

MIDWEST LAND GROUP PRESENTS

130 ACRES IN

NEWTON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

130 +/- COMBO FARM IN NEWTON COUNTY, MISSOURI

Productive farmland combined with stellar recreational value. That is what you get with these 130 +/- acres in Newton County, Missouri. Combination farms can be hard to find, and here is a chance to own a tract that is packed full of turkey and deer and still provides ample land to put into crop or hay production.

The farm boasts almost 90 acres of open farmable ground with around 40 acres being in timber. The

“horseshoe” as we call it located on the lost 40 would be perfect for food plots and you couldn’t choose a bad spot to set up a Redneck blind.

A 960-square-foot manufactured home and a detached garage/shop would make a great permanent residence or hunting camp. Electric is run to the home site and a private well is in place. Call today to check out this incredible combination farm in Newton County, Missouri!



PROPERTY FEATURES

PRICE: **\$715,000** | COUNTY: **NEWTON** | STATE: **MISSOURI** | ACRES: **130**

- Beautiful 130 +/- acre combo farm
- 90+/- acres of farmland
- Currently in hay/cattle production
- 40 +/- acres of timber
- Great locations for food plots
- Abundance of deer and turkey
- 960 square foot, 3 bed/2 bath home
- Detached garage/shop
- Private well
- Private drive
- 10 miles east of Diamond
- 11.4 miles west of Pierce City
- 27.3 miles to Joplin
- 59.1 miles to Springfield



BEAUTIFUL 130 +/- ACRE COMBO FARM



90+/- ACRES OF FARMLAND



40 +/- ACRES OF TIMBER



960 SQUARE FOOT, 3 BED/2 BATH HOME



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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Boundary Center: 36° 58' 5.14, -94° 9' 42.63

