

MIDWEST LAND GROUP PRESENTS

599 ACRES IN

BARRY COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIER 599 +/- ACRE BARRY COUNTY FARM

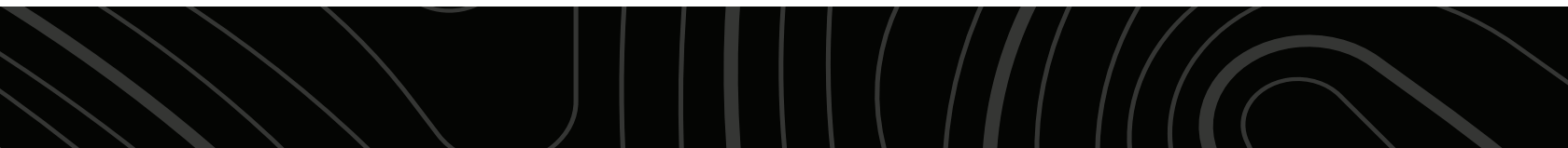
Welcome to an extraordinary opportunity in the heart of Barry County, an area known for its picturesque landscapes and rural charm. Situated 1.1 miles west of State Highway C south of McDowell, this expansive 599 +/- acre farm offers a unique combination of incredible views, recreational value, and functionality as a turn-key cattle operation.

The property boasts beautiful rolling pasture that has been meticulously maintained. Newly installed 5 wire fences, one cross fence, and several piped gates have been installed. When it comes to working cattle, the state-of-the-art facility creates a ton of value for any cattleman. The working area also includes a 30'x50' shop building for storing supplies and equipment. Electricity and a private well are on site. Two automatic waterers are

installed and a natural spring is in place to feed a third waterer.

From a recreational standpoint, this farm is home to an abundance of deer and turkey. Mature hardwoods consisting of walnut, oak, and cedar provide ample cover throughout the property. Wet-weather creeks, established UTV trails, and even a large cave are a few of the extra features. The absolutely stunning views are created by the unique rolling topography that Barry County has to offer.

If you have visions of building your dream home with breathtaking views, chasing whitetail bucks and mature gobblers, establishing your own cattle operation, or all of the above, this is the farm for you!



PROPERTY FEATURES

PRICE: **\$2,425,950** | COUNTY: **BARRY** | STATE: **MISSOURI** | ACRES: **599**

- 599 +/- acres ready for your cattle
- Beautiful mix of pasture and timber
- Sprayed and fertilized pasture
- Timber includes walnut, oaks, and cedars
- Newly fenced and crossed-fenced
- Multiple cattle guards and piped gates
- Start-of-the-art cattle working facility
- 30'x50' shop building
- Scenic views
- Multiple build sites
- Electric
- Well
- 2 automatic waterers and 1 natural
- Includes a cave
- Abundance of deer and turkey
- 12.1 miles to Cassville
- 13 miles to Purdy
- 20 miles to Monett
- 50 miles to Bentonville, AR



