

MIDWEST LAND GROUP PRESENTS

64 ACRES IN

BARRY COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

GORGEOUS 64 +/- ACRE BUILT SITE OR PASTURE LAND

Build your dream home and start a hobby farm on 64 +/- 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 a pond, a wet weather creek, and 23 +/- acres of timber with an abundance of deer and turkey sign.

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: **64**

- Beautiful rolling pasture
- Multiple build sites
- Fully fenced and cross-fenced
- Multiple paddocks for rotational grazing
- 1 pond
- Wet weather creek
- 23 +/- 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



MULTIPLE BUILD SITES & PASTURE



FENCED & CROSS-FENCED



23 +/- ACRES OF TIMBER



1 POND & WET WEATHER CREEK



AERIAL MAP



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Boundary Center: 36° 54' 1.24, -93° 41' 55.3

0ft 465ft 930ft

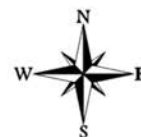


Maps Provided By:



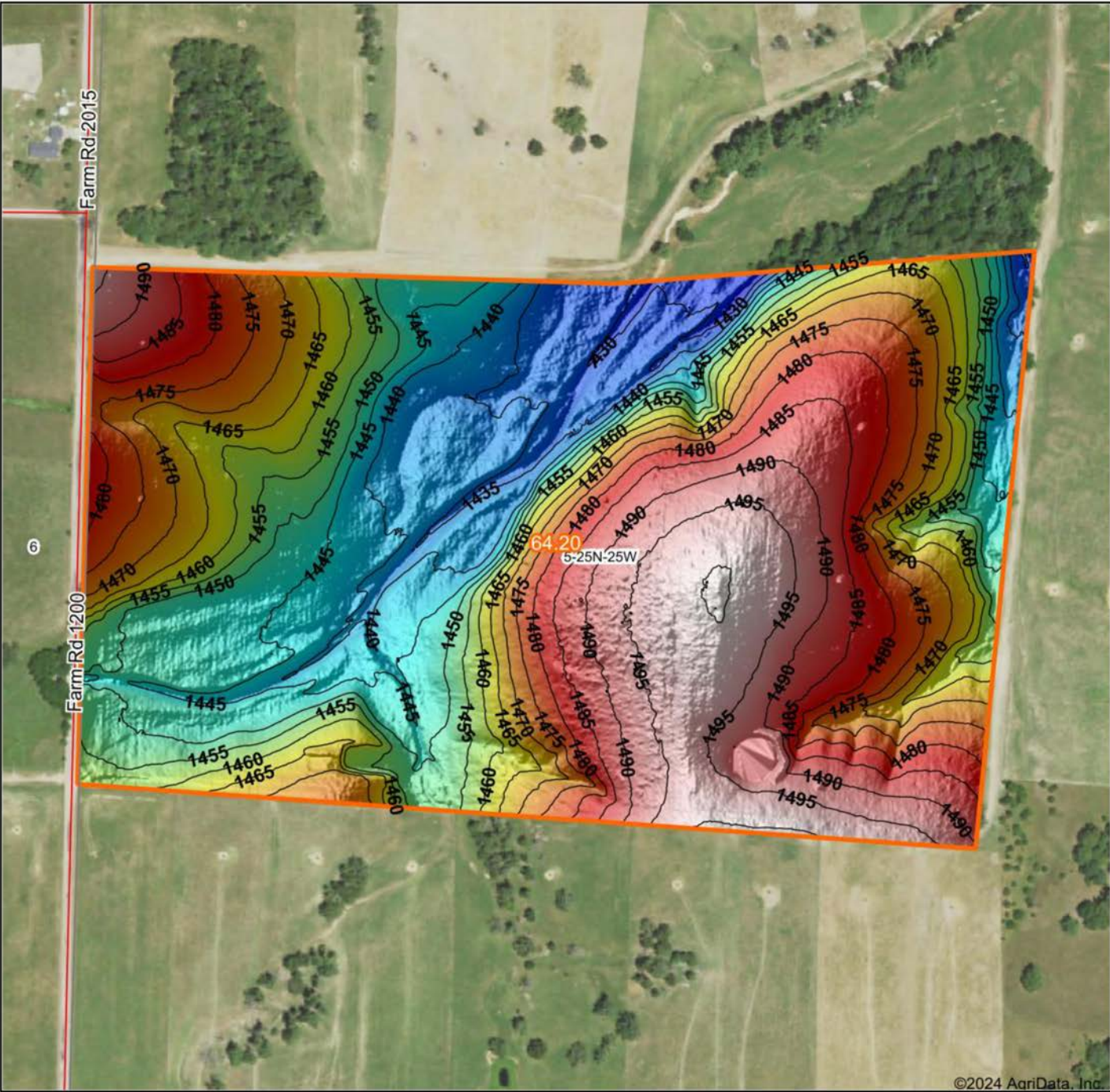
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5-25N-25W
Barry County
Missouri