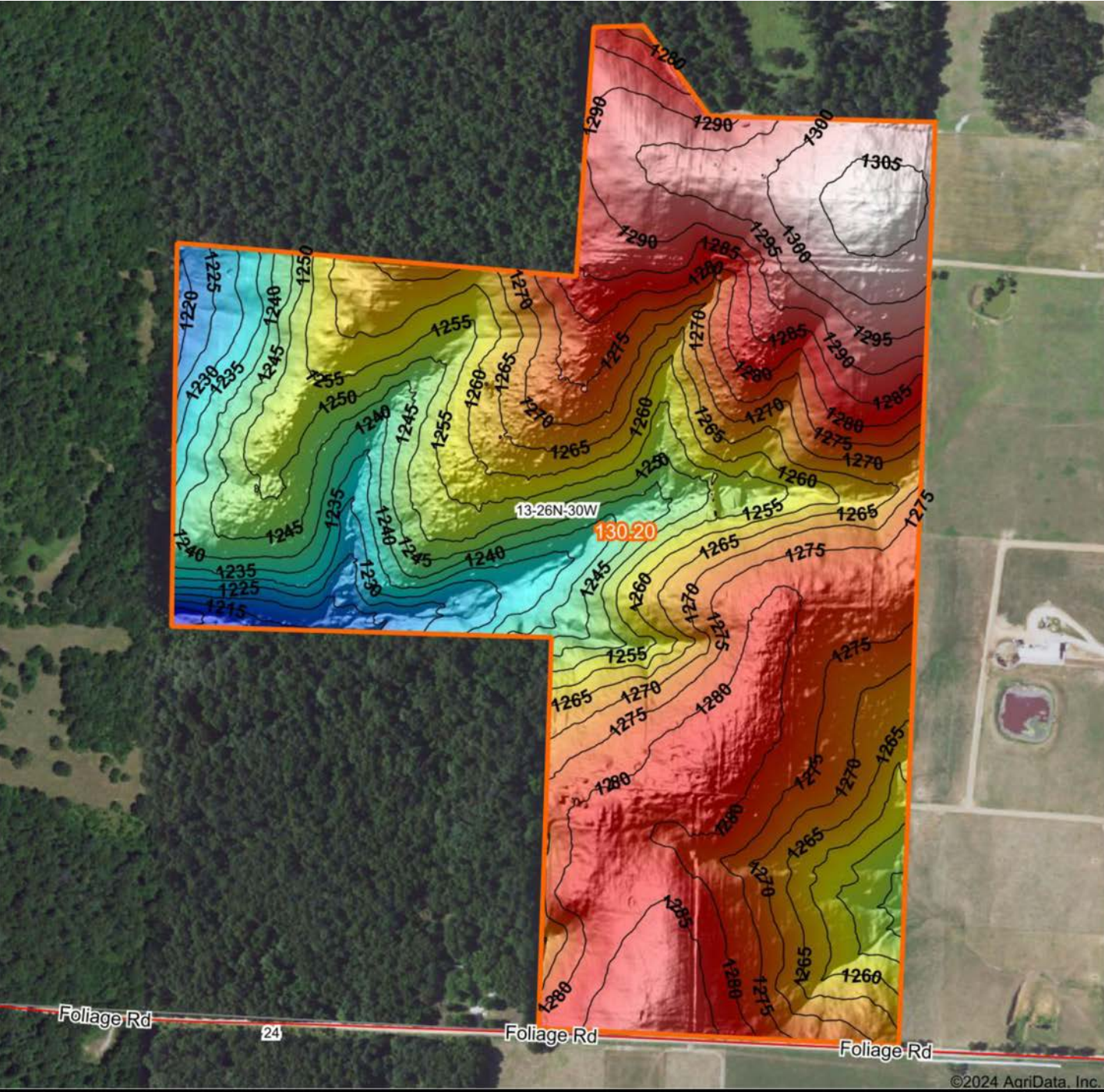
13-26N-30W
Newton County
Missouri

0ft 656ft 1311ft

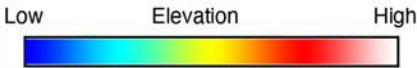


6/19/2024

HILLSHADE MAP



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CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem

Interval(ft): 5

Min: 1,207.7

Max: 1,307.4

Range: 99.7

Average: 1,267.1

Standard Deviation: 20.57 ft

0ft 545ft 1090ft

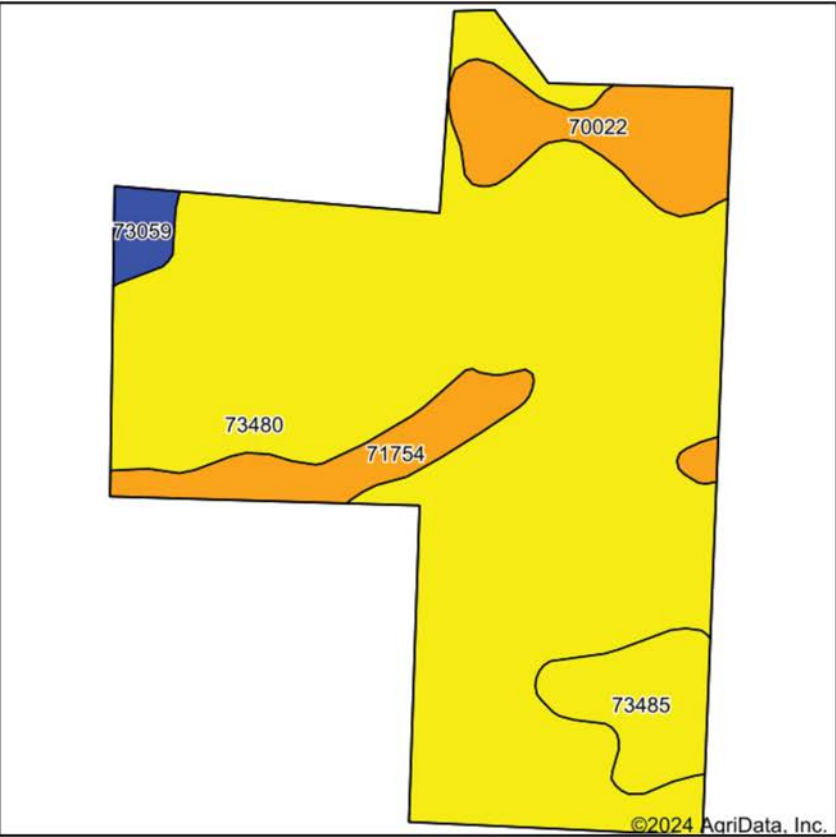


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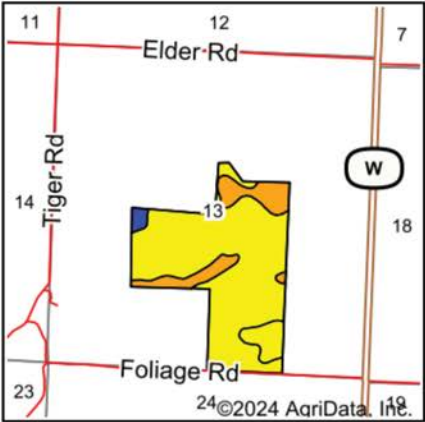
13-26N-30W
Newton County
Missouri

Boundary Center: 36° 58' 5.14, -94° 9' 42.63

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Newton**
Location: **13-26N-30W**
Township: **Van Buren**
Acres: **130.2**
Date: **6/19/2024**



Maps Provided By:

