

MIDWEST LAND GROUP PRESENTS

16 ACRES IN

BARRY COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TURN-KEY TURKEY FARM ON 16 +/- ACRES

Great opportunity to purchase a turn-key turkey farm south of Purdy, Missouri! Situated on 16 +/- acres, the farm includes 1 - 50'x40' brood barn and 3 - 50'x400' grow-out barns. Each barn is equipped with four-ring feed bins to allow more efficient feeding through the weekends.

Barn features include radiant heaters, tube heaters, Ziggity watering systems, chick mate brood feeders, chore time feed lines, Rotem full barn controllers, and

more! Additional improvements include a 48'x29' steel utility building, a 40'x80' compost shed, and a 3 bed, 2 bath, 1,462 brick home.

The farm was previously contracted with Cargill under the Avian A program. The farm operates on natural gas and its own private well. Being sold turn-key, a list of equipment and implements is available and will go with the sale of the farm. Call Land Agent Kellen Bounous today to schedule a showing!



PROPERTY FEATURES

PRICE: **\$485,000** | COUNTY: **BARRY** | STATE: **MISSOURI** | ACRES: **16**

- Turn-key 4 barn turkey farm
- 1- 50'x400' brood barn
- 3 - 50'x400' grow-out barns
- 3 bed, 2 bath, 1,462 sq. ft. brick home
- 48'x29' steel utility building
- 40'x80' compost shed
- Previously contracted with Cargill
- Natural gas
- Private well
- Equipment/implements included (list available)
- 4 miles from Purdy
- 11.7 miles from Monett
- 58 miles from Springfield



TURN-KEY 4 BARN TURKEY FARM



48'X29' STEEL UTILITY BUILDING



3 BED, 2 BATH, 1,462 SQ. FT. BRICK HOME



ADDITIONAL PHOTOS



EQUIPMENT/IMPLEMENT LIST

52 inch tiger cat Scag mower
Kubota B2320 tractor with attachments
M5660 with front ender loader four wheel drive
500 gallon water wagon 5 gallon water wagon
21 ft bird move trailer
Leaf and lawn vacuum
Stand by generator
King Kutter 3 pt tiller
3 pt blade
3 pt spreader

AERIAL MAP



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Map Center: 36° 46' 53.33, -93° 53' 54.56

0ft 235ft 470ft



Maps Provided By:



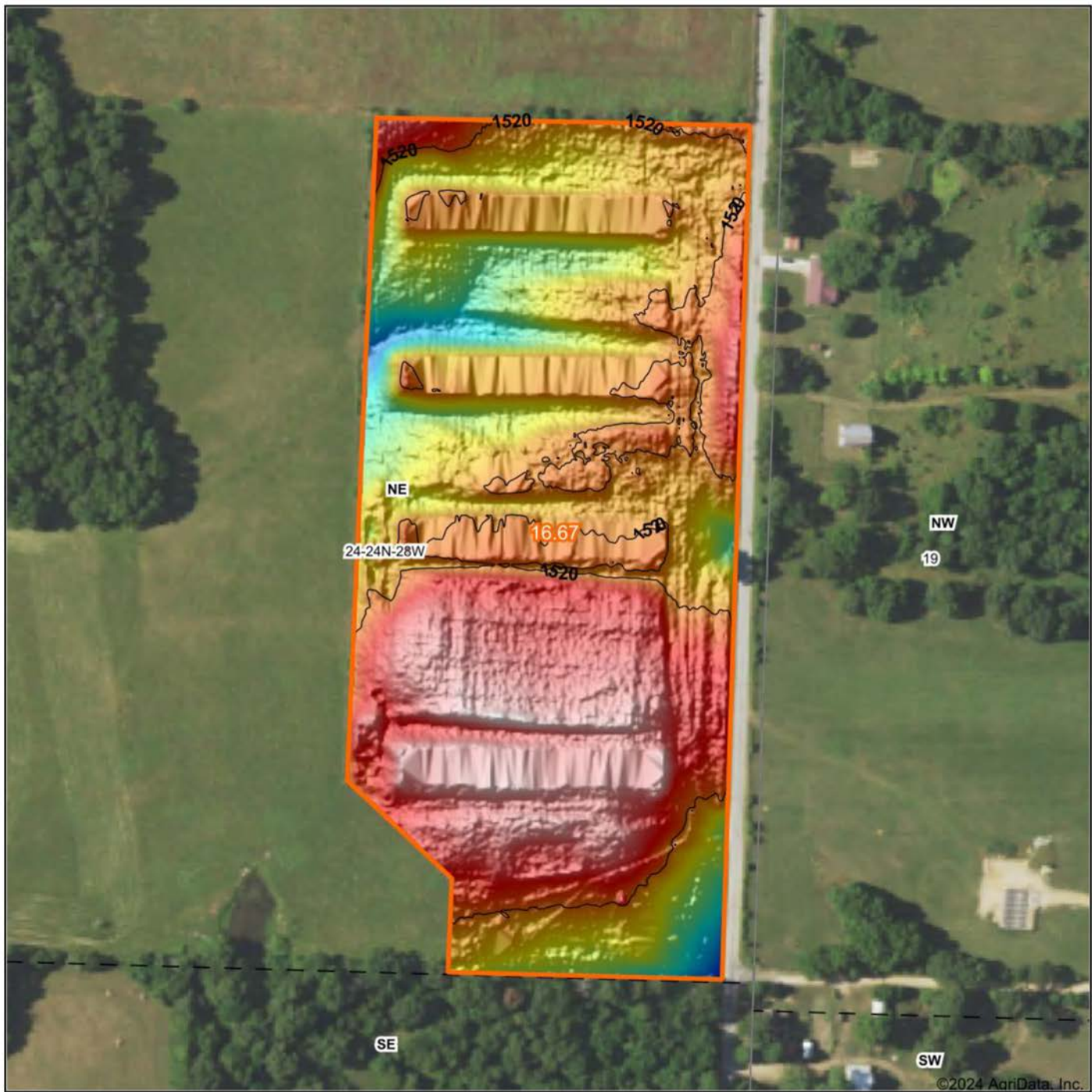
CUSTOMIZED ONLINE MAPPING
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24-24N-28W
Barry County
Missouri



