

MIDWEST LAND GROUP PRESENTS

117 ACRES IN

VERNON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

117+/- ACRE VERNON COUNTY TILLABLE FARM

Midwest Land Group is proud to present this highly productive 117+/- acre farm just east of Nevada, Missouri. The farm consists of mainly Class III soils, predominantly Parsons silt loam. FSA maps show 105.26 +/- acres in row crop production, just about 90% tillable. Waterways are well maintained and the soybeans planted are currently thriving. The farm has a 1/2 mile of road frontage on South 2100 Road and multiple grain elevators nearby.

If you want to add to your farming operation or invest in farmland, look no further than this incredible Vernon County farm. Conveniently located 8 miles east of Nevada and 2 miles south of Walker, this farm is located in prime farm country. Call land agent Kellen Bounous today to schedule a showing!



PROPERTY FEATURES

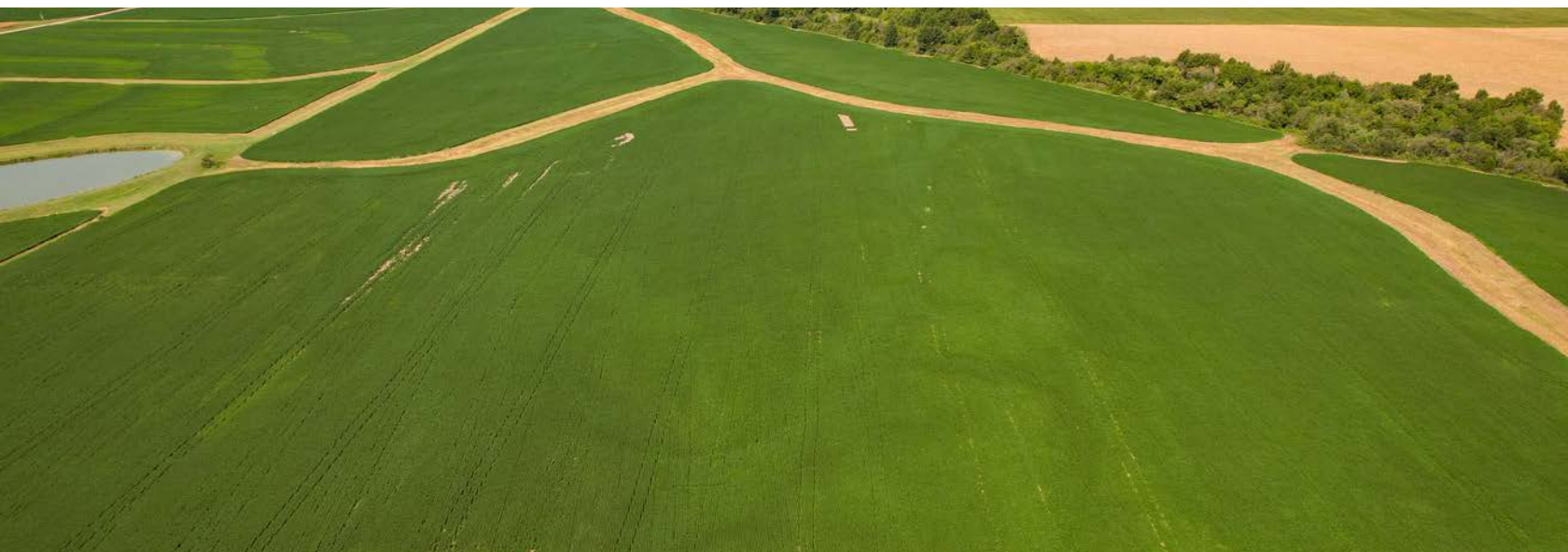
PRICE: **\$760,500** | COUNTY: **VERNON** | STATE: **MISSOURI** | ACRES: **117**

- Highly productive 117+/- acre farm
- 90% tillable
- Primarily Class III soils
- Predominantly parsons silt loam
- FSA maps show 105.26 +/- acres in row crop production
- Well-maintained waterways
- Currently planted in soybeans
- Build site with gorgeous views
- Multiple grain elevators nearby
- 1/2 mile of road frontage on South 2100 Road
- 8 miles east of Nevada
- 2 miles south of Walker



90% TILLABLE ACRES

The farm consists of mainly Class III soils, predominantly Parsons silt loam. FSA maps show 105.26 +/- acres in row crop production, just about 90% tillable.



