

MIDWEST LAND GROUP PRESENTS

63 ACRES IN

# NEWTON COUNTY MISSOURI



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# 63 +/- ACRES READY FOR YOUR DREAM HOME OR FARM

If you are looking for smaller acre farm land to build your dream home, then look no further than this beautiful 63 +/- acres in Pierce City, Missouri! Located east of Diamond and west of Wentworth, this relatively flat, open pasture acreage is conveniently situated off a blacktop road. Consisting of primarily Class II and III soils, the farm has been in hay production and grazed by beef cattle. The farm could easily be transitioned to row crop or stay in pasture.

A major added value is the two wells on the property. One of the wells is fed to 10+ waterers, that allow fresh water to your livestock. The other needs serviced but could easily be a future well for a home. Additional features include a commodity/storage building, a livestock barn, and multiple grain bins.

Bring your build plans and explore this blank canvas of land in Newton County! Your future hobby farm awaits. Call land agent Kellen Bounous to set up a showing!



# PROPERTY FEATURES

PRICE: **\$409,500** | COUNTY: **NEWTON** | STATE: **MISSOURI** | ACRES: **63**

- 63 +/- acres of farmland
- Pasture or tillable
- Multiple build sites
- Multiple gated entrances
- Blacktop road frontage
- Two wells
- Commodity building
- Livestock barn
- Grain bins
- Will need a survey
- 10 miles east of Diamond
- 11.4 miles west of Pierce City
- 27.3 miles to Joplin
- 59.1 miles to Springfield



# MULTIPLE BUILD SITES

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# LIVESTOCK BARN & GRAIN BINS

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# PASTURE OR TILLABLE

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# AERIAL MAP



Boundary Center: 36° 58' 29.42, -94° 9' 18.05



Maps Provided By:



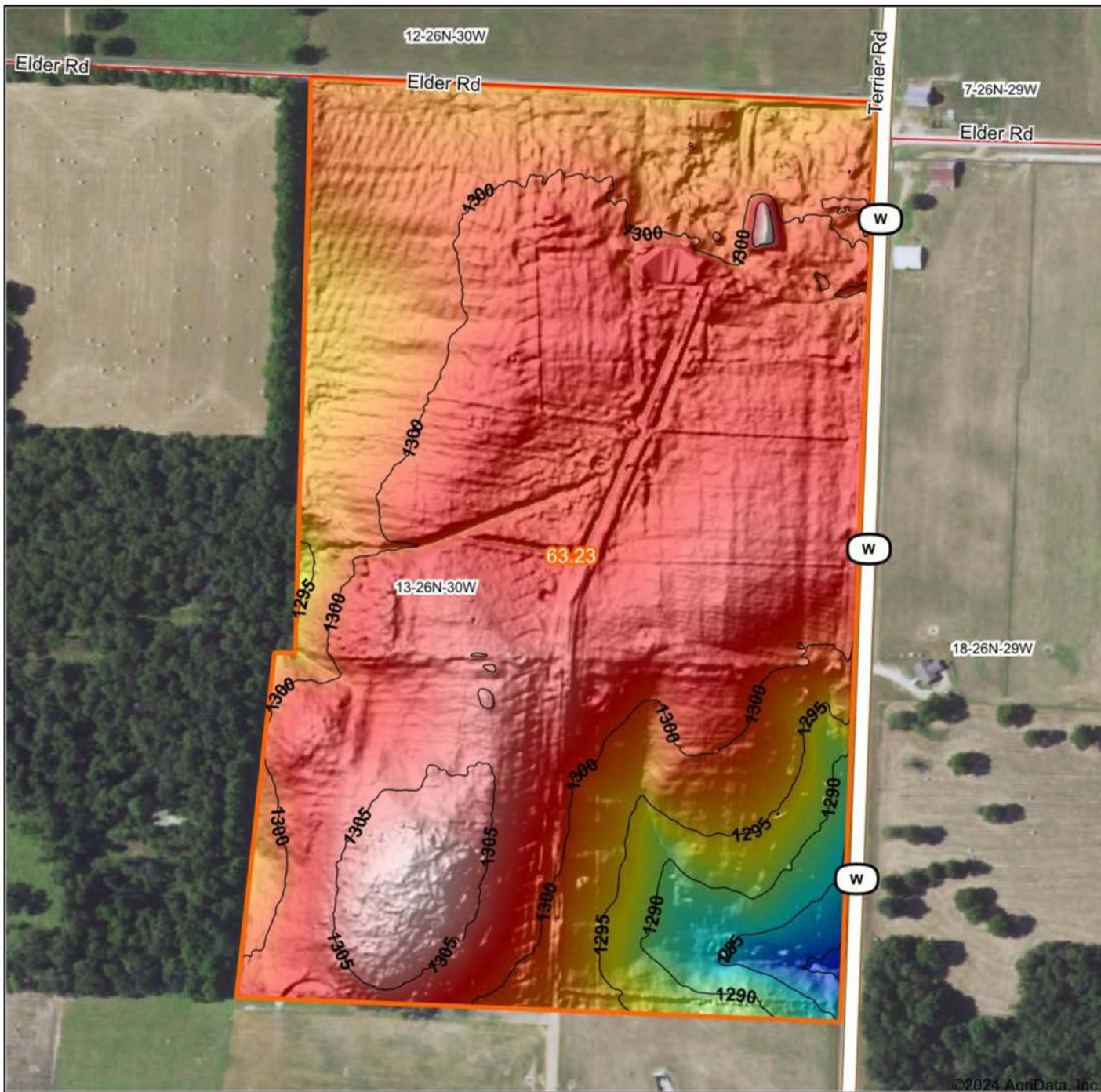
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**13-26N-30W**  
**Newton County**  
**Missouri**