7/9/2024

HILLSHADE MAP



©2024 AgriData, Inc.



Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 40
Min: 1,511.5
Max: 1,525.0
Range: 13.5
Average: 1,520.1
Standard Deviation: 2.3 ft

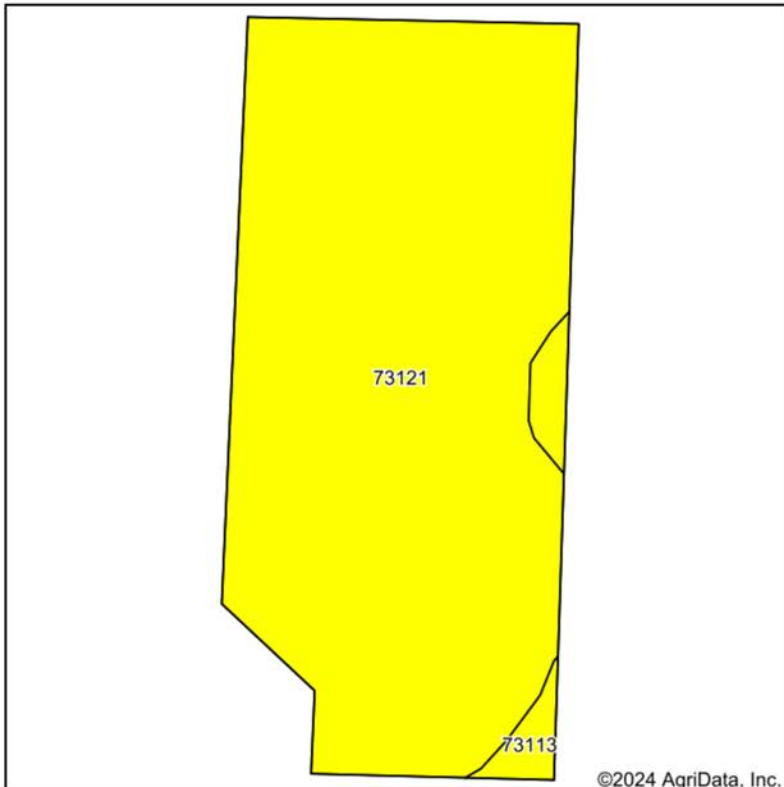


7/9/2024

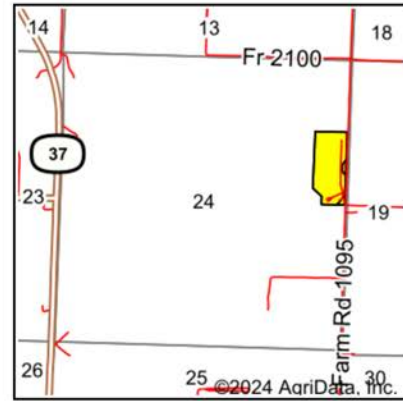
24-24N-28W
Barry County
Missouri

Boundary Center: 36° 46' 53.33, -93° 53' 54.56

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Barry**
 Location: **24-24N-28W**
 Township: **Purdy**
 Acres: **16.67**
 Date: **7/9/2024**