599 +/- ACRES READY FOR YOUR CATTLE



NEWLY FENCED AND CROSSED-FENCED



30'X50' SHOP BUILDING



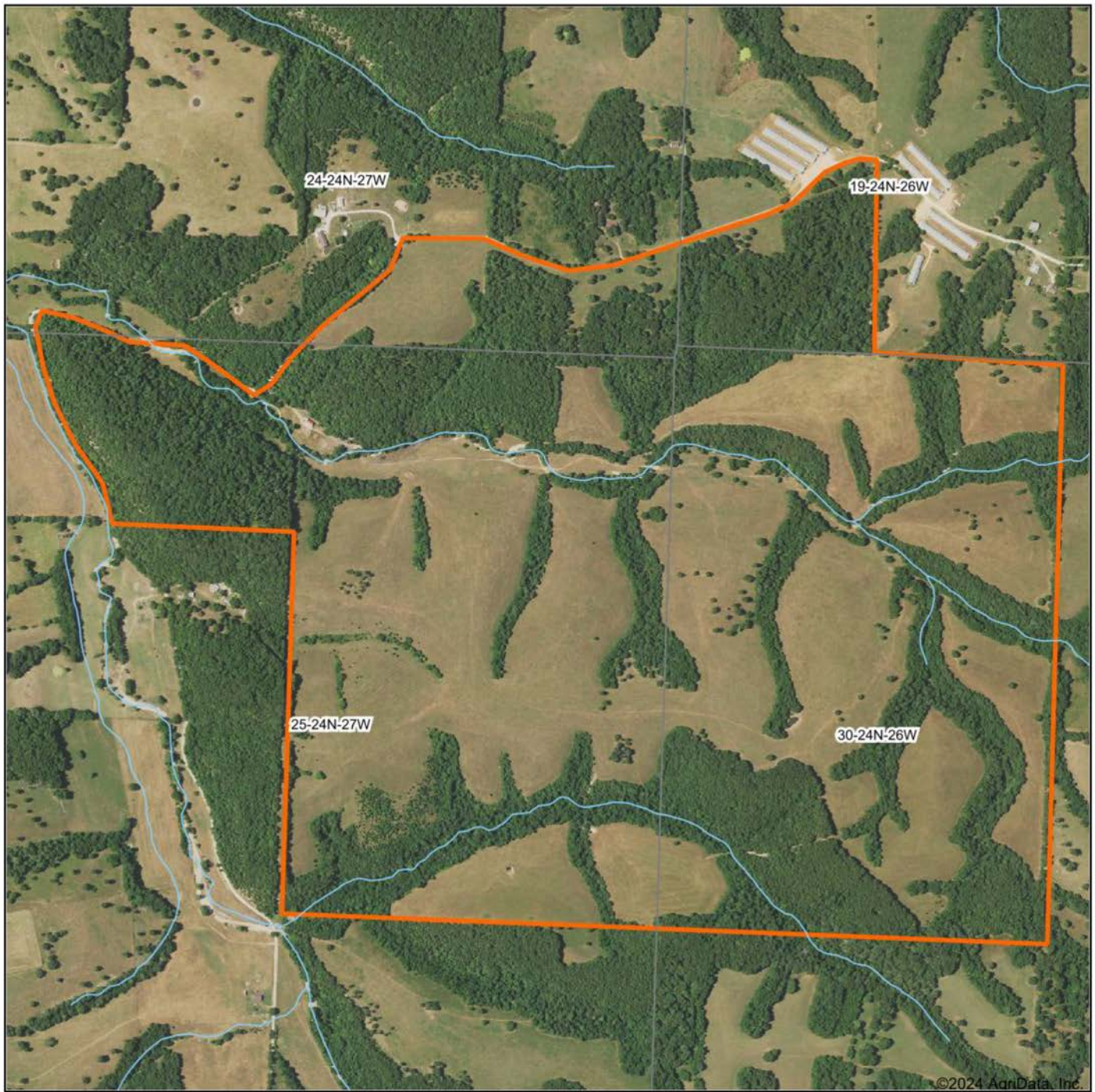
CATTLE WORKING FACILITY



ADDITIONAL PHOTOS



AERIAL MAP



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Map Center: 36° 45' 58.42, -93° 47' 36.84

0ft 1076ft 2153ft



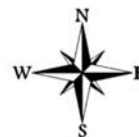
Maps Provided By:



