

MIDWEST LAND GROUP PRESENTS

873 ACRES IN

JASPER COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TURN-KEY 873 +/- ACRE IRRIGATED GRASS-BASED DAIRY FARM

Midwest Land Group is proud to present this irrigated grass-based dairy farm located just outside Carthage, Missouri! Conveniently between Joplin and Springfield north of historic Route 66, this impressive grass-based dairy operation is a must-see. The expansive property boasts 873 +/- contiguous acres with a high percentage of productive farm ground. Primarily Class II and III soils with predominantly silt loam soils, the land is currently seeded to fescue and ryegrass for intensive grazing but could easily support row crops.

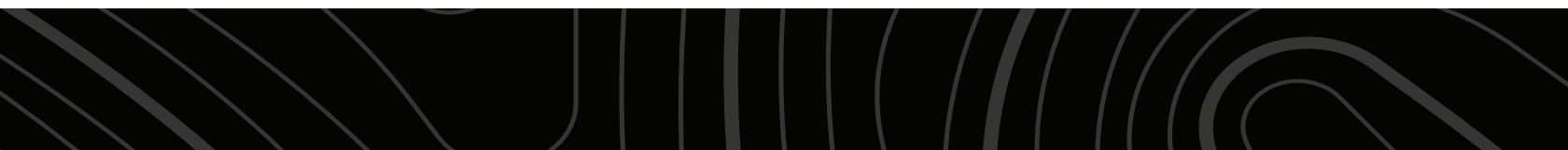
The farm is fenced and cross-fenced with over forty-two paddocks for rotational grazing. An organized watering system has been implemented to provide a waterer in each paddock. Additionally, three Valley Center pivots cover the farm spanning over 350 irrigated acres. The non-pivot acres still have access to water as the current operation runs K lines.

Improvements on the farm include two forty-head

milking parlors, six homes, two hay barns, a machine shed, and a calving facility. Equipment and cattle can be potentially purchased but would be sold separately from the real estate. Could be sold as a package deal depending on the offer, but a price for real estate must be established first.

The grass-based dairy currently operates under a pasture-based milk program and is highly efficient. Cows are known for their high butterfat content which has allowed for premiums. Milk is marketed with DFA and is pulled off Federal Order 7. Upon offer, the seller is willing to discuss access to a specialty and lucrative milk agreement which supplies A2, non-GMO, pasture-based milk to a niche brand at >\$5.00/cwt premium to DFA payments.

This impressive grass-based dairy operation is a must-see! Call Land Agent Kellen Bounous today to view this incredible opportunity.



PROPERTY FEATURES

PRICE: **\$6,200,000** | COUNTY: **JASPER** | STATE: **MISSOURI** | ACRES: **873**

- 873 +/- contiguous acres
- Primarily Class II and III soils
- Predominantly Newtonia-Eldorado silt loam
- Fenced and cross-fenced
- 42+ paddocks for rotational grazing
- Currently seeded in fescue and ryegrass
- Three center pivots for irrigation
- Built-in watering system
- Two, forty-head milking parlors
- Six houses
- Two hay barns
- Machine shed
- Calving facility
- Pasture-based milk program
- Premium milk price to DFA on offer
- Additional 80 acres rented for corn silage
- 8.5 miles to Carthage
- 25 miles to Joplin
- 56 miles to Springfield



42+ PADDOCKS FOR ROTATIONAL GRAZING

The farm is fenced and cross-fenced with over forty-two paddocks for rotational grazing. An organized watering system has been implemented to provide a waterer in each paddock.