CURRENTLY PLANTED SOYBEANS



POTENTIAL BUILD SITE



ROAD FRONTAGE

The farm has a 1/2 mile of road frontage on South 2100 Road and multiple grain elevators nearby. Conveniently located 8 miles east of Nevada and 2 miles south of Walker, this farm is located in prime farm country.



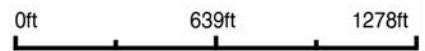
ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 37° 53' 4.66, -94° 15' 27.51



Maps Provided By:



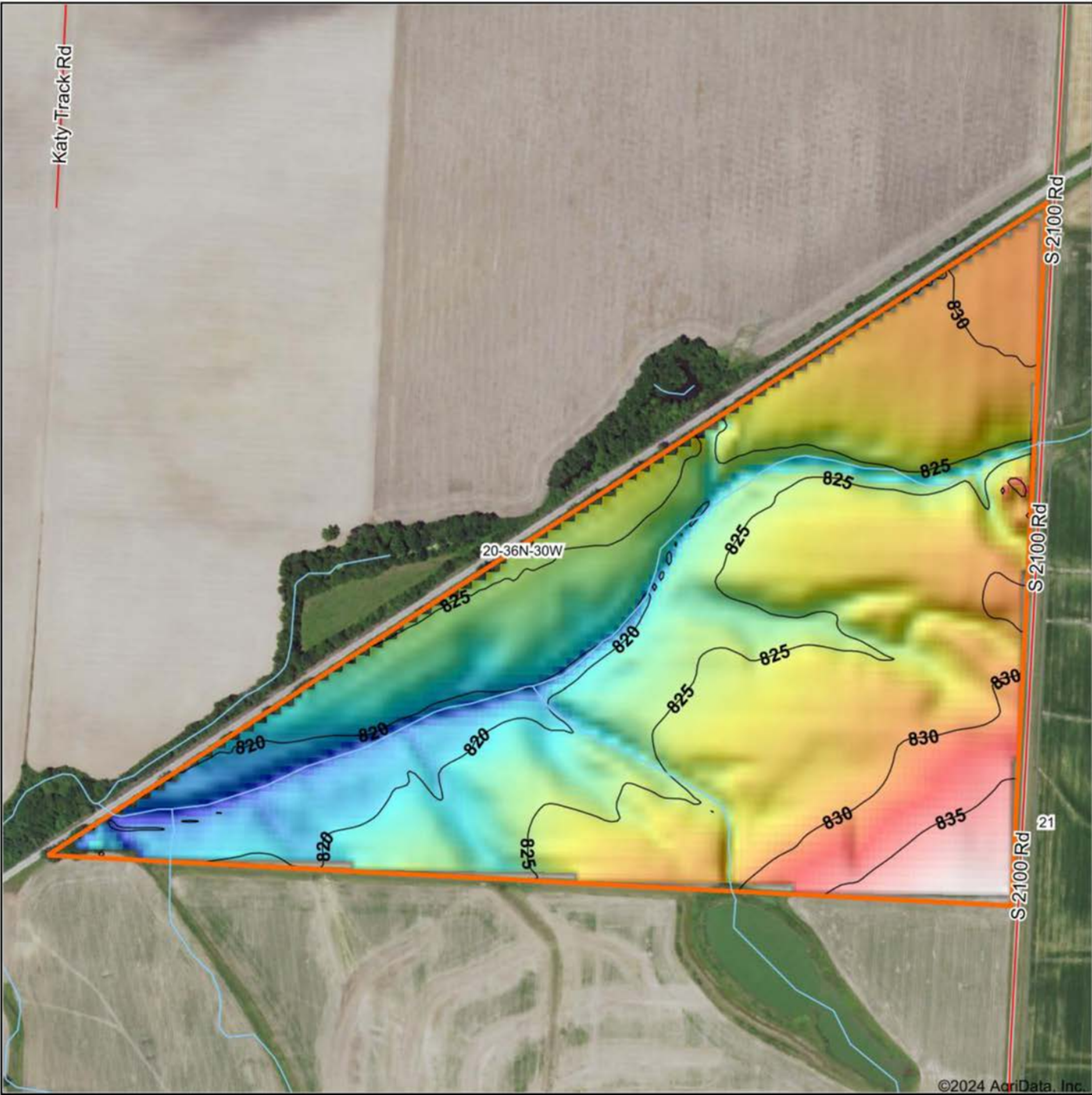
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20-36N-30W
Vernon County
Missouri