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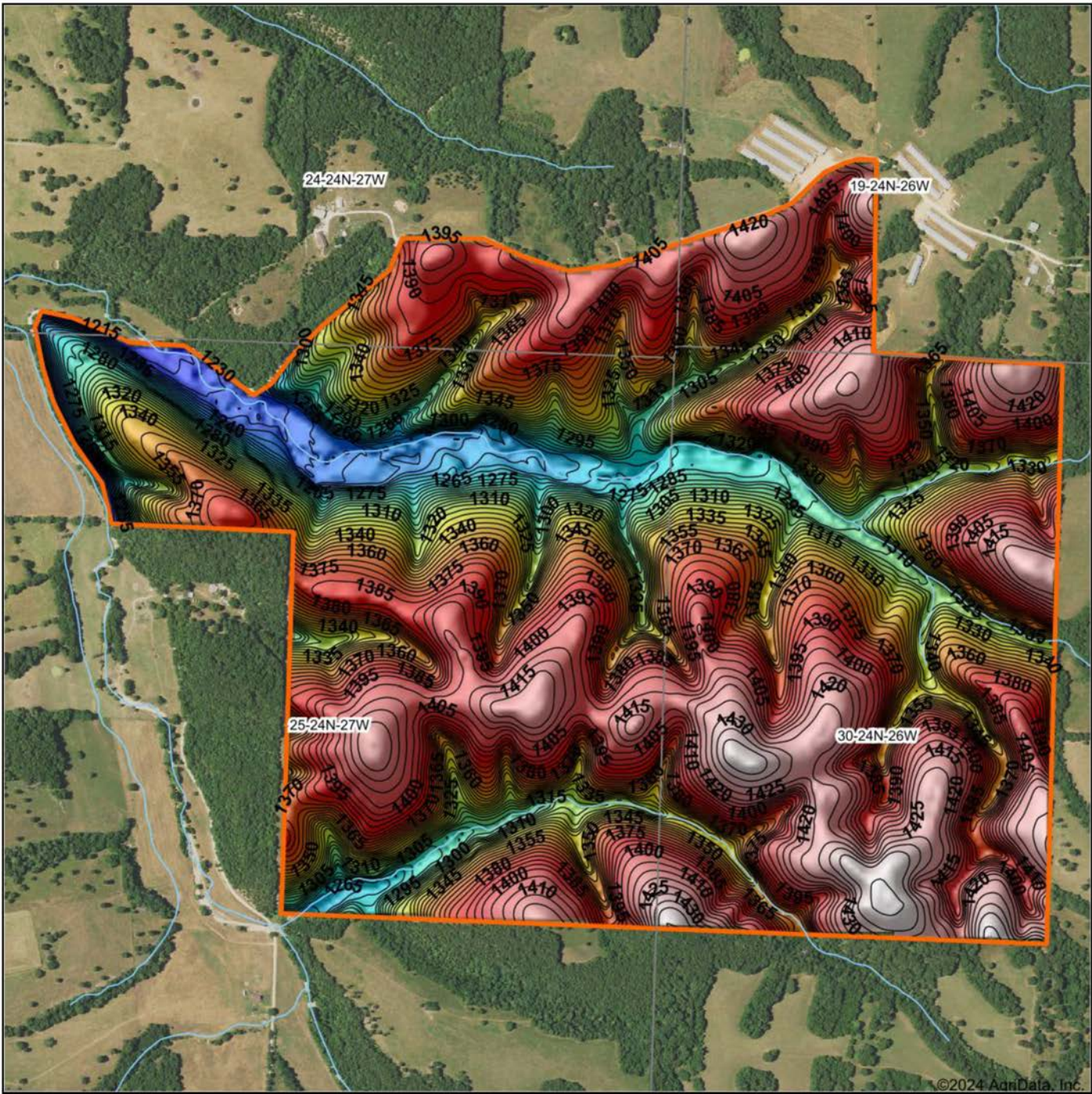
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25-24N-27W
Barry County
Missouri