6/19/2024

# HILLSHADE MAP



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Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 5

Min: 1,277.8

Max: 1,309.7

Range: 31.9

Average: 1,299.8

Standard Deviation: 4.36 ft

0ft 357ft 714ft

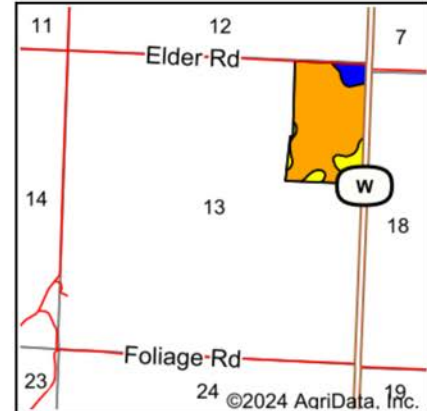
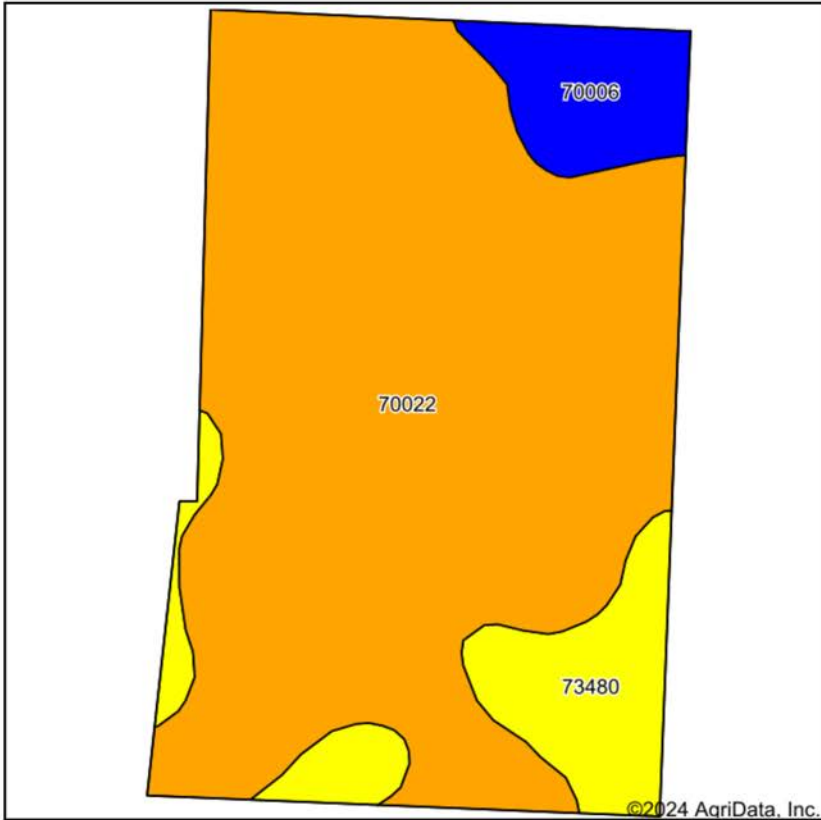


6/19/2024

**13-26N-30W**  
**Newton County**  
**Missouri**

Boundary Center: 36° 58' 29.42, -94° 9' 18.05

# SOIL MAP



State: **Missouri**  
 County: **Newton**  
 Location: **13-26N-30W**  
 Township: **Van Buren**  
 Acres: **63.23**  
 Date: **6/19/2024**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: MO145, Soil Area Version: 25