6/19/2024

HILLSHADE MAP



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<p>Low Elevation High</p>	<p>Source: USGS 1 meter dem Interval(ft): 5 Min: 1,425.8 Max: 1,500.8 Range: 75.0 Average: 1,465.8 Standard Deviation: 20.11 ft</p>	<p>0ft 371ft 741ft</p> <p>5-25N-25W Barry County Missouri 6/19/2024 Boundary Center: 36° 54' 1.24, -93° 41' 55.3</p>
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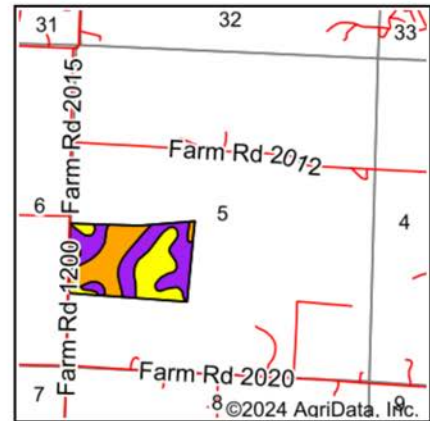
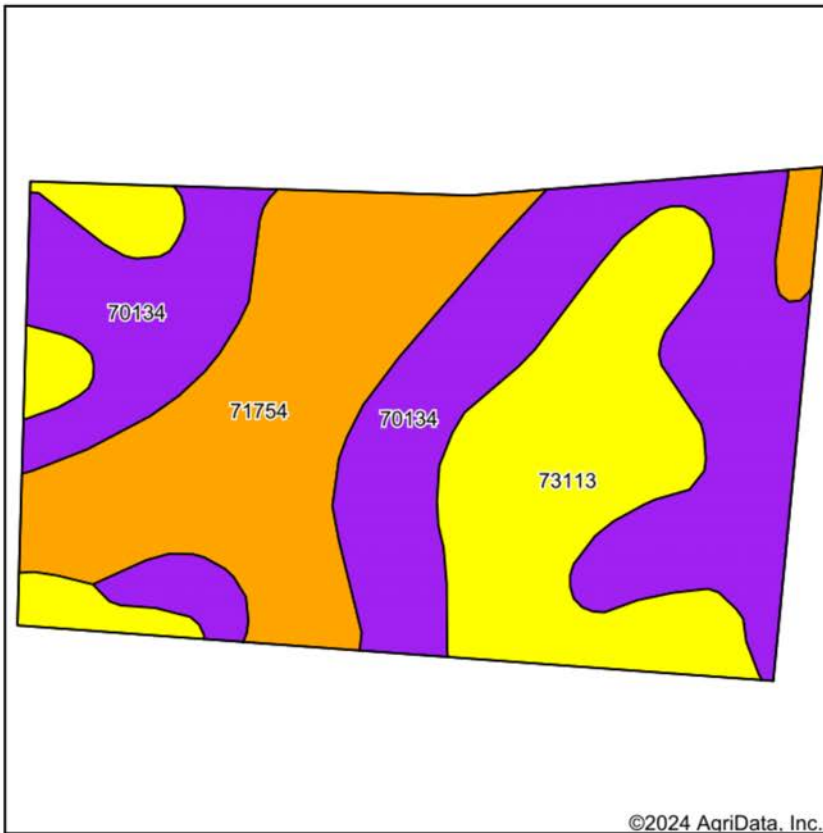
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SOIL MAP



State: **Missouri**
 County: **Barry**
 Location: **5-25N-25W**
 Township: **Ozark**
 Acres: **64.2**
 Date: **6/19/2024**






Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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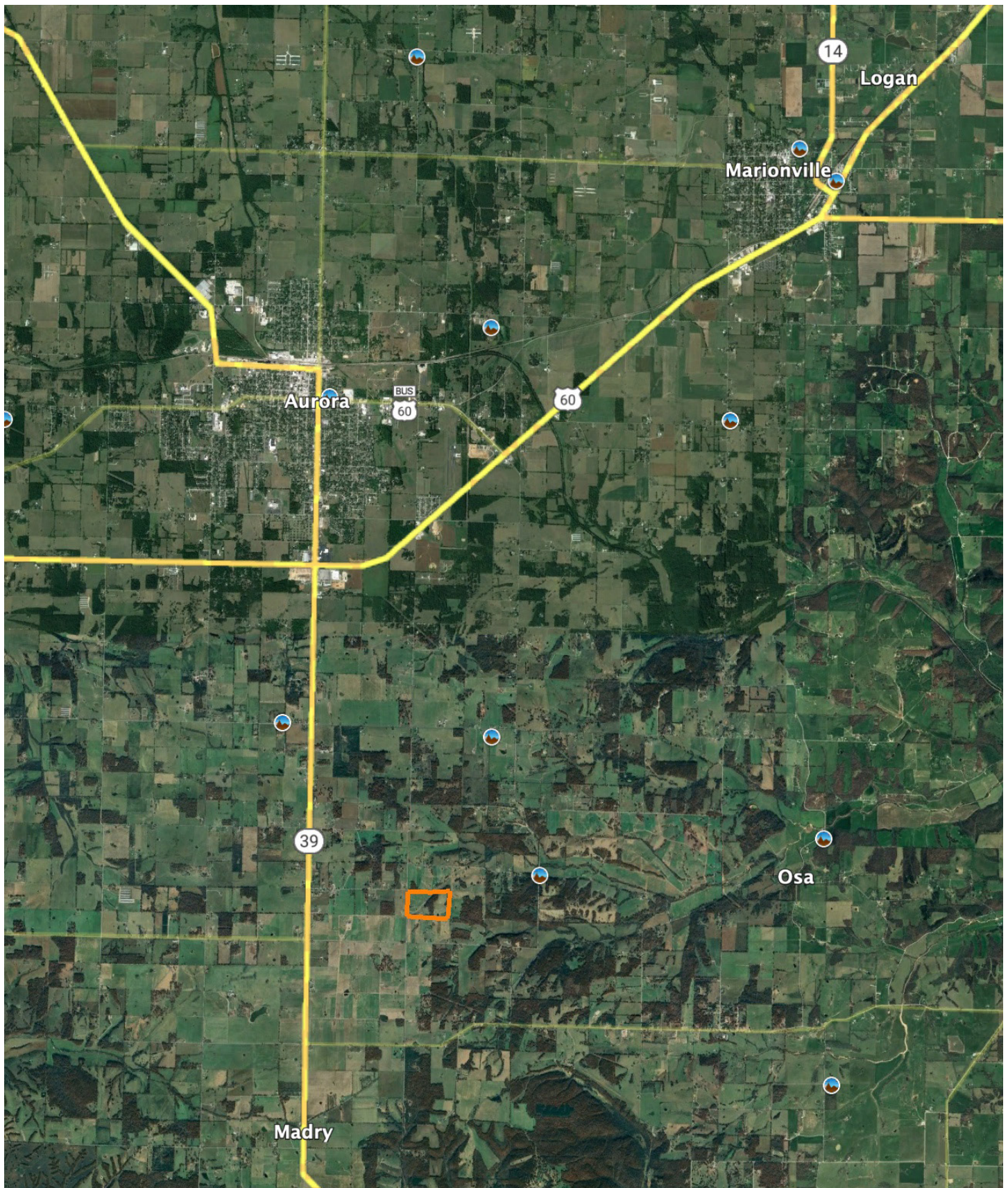
Soils data provided by USDA and NRCS.

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	27.43	42.8%		Vle	6	40	40	36	28	
71754	Waben-Cedargap, occasionally flooded complex, 2 to 5 percent slopes	18.70	29.1%		Ills		46	46	28	31	
73113	Scholten gravelly silt loam, 3 to 8 percent slopes	18.07	28.1%		IVs		39	39	30	24	
Weighted Average						4.56	2.6	*n 41.5	*n 41.5	*n 32	*n 27.7

*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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