BUILT-IN WATERING SYSTEM



THREE CENTER PIVOTS FOR IRRIGATION



TWO HAY BARN



TWO, FORTY-HEAD MILKING PARLORS



CALVING FACILITY



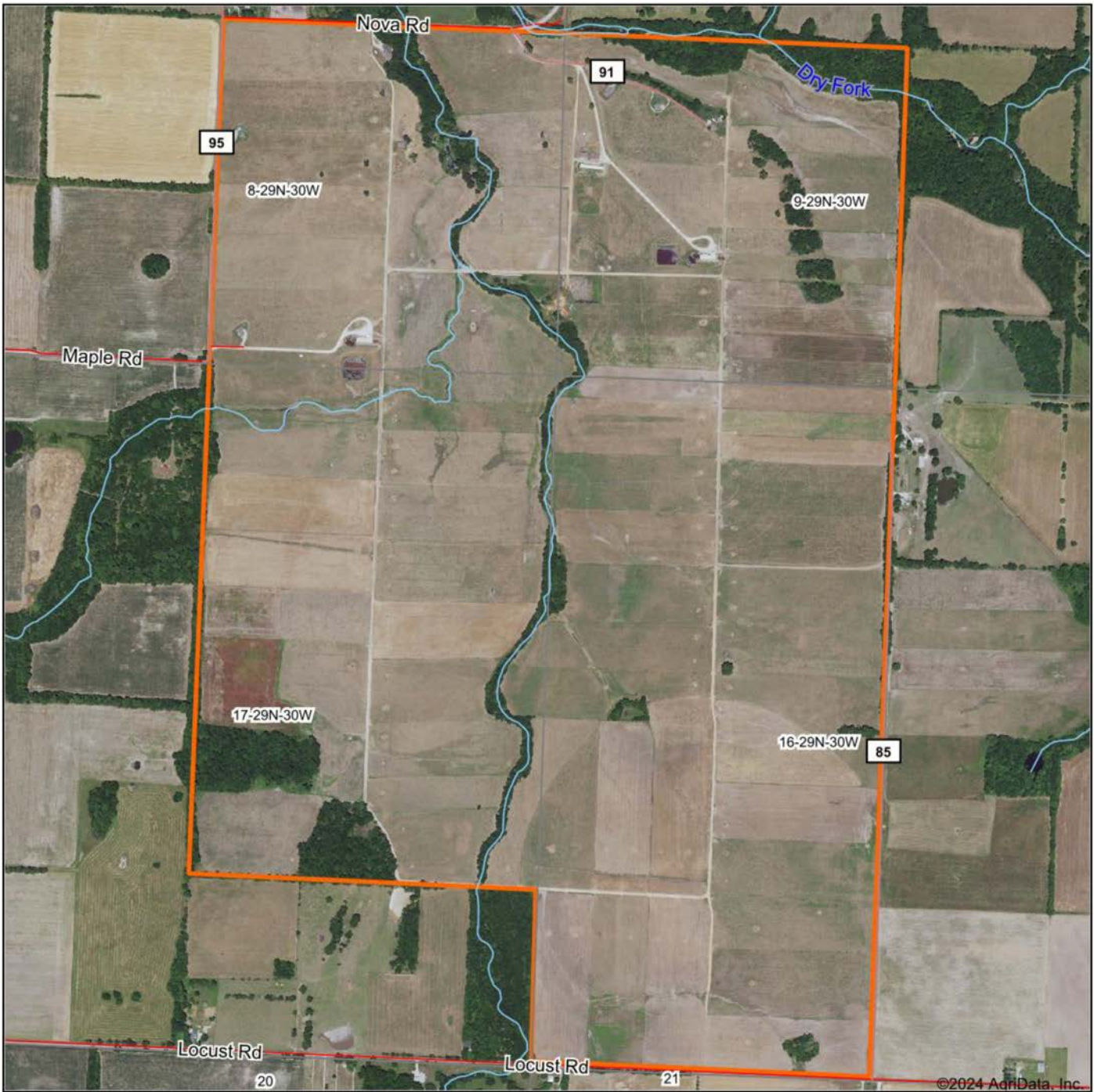
SIX HOUSES



ADDITIONAL PHOTOS



AERIAL MAP



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Map Center: 37° 14' 14.99, -94° 12' 59.52

0ft 1191ft 2383ft



Maps Provided By:



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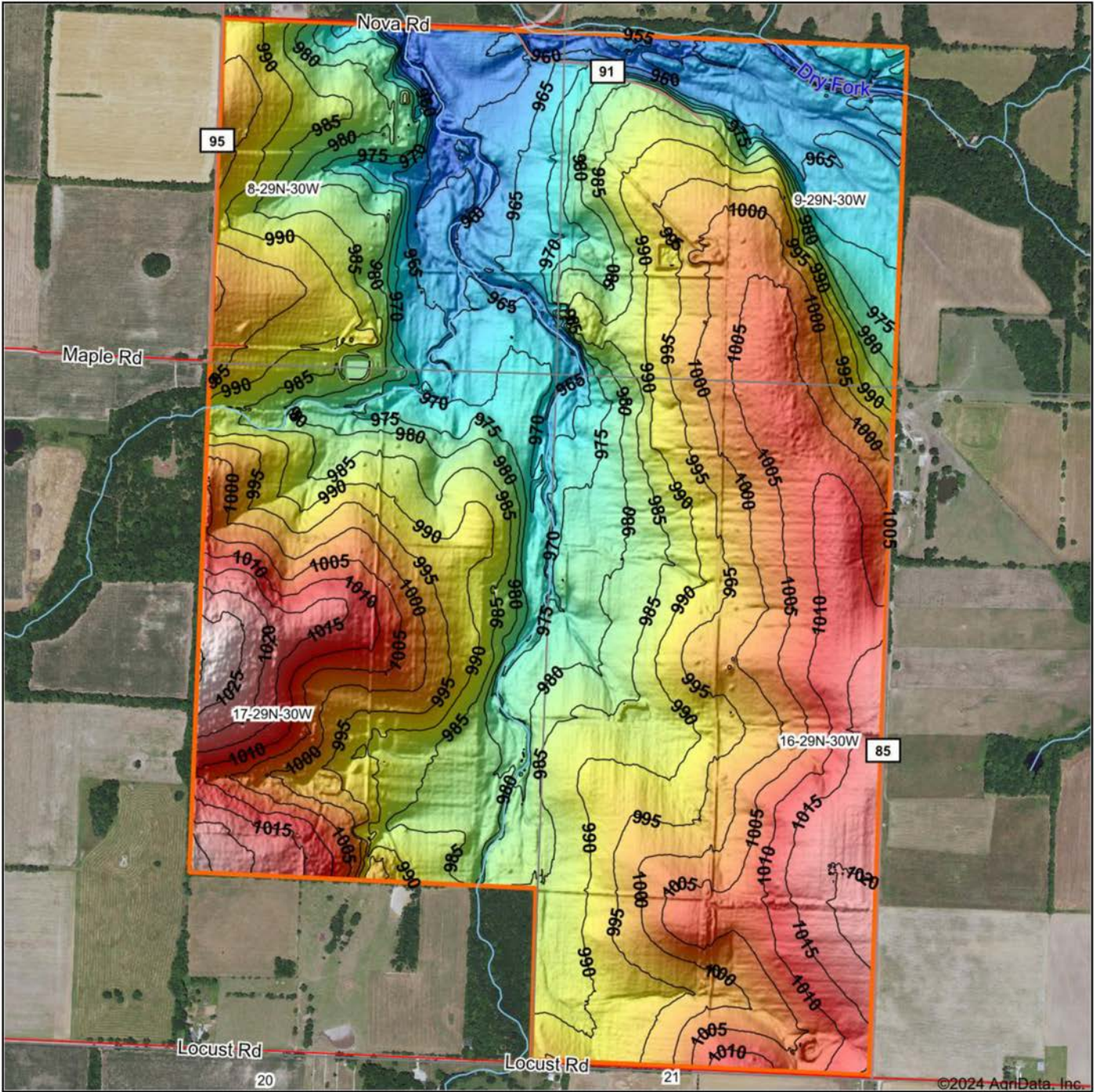
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17-29N-30W
Jasper County
Missouri

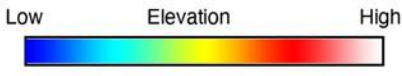


8/30/2024

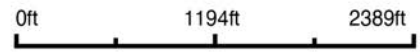
HILLSHADE MAP



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Source: USGS 3 meter dem
 Interval(ft): 5
 Min: 950.2
 Max: 1,032.4
 Range: 82.2
 Average: 989.9
 Standard Deviation: 16.21 ft