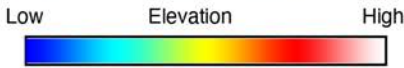


8/28/2024

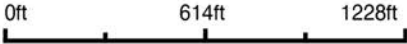
HILLSHADE MAP



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Source: USGS 10 meter dem
 Interval(ft): 5
 Min: 814.2
 Max: 840.1
 Range: 25.9
 Average: 825.7
 Standard Deviation: 4.53 ft



8/28/2024

20-36N-30W
Vernon County
Missouri

Boundary Center: 37° 53' 4.66, -94° 15' 27.51

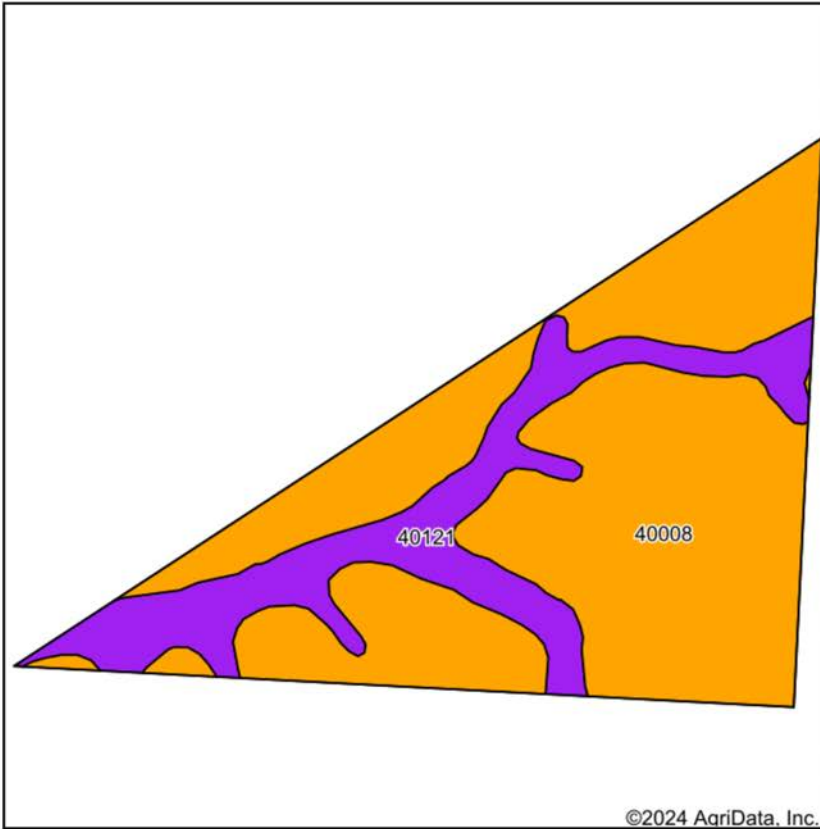


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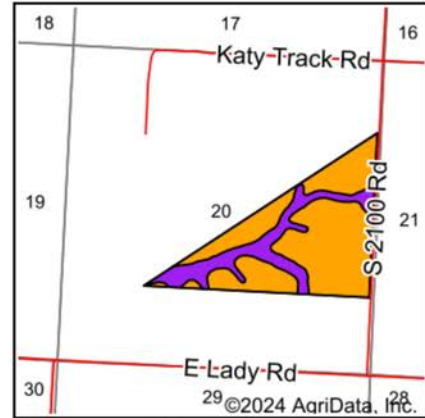
surety
 CUSTOMIZED ONLINE MAPPING

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SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Vernon**
 Location: **20-36N-30W**
 Township: **Walker**
 Acres: **120.93**
 Date: **8/28/2024**



Maps Provided By:



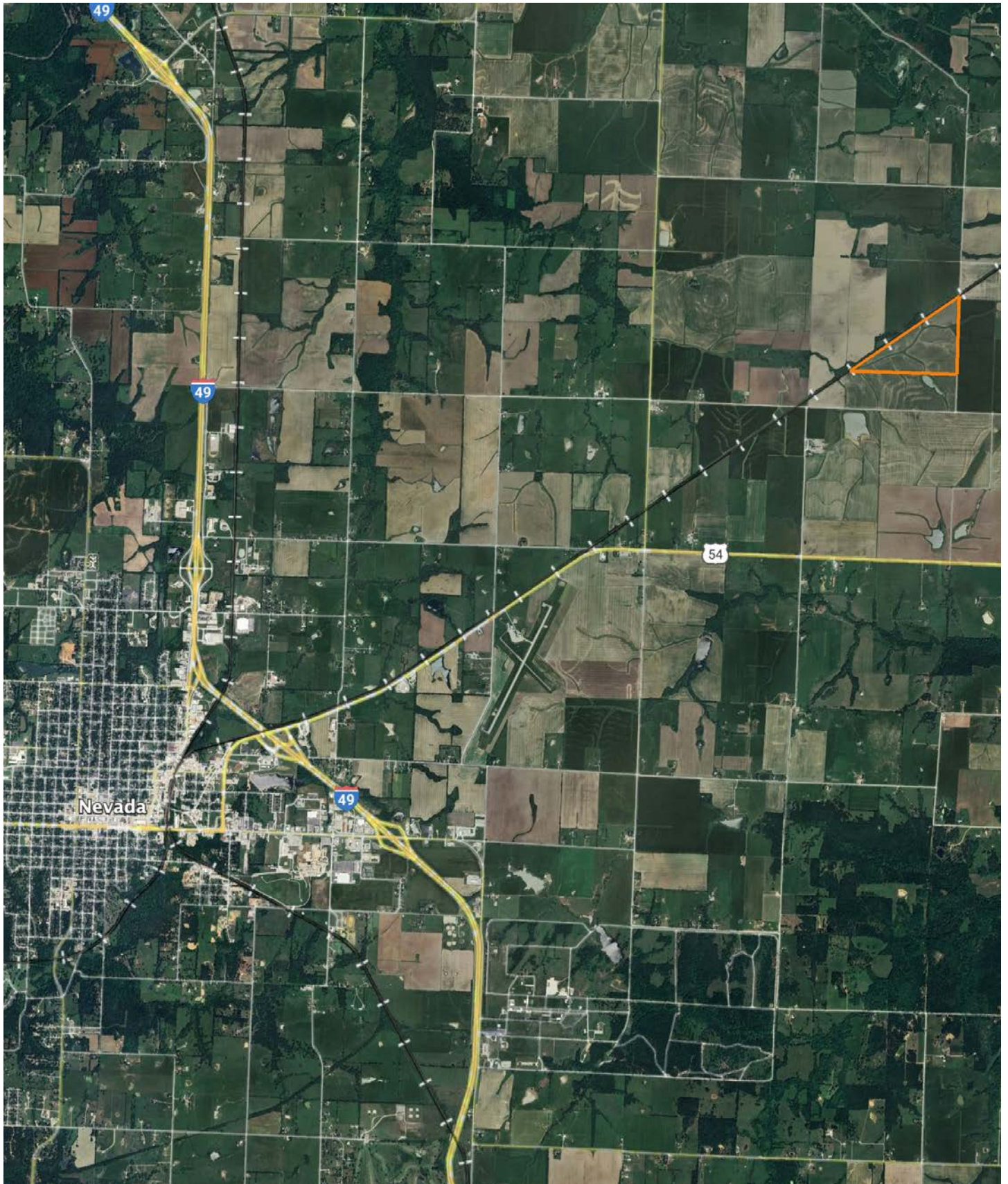
Area Symbol: MO217, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
40008	Parsons silt loam, 0 to 1 percent slopes	92.58	76.6%		IIIw	3761	83	82	66	69
40121	Hepler silt loam, 0 to 3 percent slopes, frequently flooded	28.35	23.4%		Vw	7500	72	72	54	64
Weighted Average					3.47	4637.5	*n 80.4	*n 79.7	*n 63.2	*n 67.8

*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,

LAND AGENT

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