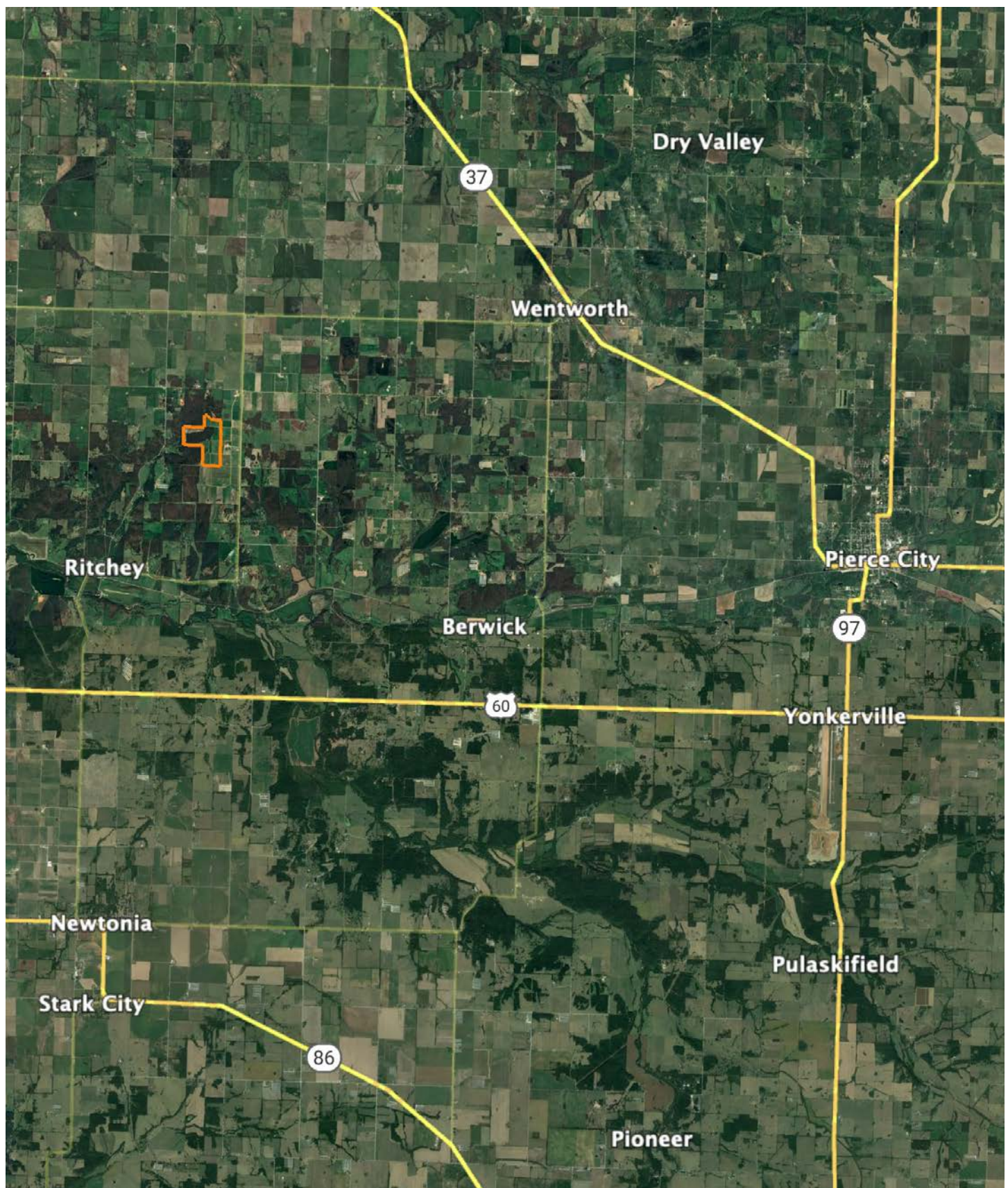


Area Symbol: MO145, Soil Area Version: 25													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Orchardgrass red clover Tons	Tall fescue AUM	Tall fescue Tons	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
73480	Nixa very gravelly silt loam, 3 to 8 percent slopes	101.96	78.3%		IVs		1	5	5	31	31	30	19
70022	Tonti silt loam, 3 to 8 percent slopes	10.96	8.4%		IIIe	3	5	5	5	42	42	36	30
71754	Waben-Cedargap, occasionally flooded complex, 2 to 5 percent slopes	7.68	5.9%		IIIc	3	4	4	4	46	46	28	31
73485	Nixa-Clarksville complex, 3 to 20 percent slopes	7.50	5.8%		IVs	3	3	3	3	39	38	34	23
73059	Pomme silt loam, 1 to 3 percent slopes	2.10	1.6%		IIe	7	7	7	7	76	76	63	61
Weighted Average					3.82	0.7	1.7	4.9	4.9	*n 34	*n 33.9	*n 31.1	*n 21.5

*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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