8/30/2024

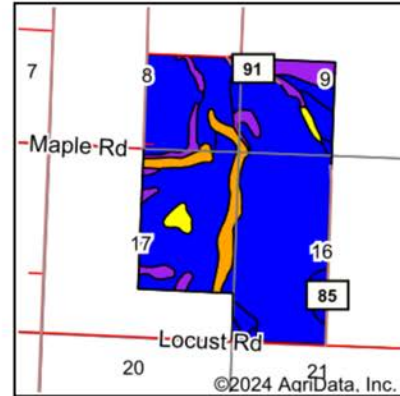
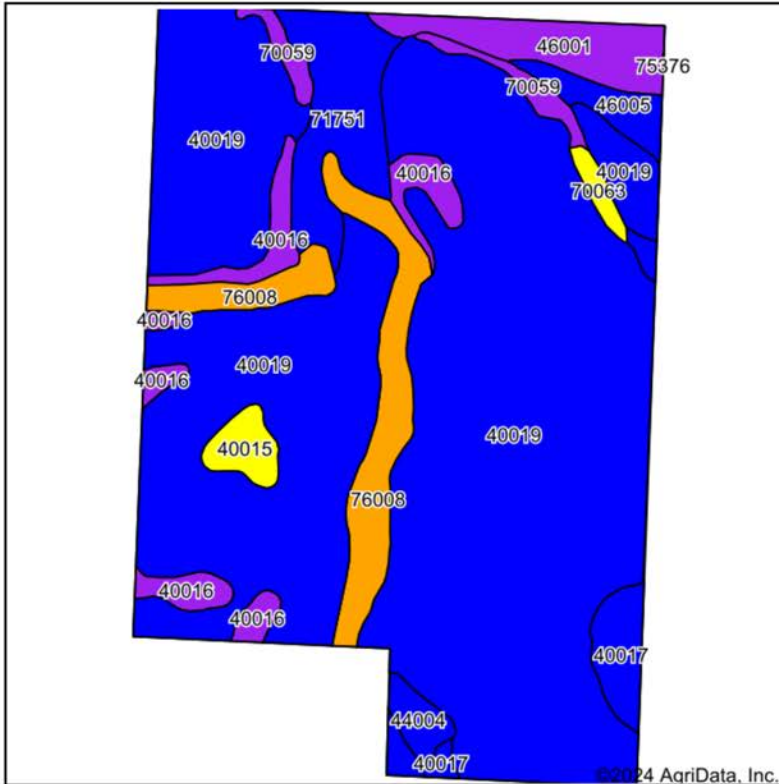
17-29N-30W
Jasper County
Missouri

Boundary Center: 37° 14' 14.99, -94° 12' 59.52



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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SOILS MAP



State: **Missouri**
 County: **Jasper**
 Location: **17-29N-30W**
 Township: **Madison**
 Acres: **873.3**
 Date: **8/30/2024**



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Soils data provided by USDA and NRCS.