Maps Provided By:



Area Symbol: MO009, Soil Area Version: 29

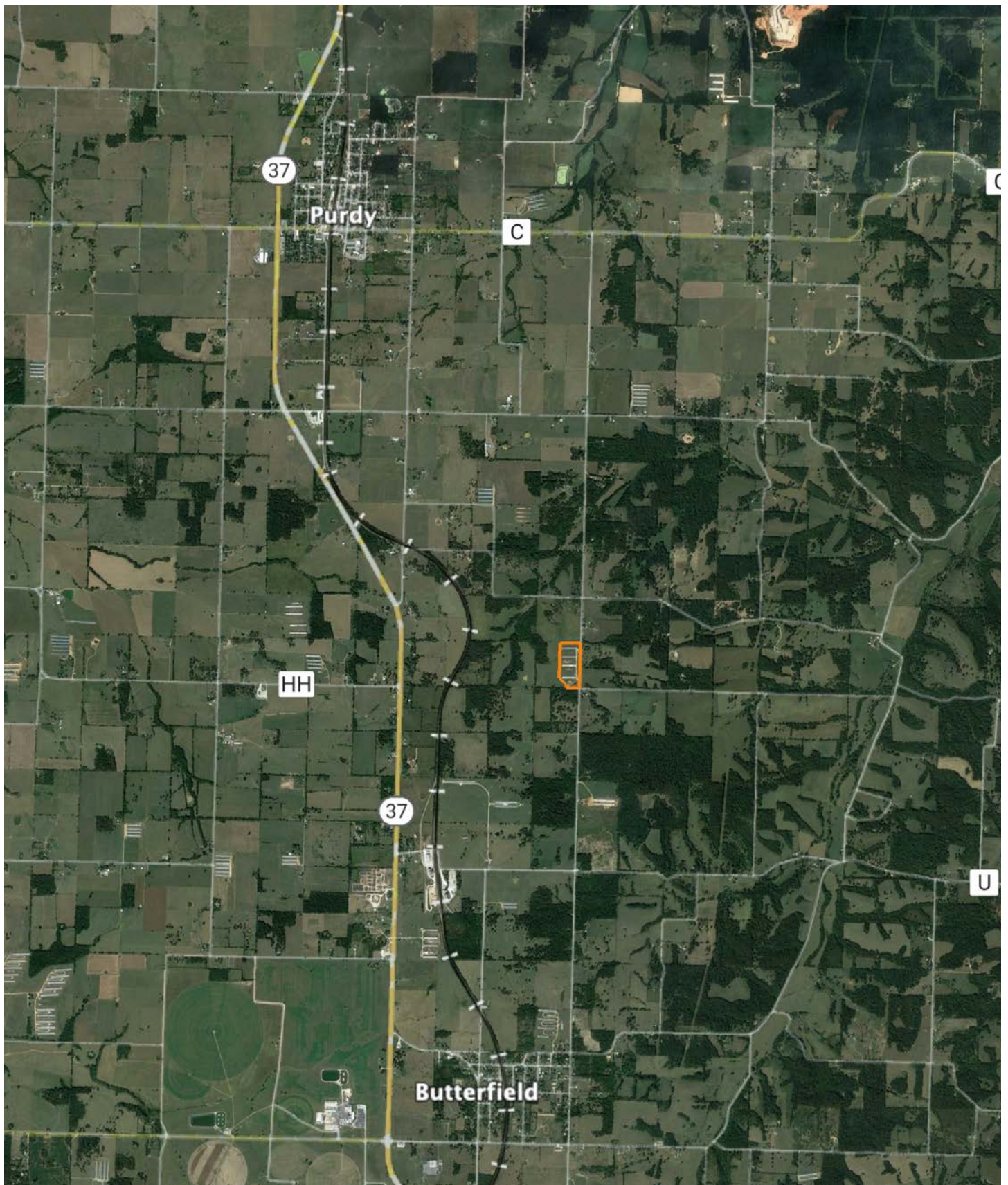
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Tall fescue AUM	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
73121	Scholten-Tonti complex, 3 to 8 percent slopes	16.07	96.4%		IVs	3	3.5	37	36	31	26
73113	Scholten gravelly silt loam, 3 to 8 percent slopes	0.60	3.6%		IVs			39	39	30	24
Weighted Average					4.00	2.9	3.4	*n 37.1	*n 36.1	*n 31	*n 25.9

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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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