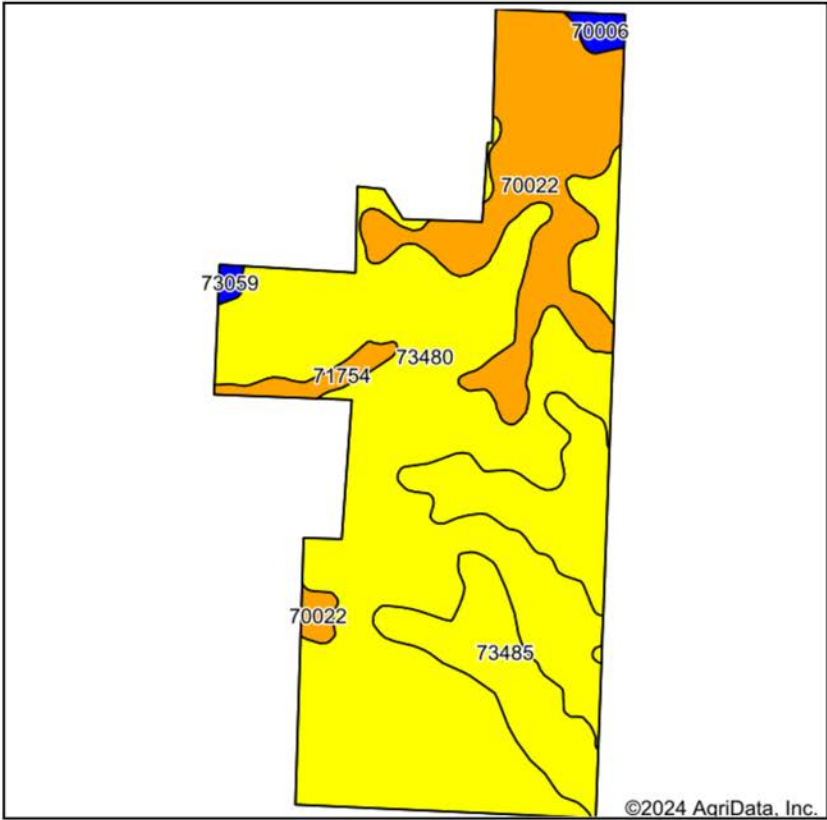


4/9/2024

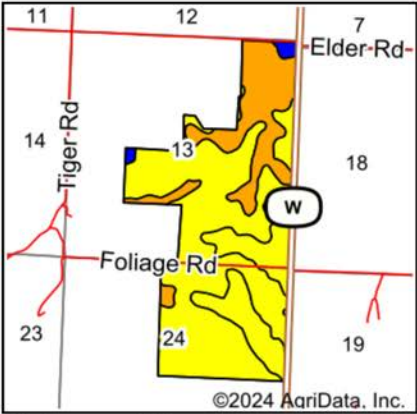
HILLSHADE MAP



SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Newton**
Location: **13-26N-30W**
Township: **Van Buren**
Acres: **469.34**
Date: **4/9/2024**



