MIDWEST LAND GROUP PRESENTS

#### **105 ACRES IN**

# BARRY COUNTY MISSOURI





MidwestLandGroup.com

#### MIDWEST LAND GROUP IS HONORED TO PRESENT **STUNNING 105 +/- ACRES OF ROLLING PASTURE**

Beautiful, 105 +/- acres of rolling pasture ready for your livestock or future home! Situated south of Aurora and east of State Highway 39, this farm acreage is not lacking views. Multiple build sites allow amazing views of the rolling pasture ground, so bring your build plans! Fully fenced and cross-fenced, the sprawling acreage is set up for rotational grazing with multiple cross-fenced paddocks, and established roads for paddock access.

Additional features include 2 ponds, a wet weather creek, and 45 +/- acres of timber with an abundance

of deer and turkey sign. The major timber block has some unique topography setting it up for a sneaky spot to chase whitetail deer. Multiple rubs and scraps were visible throughout the ridge line. During pictures, two big toms were strutting on the hillside.

If you like working cattle with a view, this farm offers some incredible scenery. The beautiful rolling topography mixed with the lush spring grass makes this farm perfect to run your herd. Do not miss your opportunity to own this stunning Barry County farm!



#### **PROPERTY FEATURES**

#### PRICE: \$651,000 COUNTY: BARRY STATE: MISSOURI

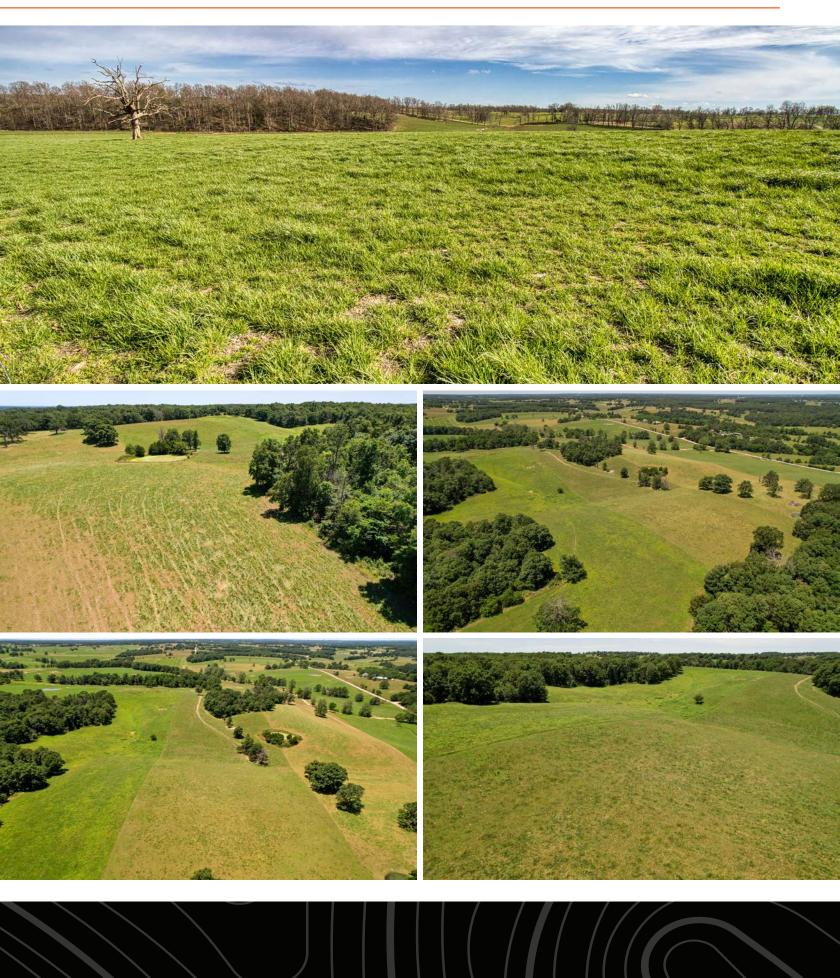
#### ACRES: 105

- Beautiful rolling pasture
- Multiple build sites
- Fully fenced and cross-fenced
- Multiple paddocks for rotational grazing
- 2 ponds
- Wet weather creek

- 45 +/- acres of timber
- Abundance of deer and turkey
- Blacktop road frontage
- 5.5 miles south of Aurora
- 20.4 miles to Republic
- 33.5 miles to Springfield



