

MIDWEST LAND GROUP PRESENTS

160 ACRES IN

JASPER COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DIVERSE 160 +/- FARM LAND IN JASPER COUNTY

Great opportunity to own a diverse Jasper County tract! This 160 +/- acres consists of primary Class II, Maple Grove silt loam soil and boasts 130 +/- farmable acres and 30 +/- acres of timber.

Though currently in grass and partially terraced, the farm has been in row crops in past years. The timber includes a larger pond with two islands that set up for some incredible waterfowl hunting. Also, calling the timber

home is an abundance of deer and turkey. Blacktop road frontage and electric on site are a few added features.

Conveniently located between Carthage and Miller, just north of 96, this farm would be a perfect addition to any existing farm operation or the start of a new one. Call Land Agent Kellen Bounous today to schedule a showing!



PROPERTY FEATURES

PRICE: **\$1,000,000** | COUNTY: **JASPER** | STATE: **MISSOURI** | ACRES: **160**

- Diverse 160 +/- acres
- Primarily Class II soil
- Maple Grove silt loam
- Partially terraced
- Currently in grass
- 130 +/- acres of tillable/pasture
- 30 +/- of timber
- Two ponds
- Incredible waterfowl hunting
- Abundance of deer and turkey
- Electric on site
- Blacktop road frontage
- 20 minutes from Carthage
- 20 minutes from Miller
- 24 minutes from Sarcoxie



