

MIDWEST LAND GROUP PRESENTS

29 ACRES IN

LAWRENCE COUNTY MISSOURI



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MIDWEST LAND GROUP IS HONORED TO PRESENT

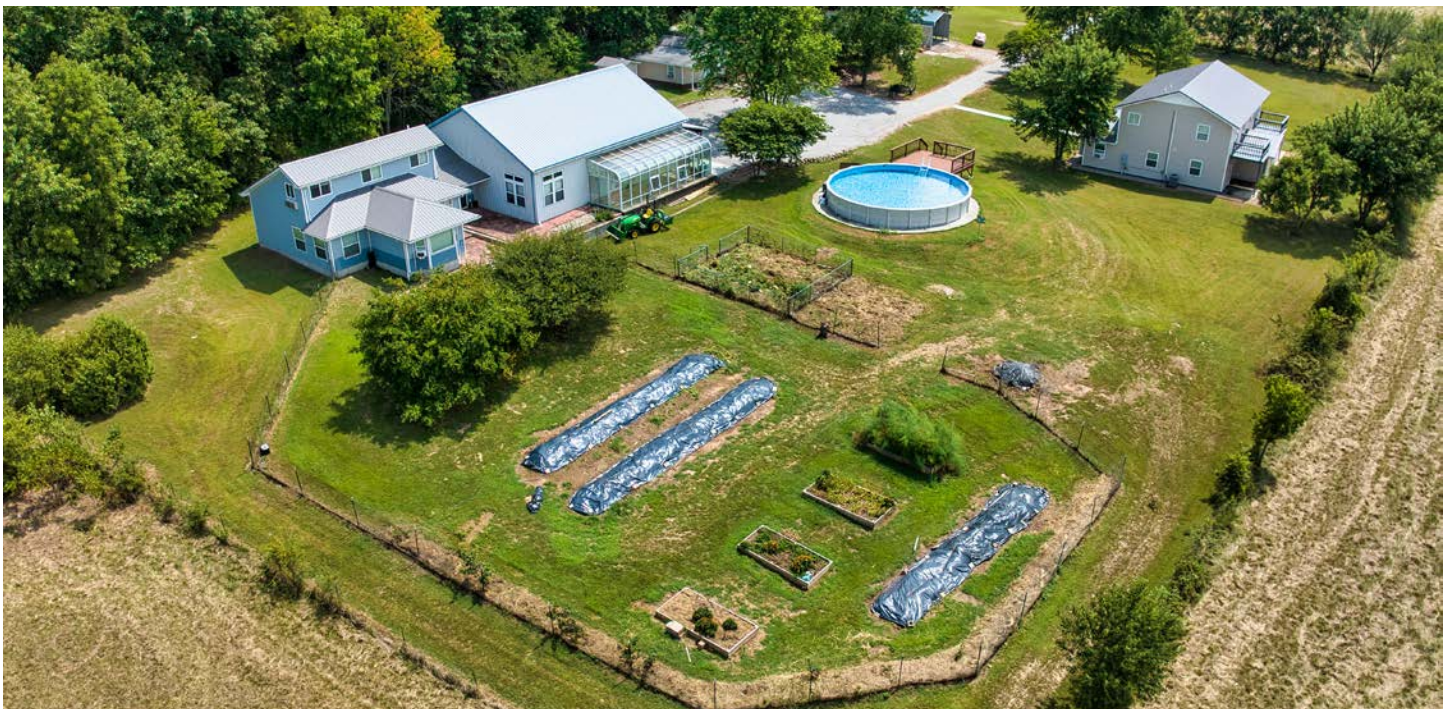
STUNNING MULTI-FAMILY HOBBY FARM

Tucked back off County Road 2070 in rural La Russell, Missouri, this stunning multi-family 29 +/- acre hobby farm awaits! The land is a beautiful mix of pasture and timber, fully fenced and cross-fenced ready for livestock. A fenced garden area has been meticulously maintained to grow blackberries, asparagus, strawberries, and multiple raised beds with great dirt. A spring-fed creek with live water runs through the north part of the farm setting up some incredible deer and turkey hunting. A couple of stands are already in place for archery and rifle hunting this fall.

The farm boasts three possible dwellings, all newly remodeled with tons of improvements. The first home is a 2,600 square foot, 6 bed / 2 bath, two-story home with a couple of patios that provide incredible views of

the farm. The second home is a 2,600 square foot 2 bed / 2 bath with a connected 1,100 square foot in-law suite. Additional improvements include a 2 room cottage/studio, an insulated two-story shop, a large two-stall horse barn, and an above-ground pool with a deck. All the homes share a well and are hooked up to a backup generator. Brand new HVAC systems, new roofs and siding, new dual pane vinyl windows, Pergo waterproof floors and tile, a propane fireplace, and a near-complete interior remodel are an added bonus!

