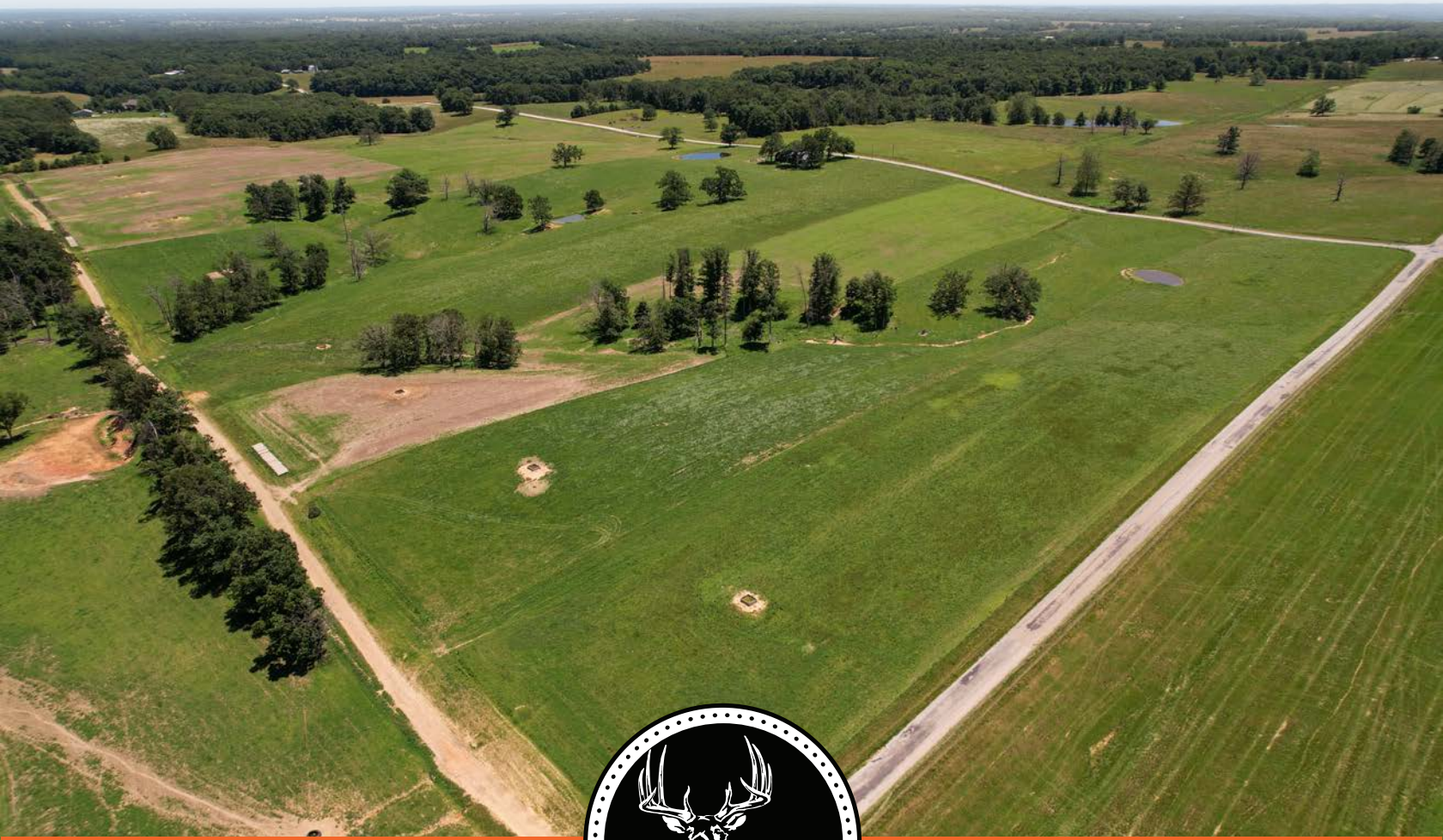


MIDWEST LAND GROUP PRESENTS

58 ACRES IN

BARRY COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

58 +/- ACRES OF ROLLING PASTURE

Build your dream home and start a hobby farm on 58 +/- acres of rolling pasture! 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 mix of trees, blacktop road frontage on two sides, and a log cabin on 5 acres that could be purchased as well.