DIVERSE 160 +/- ACRES



30 +/- OF TIMBER



PARTIALLY TERRACED



130 +/- ACRES OF TILLABLE/PASTURE



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 37° 14' 1.86, -94° 4' 3

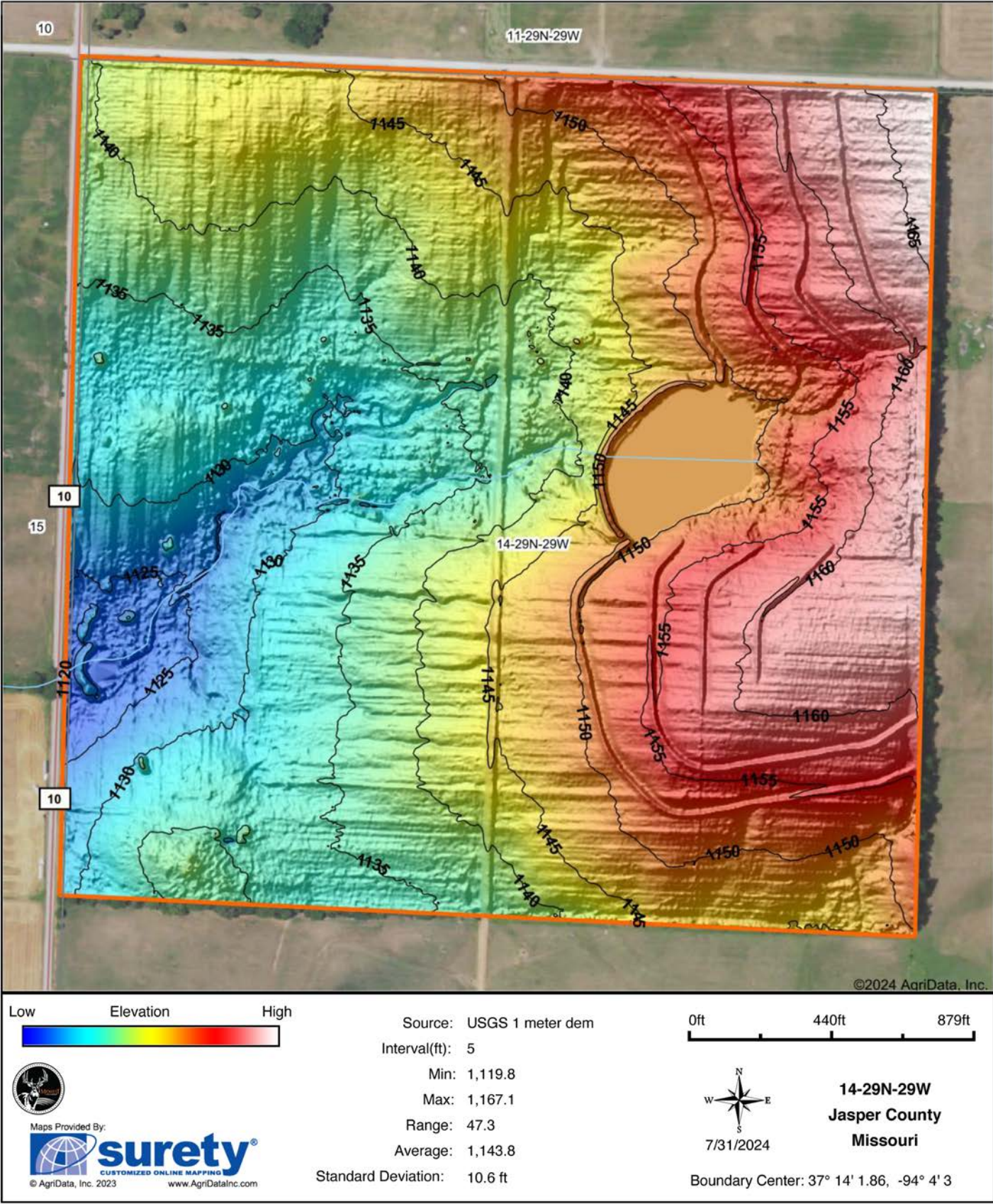
14-29N-29W
Jasper County
Missouri

0ft 650ft 1300ft

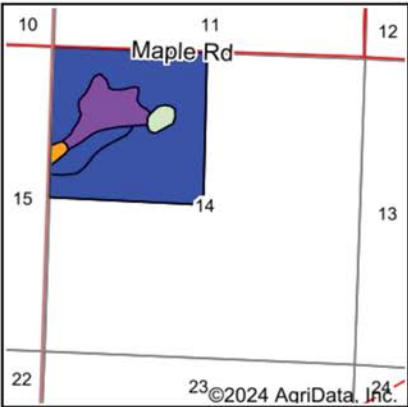
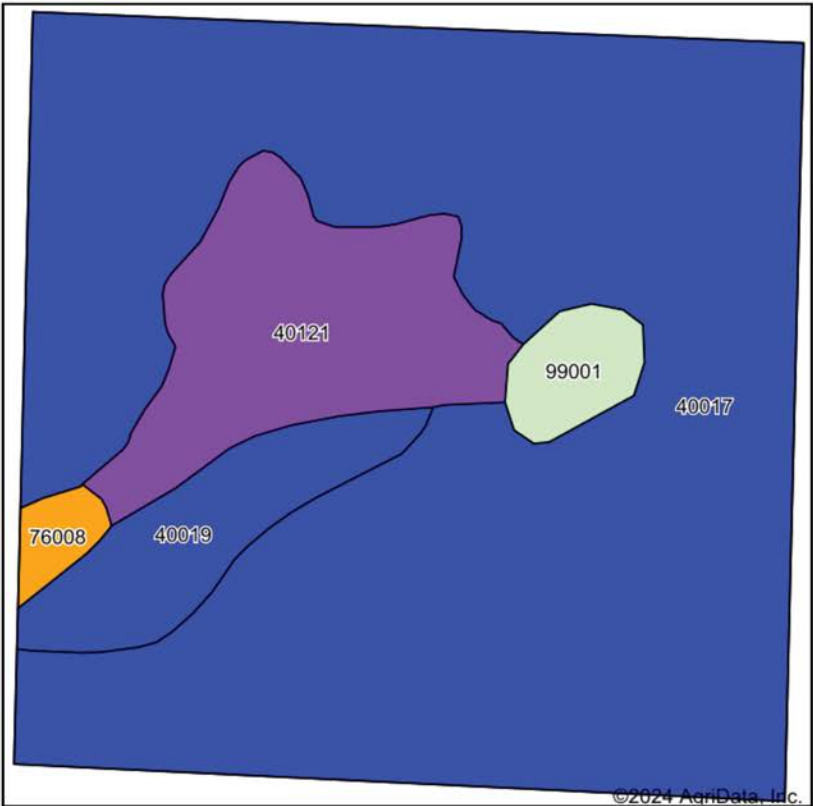


7/31/2024

HILLSHADE MAP



SOIL MAP



State: **Missouri**
County: **Jasper**
Location: **14-29N-29W**
Township: **McDonald**
Acres: **159.66**
Date: **7/31/2024**