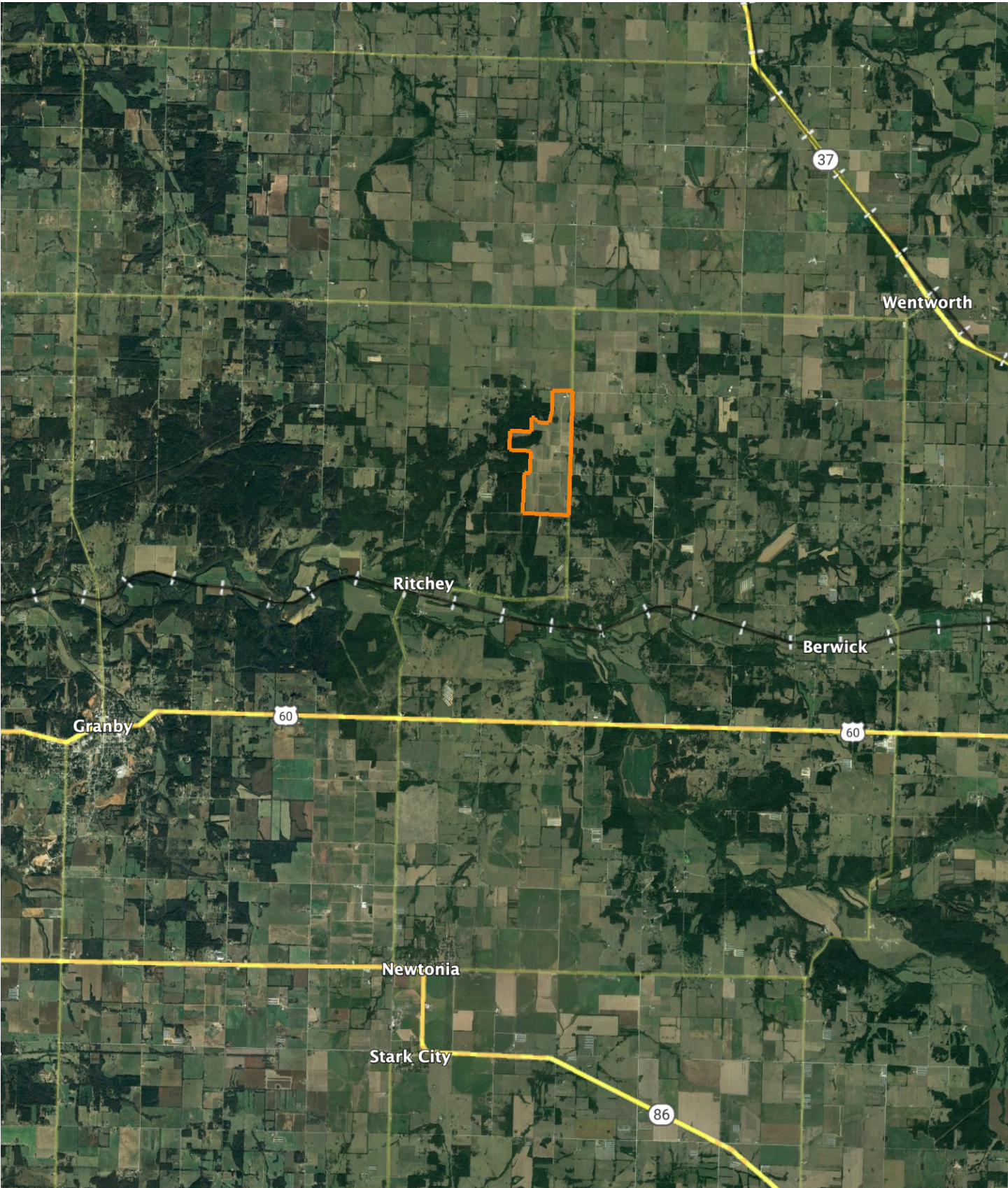
Maps Provided By:



Area Symbol: MO145, Soil Area Version: 25													
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 Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
73480	Nixa very gravelly silt loam, 3 to 8 percent slopes	288.65	61.5%		IVs		1	5	5	31	31	30	19
70022	Tonti silt loam, 3 to 8 percent slopes	88.40	18.8%		IIIe	3	5	5	5	42	42	36	30
73485	Nixa-Clarksville complex, 3 to 20 percent slopes	79.10	16.9%		IVs	3	3	3	3	39	38	34	23
71754	Waben-Cedargap, occasionally flooded complex, 2 to 5 percent slopes	7.45	1.6%		IIIls	3	4	4	4	46	46	28	31
70006	Creldon silt loam, 1 to 3 percent slopes	3.92	0.8%		Ile	3	5	5	5	58	58	51	46
73059	Pomme silt loam, 1 to 3 percent slopes	1.82	0.4%		Ile	7	7	7	7	76	76	63	61
Weighted Average					3.77	1.2	2.2	4.7	4.7	*n 35.1	*n 34.9	*n 32.1	*n 22.3

*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

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