Area Symbol: MO097, Soil Area Version: 27

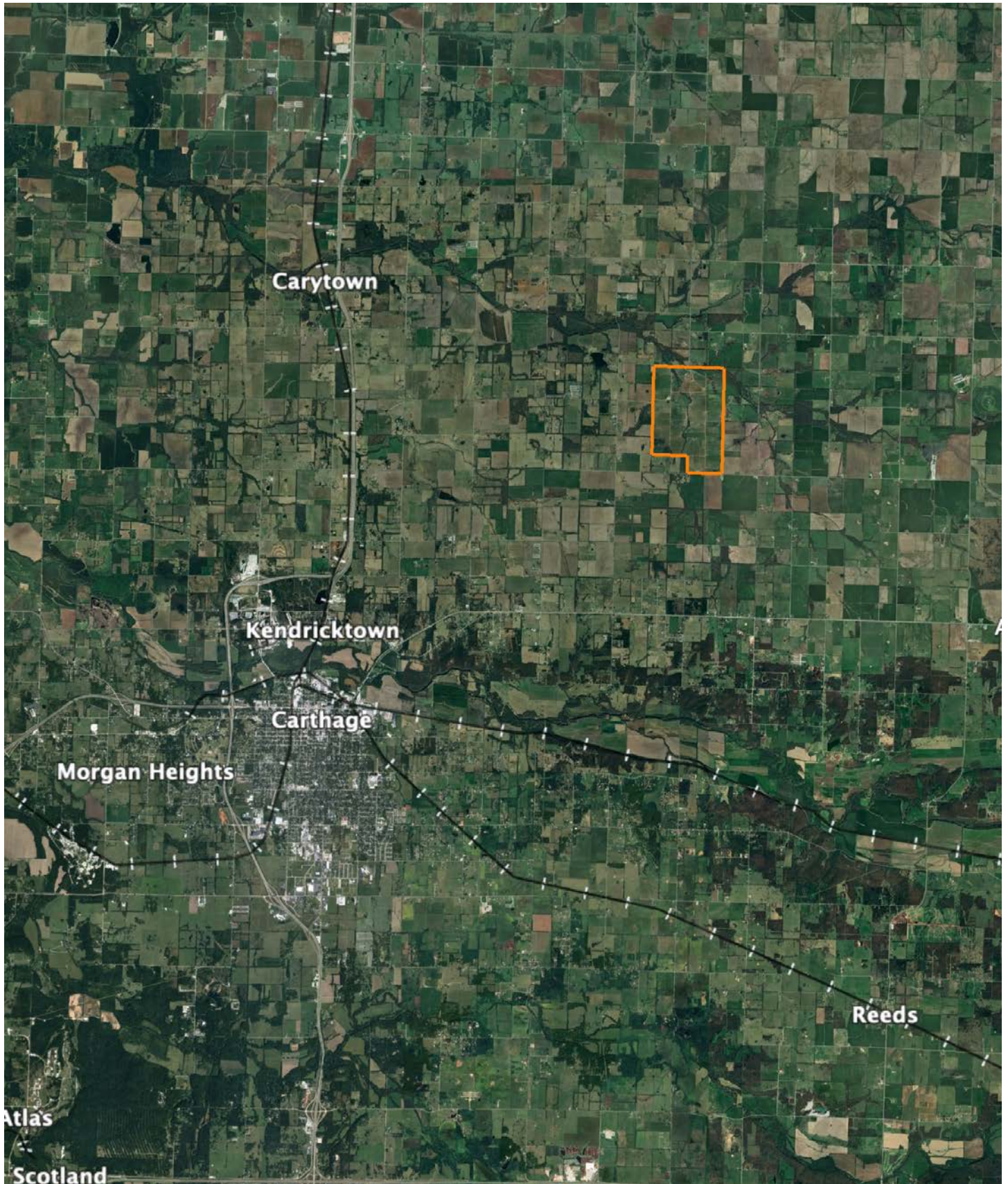
| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | Range Production (lbs/acre/yr) | Alfalfa hay Tons | Tall fescue AUM | *n NCCPI Overall | *n NCCPI Corn | *n NCCPI Small Grains | *n NCCPI Soybeans |
|-------|--|--------|------------------|----------------------|------------------|--------------------------------|------------------|-----------------|------------------|---------------|-----------------------|-------------------|
| 40019 | Newtonia-Eldorado silt loams, 1 to 3 percent slopes | 642.51 | 73.7% | | Ile | | 0 | | 85 | 85 | 73 | 68 |
| 76008 | Cedargap gravelly silt loam, 1 to 3 percent slopes, frequently flooded | 56.11 | 6.4% | | Illw | | 0 | | 65 | 65 | 53 | 55 |
| 71751 | Bearhicket silt loam, 0 to 1 percent slopes, occasionally flooded | 43.98 | 5.0% | | Ils | | 0 | | 85 | 85 | 77 | 79 |
| 40016 | Eldorado very gravelly silt loam, 3 to 8 percent slopes, very stony | 35.21 | 4.0% | | Vls | | 0 | | 52 | 52 | 39 | 26 |
| 46001 | Verdigris silt loam, 0 to 1 percent slopes, frequently flooded | 29.77 | 3.4% | | Vw | 8048 | | | 63 | 63 | 50 | 52 |
| 40017 | Maplegrove silt loam, 1 to 3 percent slopes | 18.56 | 2.1% | | Ile | | 0 | | 74 | 74 | 68 | 60 |
| 70059 | Goss extremely gravelly silt loam, 15 to 35 percent slopes, rocky | 12.29 | 1.4% | | Vle | | 0 | | 11 | 11 | 6 | 4 |

Soils data provided by USDA and NRCS.

Paddock Map



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,
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