## BEAUTIFUL ROLLING PASTURE



#### FENCED & CROSS-FENCED



#### 45 +/- ACRES OF TIMBER



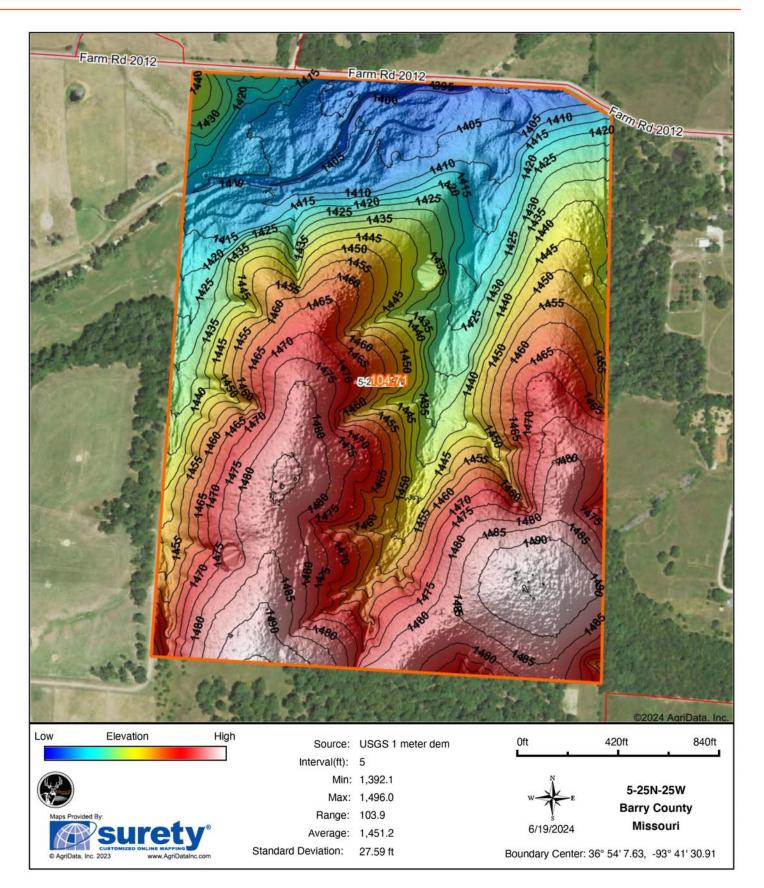
### 2 PONDS & WET WEATHER CREEK



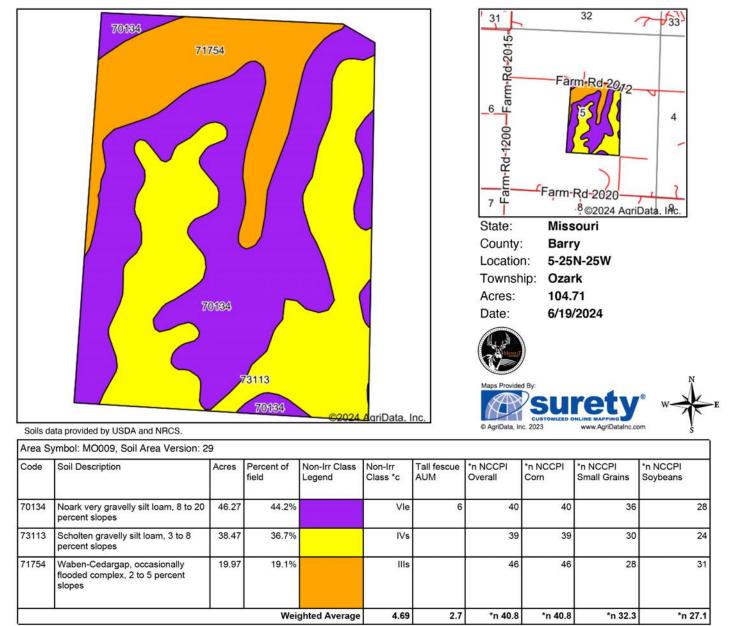
#### AERIAL MAP



#### HILLSHADE MAP

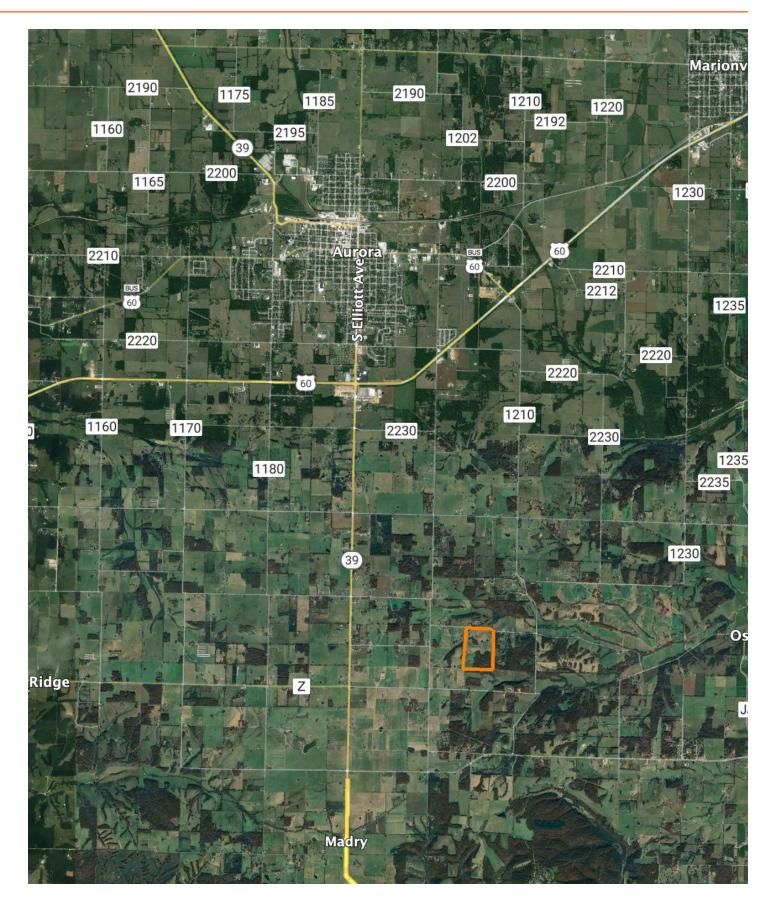


#### SOIL MAP



\*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.

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