This farm has had an incredible transformation and is a must see! Perfect for multiple families to enjoy horses, cattle, chickens, goats and beautiful country living. Call land agent Kellen Bounous today to set up a showing!



PROPERTY FEATURES

PRICE: **\$695,000** | COUNTY: **LAWRENCE** | STATE: **MISSOURI** | ACRES: **29**

- Beautiful 29 +/- acres
- Mix of pasture/timber
- Fully fenced/cross-fenced
- Beautiful garden area
- Newly remodeled homes
- 2,600 sq. ft., 6 bed/ 2 bath
- 2,600 sq. ft., 2 bed / 2 bath
- Connected 1,100 sq. ft. in-law suite
- 2-room cottage/studio
- Insulated two-story shop and carport
- Large two-stall horse barn
- Above-ground pool with deck
- Shared well
- Back up generator
- Spring-fed creek
- Abundance of deer and turkey
- Tractor w/ attachments and mower may be included
- 20 minutes from Mount Vernon
- 25 minutes from Carthage
- 45 minutes from Springfield



BEAUTIFUL 29 +/- ACRES

The land is a beautiful mix of pasture and timber, fully fenced and cross-fenced ready for livestock.



2,600 SQ. FT., 6 BED/ 2 BATH

The first home is a 2,600 square foot, 6 bed / 2 bath, two-story home with a couple of patios that provide incredible views of the farm.



2,600 SQ. FT., 2 BED / 2 BATH

The second home is a 2,600 square foot 2 bed / 2 bath with a connected 1,100 square foot in-law suite.



2-ROOM COTTAGE/STUDIO



INSULATED TWO-STORY SHOP AND CARPORT



LARGE TWO-STALL HORSE BARN



ABOVE-GROUND POOL WITH DECK



SPRING-FED CREEK



ADDITIONAL PHOTOS



AERIAL MAP



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Map Center: 37° 10' 45.08, -93° 59' 10.66

0ft 237ft 474ft



Maps Provided By:



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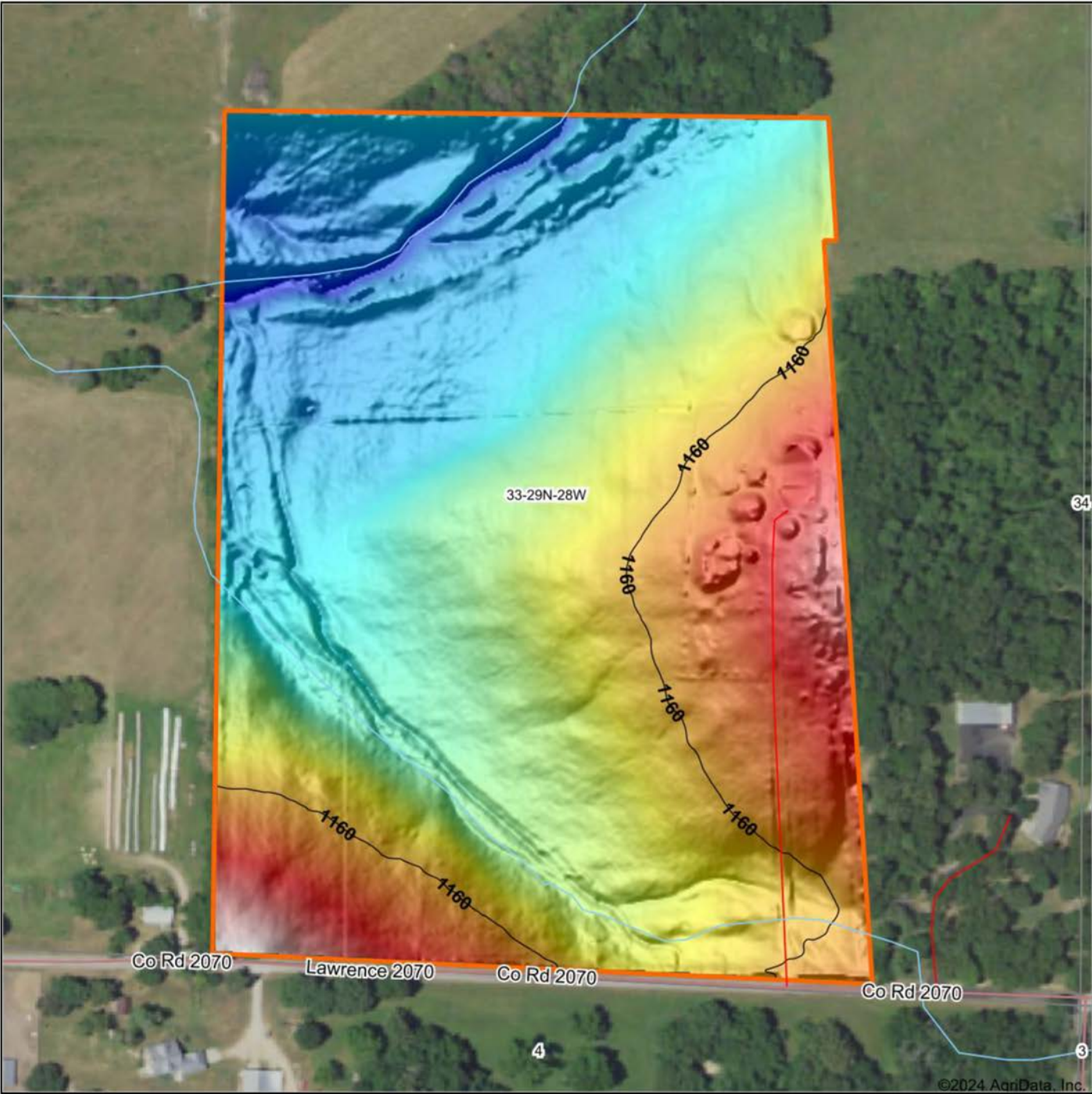
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33-29N-28W
Lawrence County
Missouri