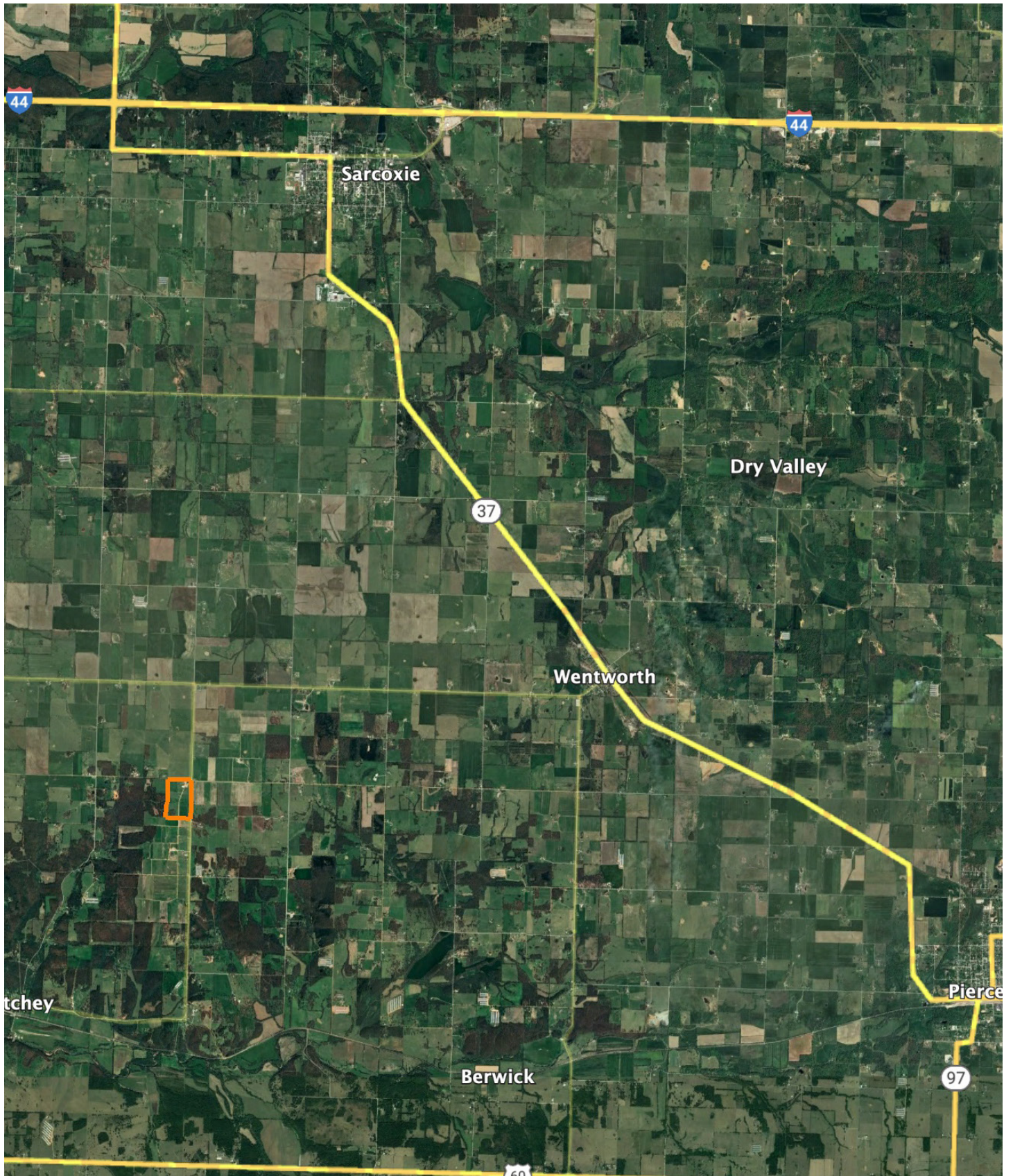
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Orchardgrass red clover Tons	Tall fescue AUM	Tall fescue Tons	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
70022	Tonti silt loam, 3 to 8 percent slopes	50.95	80.6%		IIIe	3	5	5	5	42	42	36	30
73480	Nixa very gravelly silt loam, 3 to 8 percent slopes	7.96	12.6%		IVs		1	5	5	31	31	30	19
70006	Creldon silt loam, 1 to 3 percent slopes	4.32	6.8%		Ile	3	5	5	5	58	58	51	46
<b>Weighted Average</b>						<b>3.06</b>	<b>2.6</b>	<b>4.5</b>	<b>5</b>	<b>*n 41.7</b>	<b>*n 41.7</b>	<b>*n 36.3</b>	<b>*n 29.7</b>

\*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,**  
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## MidwestLandGroup.com

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