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: **\$396,800** | COUNTY: **BARRY** | STATE: **MISSOURI** | ACRES: **58**

- Beautiful rolling pasture
- Multiple build sites
- Fully fenced and cross-fenced
- Black top road frontage on two sides
- Multiple paddocks for rotational grazing
- 2 ponds
- Ask about the log cabin on 5 acres
- Blacktop road frontage
- 5.5 miles south of Aurora
- 20.4 miles to Republic
- 33.5 miles to Springfield



MULTIPLE BUILD SITES & PASTURE



FENCED & CROSS-FENCED



MULTIPLE PADDOCKS FOR GRAZING



AERIAL MAP



Boundary Center: 36° 53' 48.67, -93° 41' 55.75



Maps Provided By:



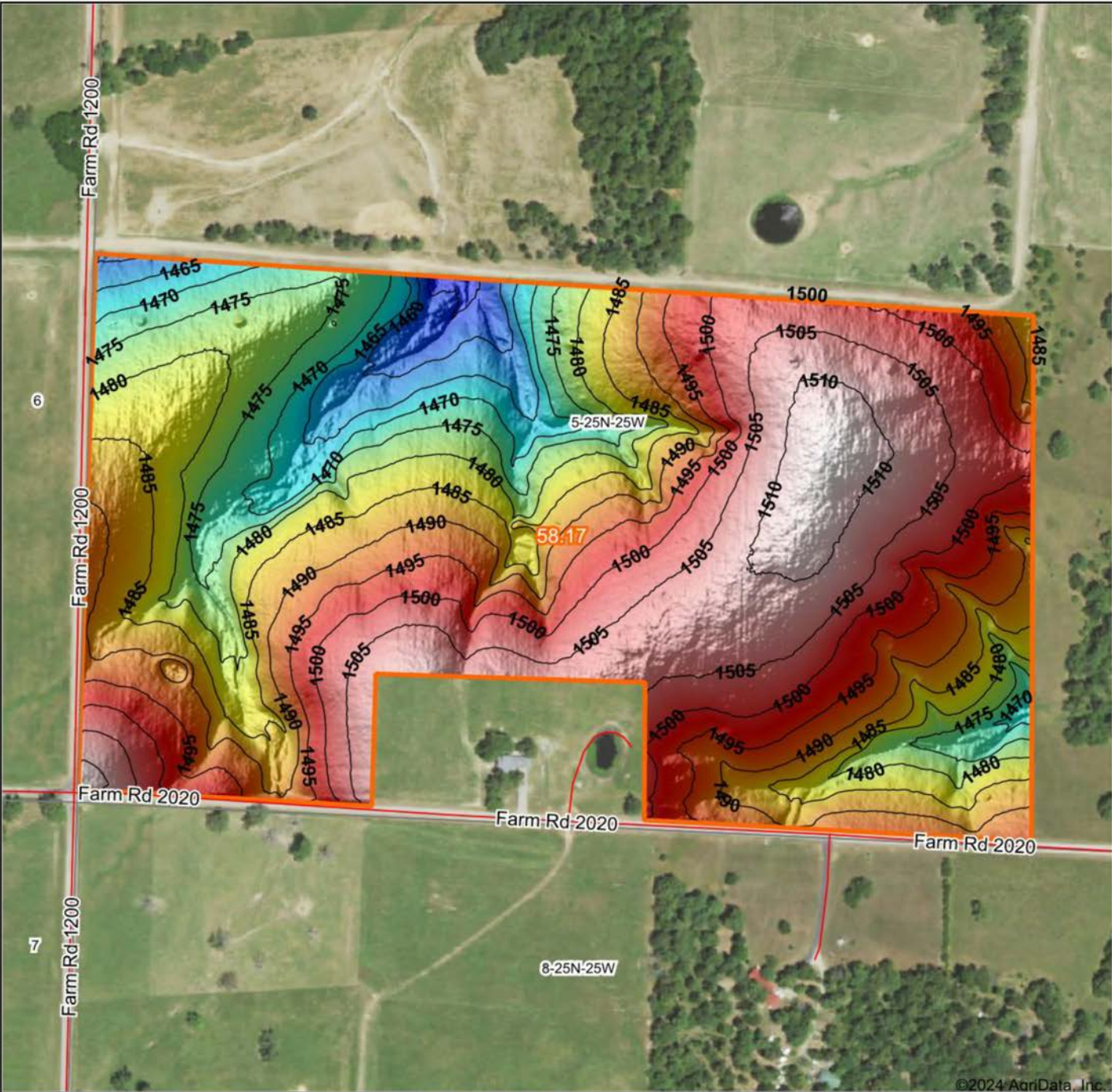
© AgriData, Inc. 2023 www.AgriDataInc.com