8/8/2024

HILLSHADE MAP



Low Elevation High

Source: USGS 10 meter dem

Interval(ft): 5

Min: 1,207.0

Max: 1,450.2

Range: 243.2

Average: 1,363.1

Standard Deviation: 50.89 ft

0ft 1079ft 2159ft

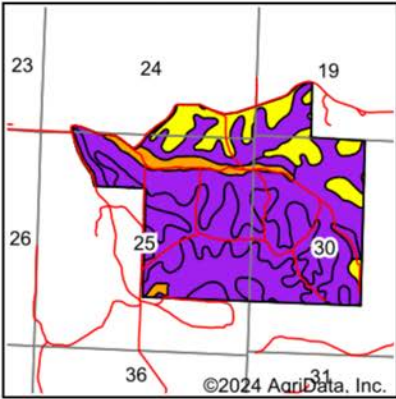
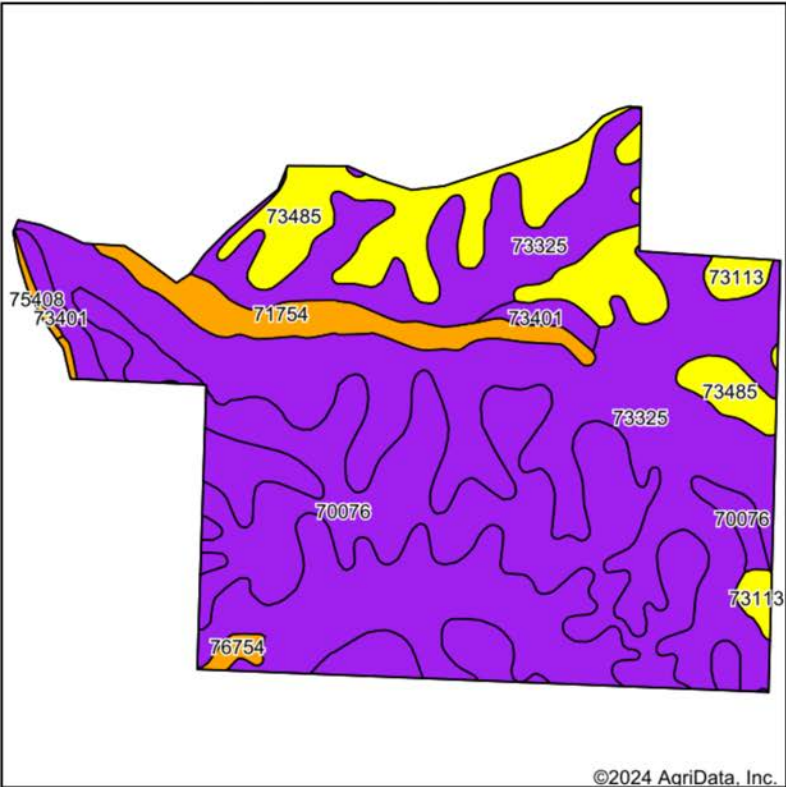
8/8/2024

25-24N-27W
Barry County
Missouri

Boundary Center: 36° 45' 58.42, -93° 47' 36.84

Maps Provided By: **surety**
CUSTOMIZED ONLINE MAPPING
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SOILS MAP



State: **Missouri**
County: **Barry**
Location: **25-24N-27W**
Township: **McDonald**
Acres: **599.49**
Date: **8/8/2024**



Maps Provided By:

surety
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Soils data provided by USDA and NRCS.