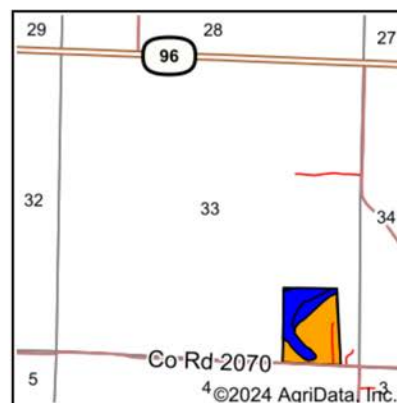
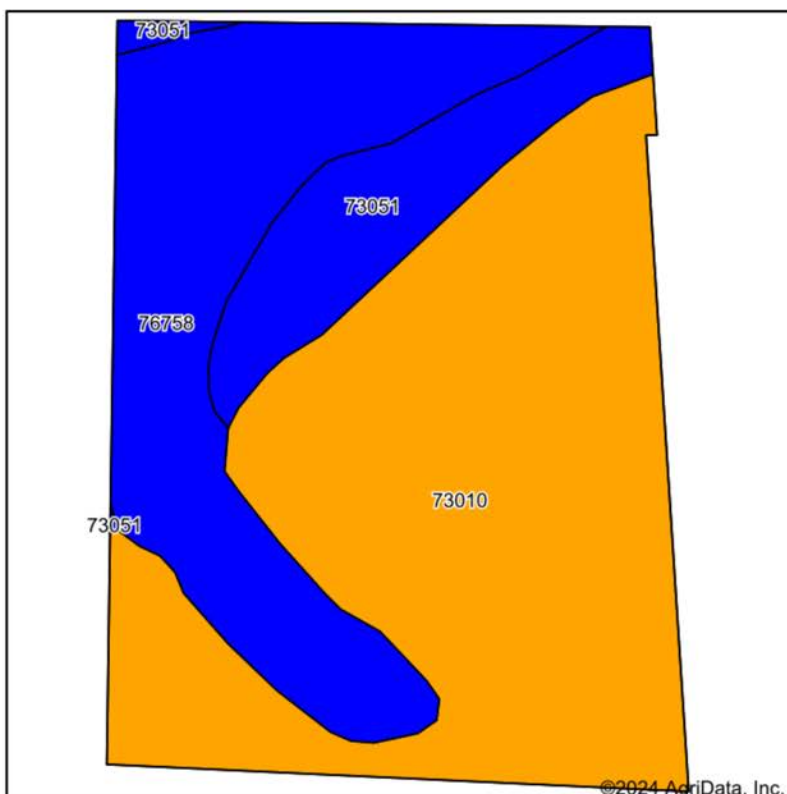
8/26/2024

HILLSHADE MAP



<p>Low Elevation High</p> 	<p>Source: USGS 1 meter dem Interval(ft): 40 Min: 1,129.4 Max: 1,182.0 Range: 52.6 Average: 1,151.0 Standard Deviation: 10.63 ft</p>	<p>0ft 240ft 480ft</p> 
 <p>Maps Provided By: surety <small>CUSTOMIZED ONLINE MAPPING</small> © AgriData, Inc. 2023 www.AgriDataInc.com</p>	<p>8/26/2024</p> <p>Boundary Center: 37° 10' 45.08, -93° 59' 10.66</p>	 <p>33-29N-28W Lawrence County Missouri</p>