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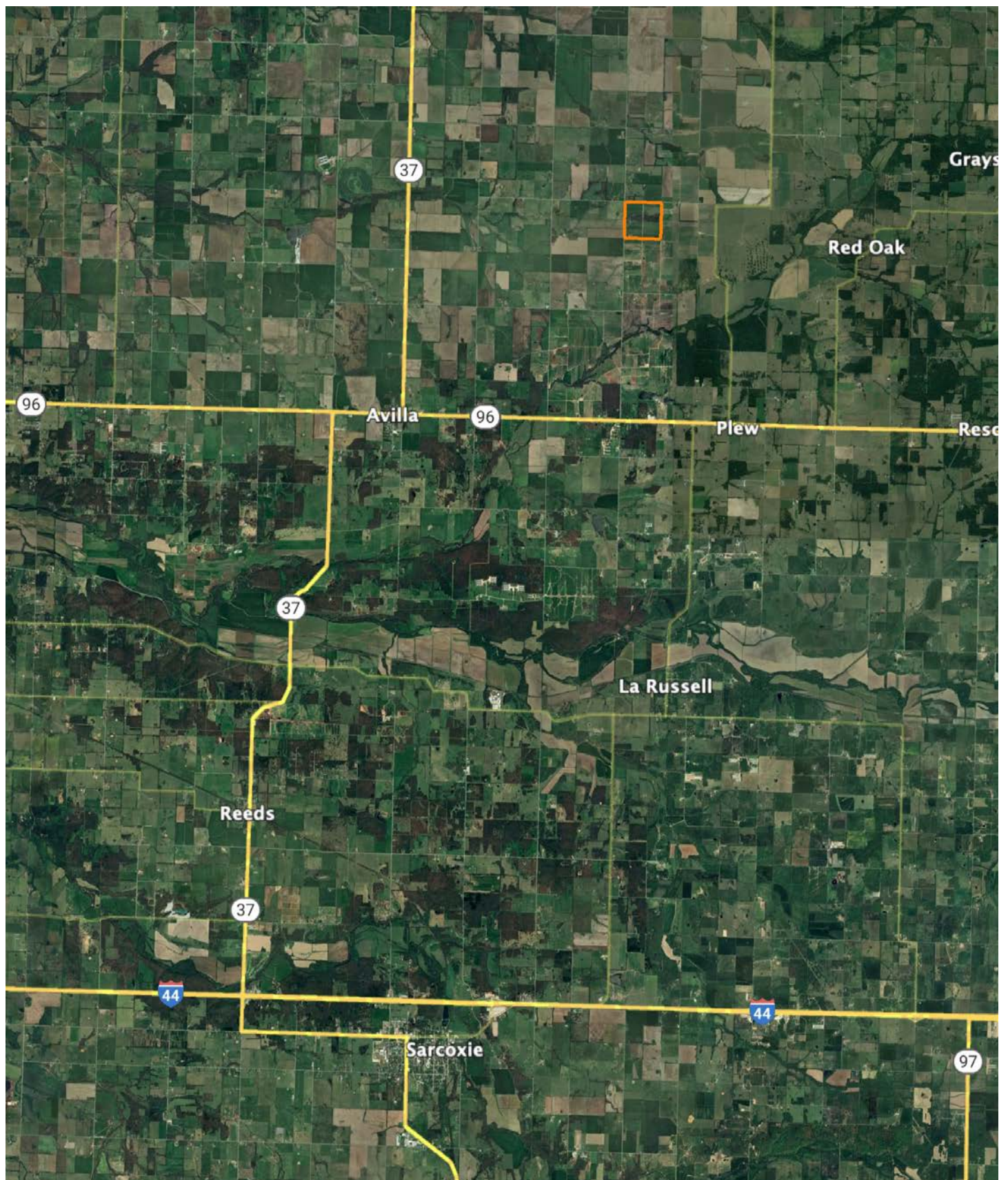
Soils data provided by USDA and NRCS.

Area Symbol: MO097, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Alfalfa hay Tons	Orchardgrass red clover Tons	Tall fescue Tons	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
40017	Maple grove silt loam, 1 to 3 percent slopes	123.18	77.1%		Ile	0	5	8	7	74	74	68	60
40121	Hepler silt loam, 0 to 3 percent slopes, frequently flooded	20.41	12.8%		Vw	7500				72	72	54	64
40019	Newtonia-Eldorado silt loams, 1 to 3 percent slopes	10.43	6.5%		Ile	0	6	7	7	85	85	73	68
99001	Water	3.80	2.4%			0							
76008	Cedargap gravelly silt loam, 1 to 3 percent slopes, frequently flooded	1.84	1.2%		Illw	0	2	1	3	65	65	53	55
Weighted Average					*-	958.8	4.3	6.6	5.9	*n 72.6	*n 72.6	*n 64.7	*n 59.5

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method
*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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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