5-25N-25W
Barry County
Missouri



6/19/2024

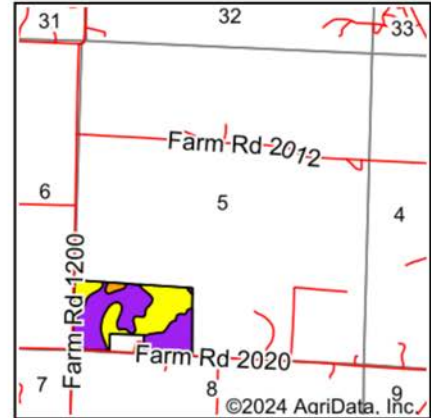
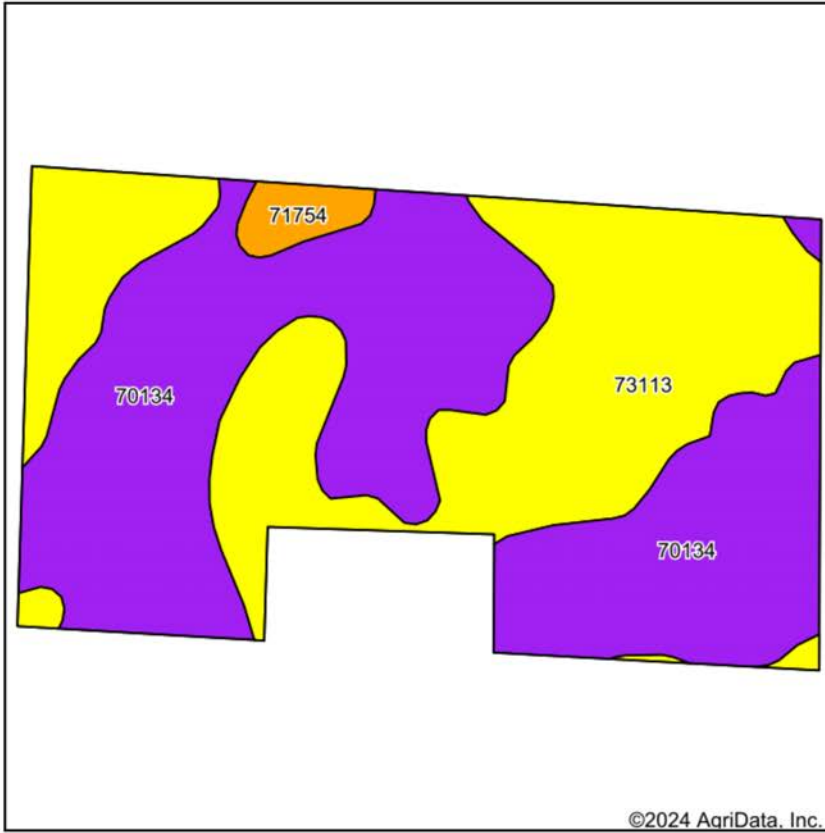
HILLSHADE MAP



<p>Low Elevation High</p>	<p>Source: USGS 1 meter dem Interval(ft): 5 Min: 1,452.9 Max: 1,512.9 Range: 60.0 Average: 1,490.0 Standard Deviation: 13.71 ft</p>	<p>0ft 367ft 734ft</p> <p>6/19/2024</p> <p>5-25N-25W Barry County Missouri</p> <p>Boundary Center: 36° 53' 48.67, -93° 41' 55.75</p>
---------------------------	---	---

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com

SOIL MAP



State: **Missouri**
 County: **Barry**
 Location: **5-25N-25W**
 Township: **Ozark**
 Acres: **58.17**
 Date: **6/19/2024**






Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

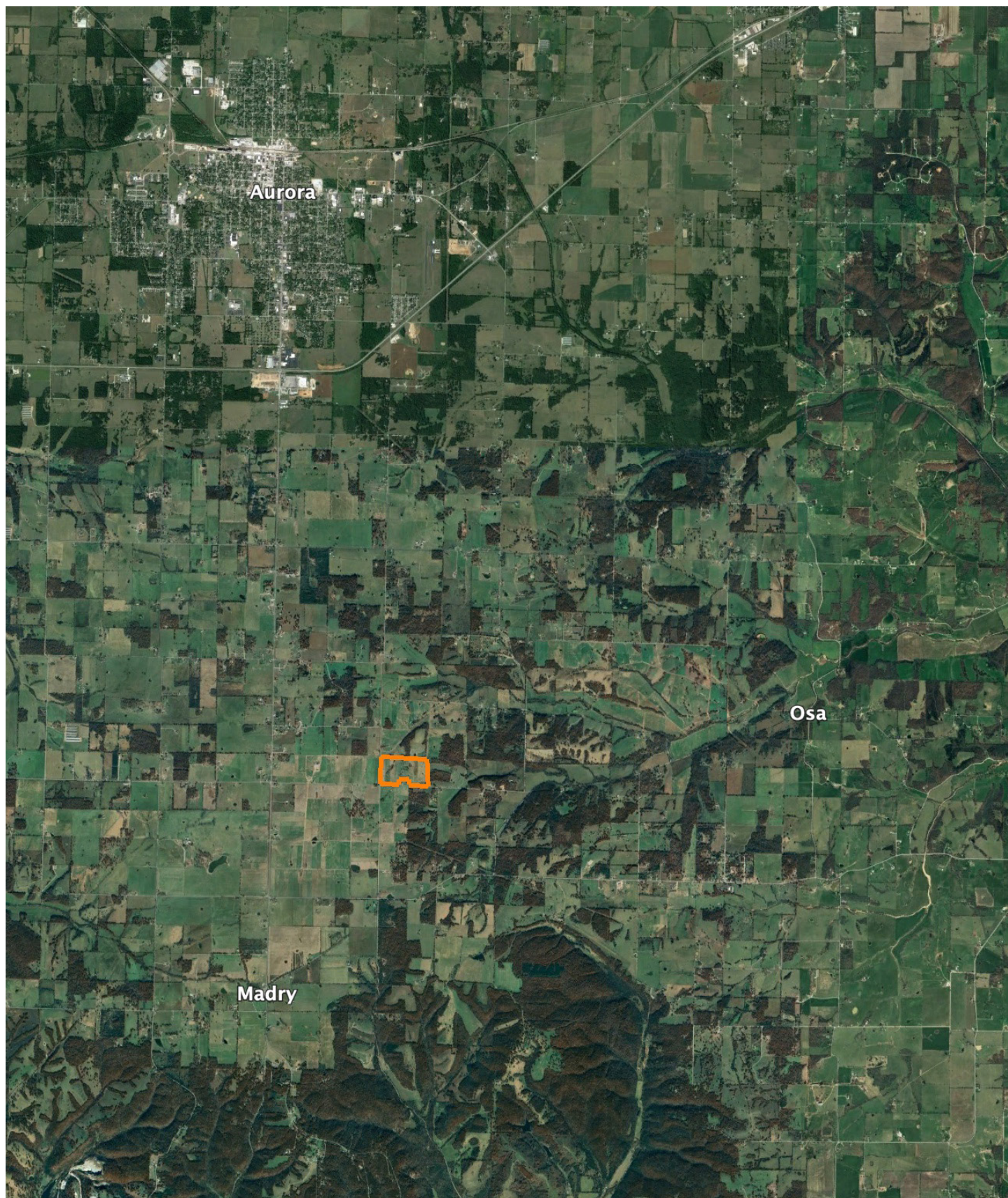
Area Symbol: MO009, Soil Area Version: 29

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 Small Grains	*n NCCPI Soybeans
70134	Noark very gravelly silt loam, 8 to 20 percent slopes	32.65	56.2%		Vle	6	40	40	36	28
73113	Scholten gravelly silt loam, 3 to 8 percent slopes	24.27	41.7%		IVs		39	39	30	24
71754	Waben-Cedargap, occasionally flooded complex, 2 to 5 percent slopes	1.25	2.1%		Ills		46	46	28	31
Weighted Average					5.10	3.4	*n 39.7	*n 39.7	*n 33.3	*n 26.4

*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

417.313.3123

KBounous@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, Oklahoma, Texas, and South Dakota.