SOIL MAP



State: **Missouri**
 County: **Lawrence**
 Location: **33-29N-28W**
 Township: **Red Oak**
 Acres: **29.2**
 Date: **8/26/2024**






Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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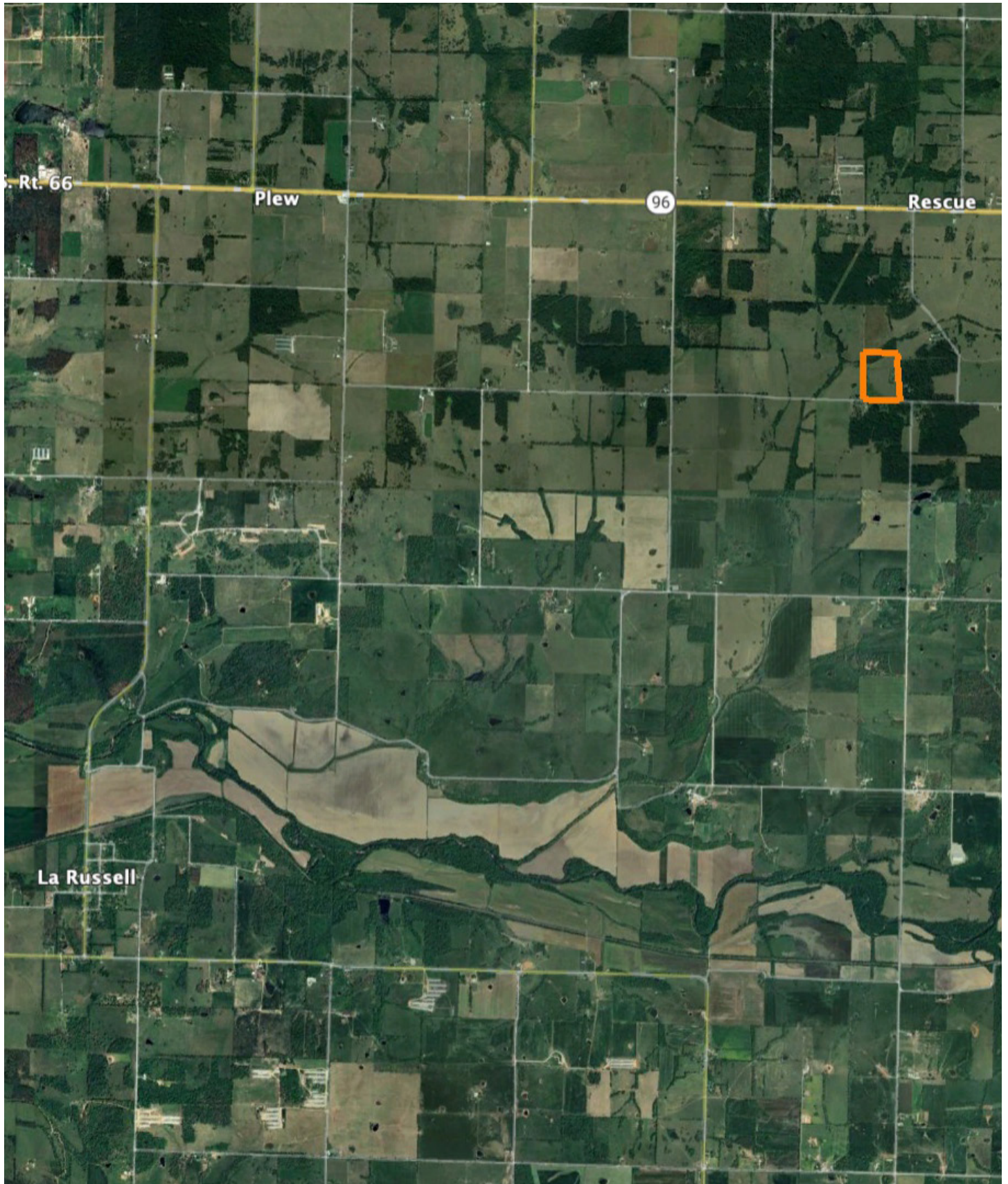
Area Symbol: MO109, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Tall fescue hay Tons	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
73010	Wilderness gravelly silt loam, 3 to 8 percent slopes	16.91	57.9%		llw			49	49	33	34	
76758	Secesh-Cedargap complex, 0 to 2 percent slopes, frequently flooded	8.82	30.2%		llw			79	72	62	59	
73051	Winnipeg silt loam, 2 to 5 percent slopes	3.47	11.9%		lle	3.9	3.9	79	78	70	68	
Weighted Average						2.58	0.5	0.5	*n 61.6	*n 59.4	*n 46.2	*n 45.6

*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.



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