Area Symbol: MO009, Soil Area Version: 29

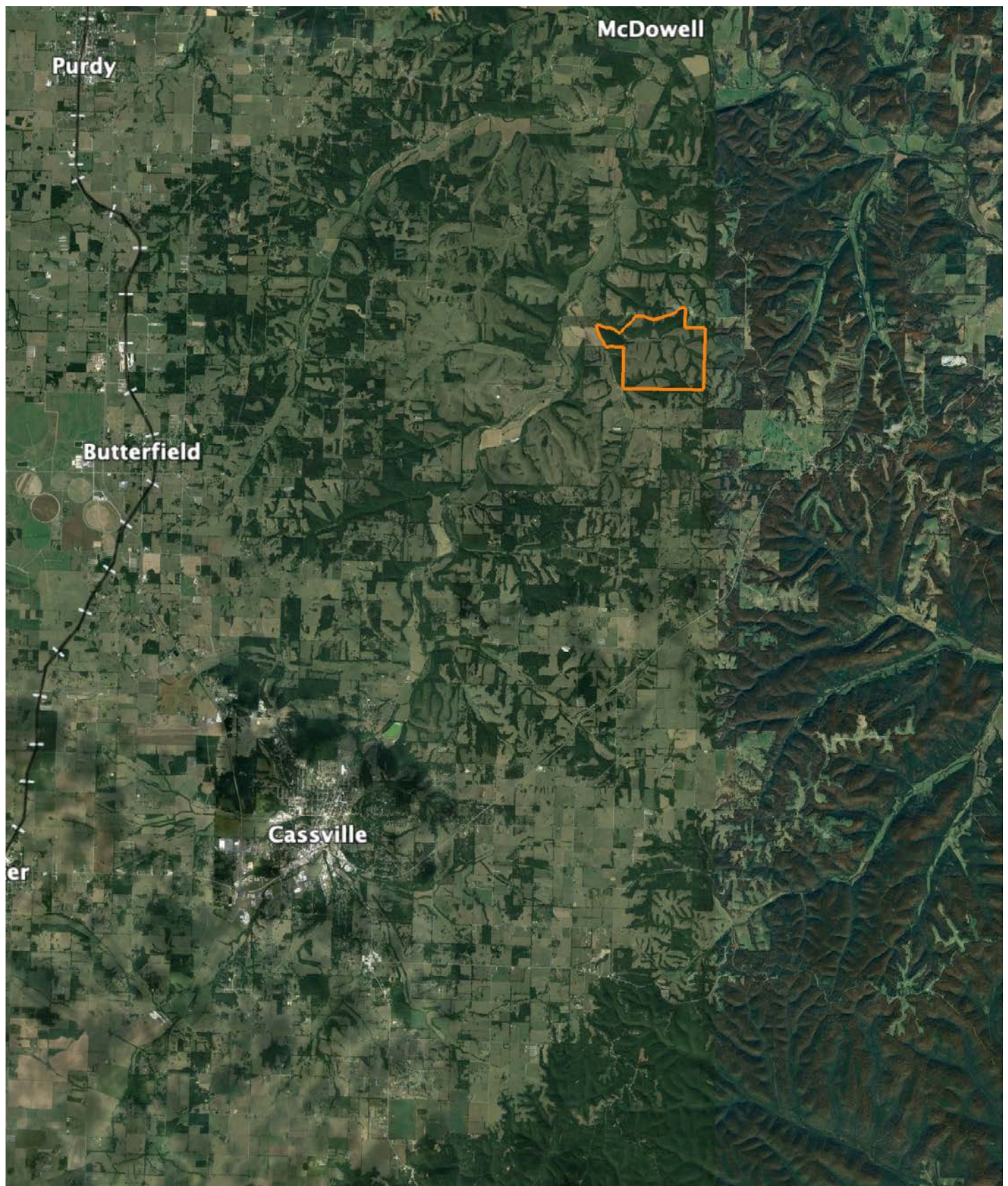
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Tall fescue AUM	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
73325	Clarksville extremely gravelly silt loam, 15 to 50 percent slopes	329.03	54.8%		Vlle	2.6	9	9	9	3
70076	Clarksville-Noark complex, 3 to 15 percent slopes	149.02	24.9%		Vle		42	42	37	29
73485	Nixa-Clarksville complex, 3 to 20 percent slopes	70.27	11.7%		IVs		39	38	34	23
71754	Waben-Cedargap, occasionally flooded complex, 2 to 5 percent slopes	26.45	4.4%		IIIs		46	46	28	31
73401	Clarksville-Rock outcrop-Moko complex, 35 to 60 percent slopes	11.70	2.0%		Vlle		11	11	8	5
73113	Scholten gravelly silt loam, 3 to 8 percent slopes	8.16	1.4%		IVs		39	39	30	24
76754	Waben-Cedargap, occasionally flooded complex, 0 to 3 percent slopes	3.46	0.6%		IIIs		46	46	28	31
75408	Secesh silt loam, 0 to 2 percent slopes, rarely flooded	1.40	0.2%		IIIs		80	72	63	61
Weighted Average					6.15	1.4	*n 23.2	*n 23	*n 20.2	*n 13.7

*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.



KELLEN BOUNOUS,

LAND AGENT

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