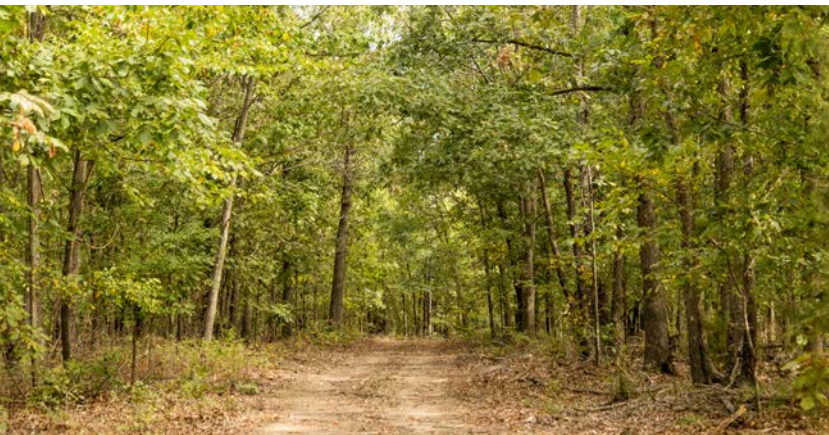


MIDWEST LAND GROUP PRESENTS



MCDONALD COUNTY, MO

344 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIUM HUNTING AND RECREATIONAL FARM IN MCDONALD COUNTY

Midwest Land Group is proud to present this premium 344 +/- acre hunting and recreational farm in McDonald County, Missouri! The expansive farm has been meticulously developed over the years with every detail in mind regarding deer herd management. The property boasts 14+ food plots, established doe and buck bedding, 40+ stand locations, and well-maintained roads for easy access. Enjoy chasing 150+ inch bucks as that has become the farm standard. A thriving turkey population has also allowed for incredible hunts in the spring and fall. Your family or hunting club will enjoy the beautifully landscaped

homestead that is situated atop one of the ridges, creating some breathtaking views. The craftsmanship is evident in the custom-built 1,180 square foot 2 bed, 2 bath home with stone fireplace and beautiful cabinetry. The 940 square foot attached garage/shop is perfect for working on projects and storing equipment.

This farm was created as a true hunter's paradise. Many incredible hunting stories have been created here and many more are ready to be made! Call land agent Kellen Bounous today to schedule a showing!



PROPERTY FEATURES

PRICE: **\$1,700,000** | COUNTY: **McDONALD** | STATE: **MISSOURI** | ACRES: **344**

- Beautiful mix of hardwoods and cedars
- Stunning ridge-top views
- 14+ cleared and developed food plots
- Established doe and buck bedding
- Well-maintained roads throughout the property
- 40+ stand locations
- Proven big buck history
- Thriving turkey population
- 2 ponds
- Archery practice area
- Custom built 2 bed, 2 bath home
- Attached 2 car garage/shop
- Custom fire pit
- Private well
- 5 miles to Noel
- 9 miles to Pineville
- 23 miles to Bentonville, AR



CUSTOM BUILT HOME

The craftsmanship is evident in the custom-built 1,180 square foot 2 bed, 2 bath home with stone fireplace and beautiful cabinetry.



PONDS



GARAGE/SHOP



HUNTING OPPORTUNITIES

The expansive farm has been meticulously developed over the years with every detail in mind regarding deer herd management. The property boasts 14+ food plots, established doe and buck bedding, 40+ stand locations, and well-maintained roads for easy access. Enjoy chasing 150+ inch bucks as that has become the farm standard.



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 36° 32' 46.24, -94° 26' 25.36

0ft 1200ft 2400ft



Maps Provided By:



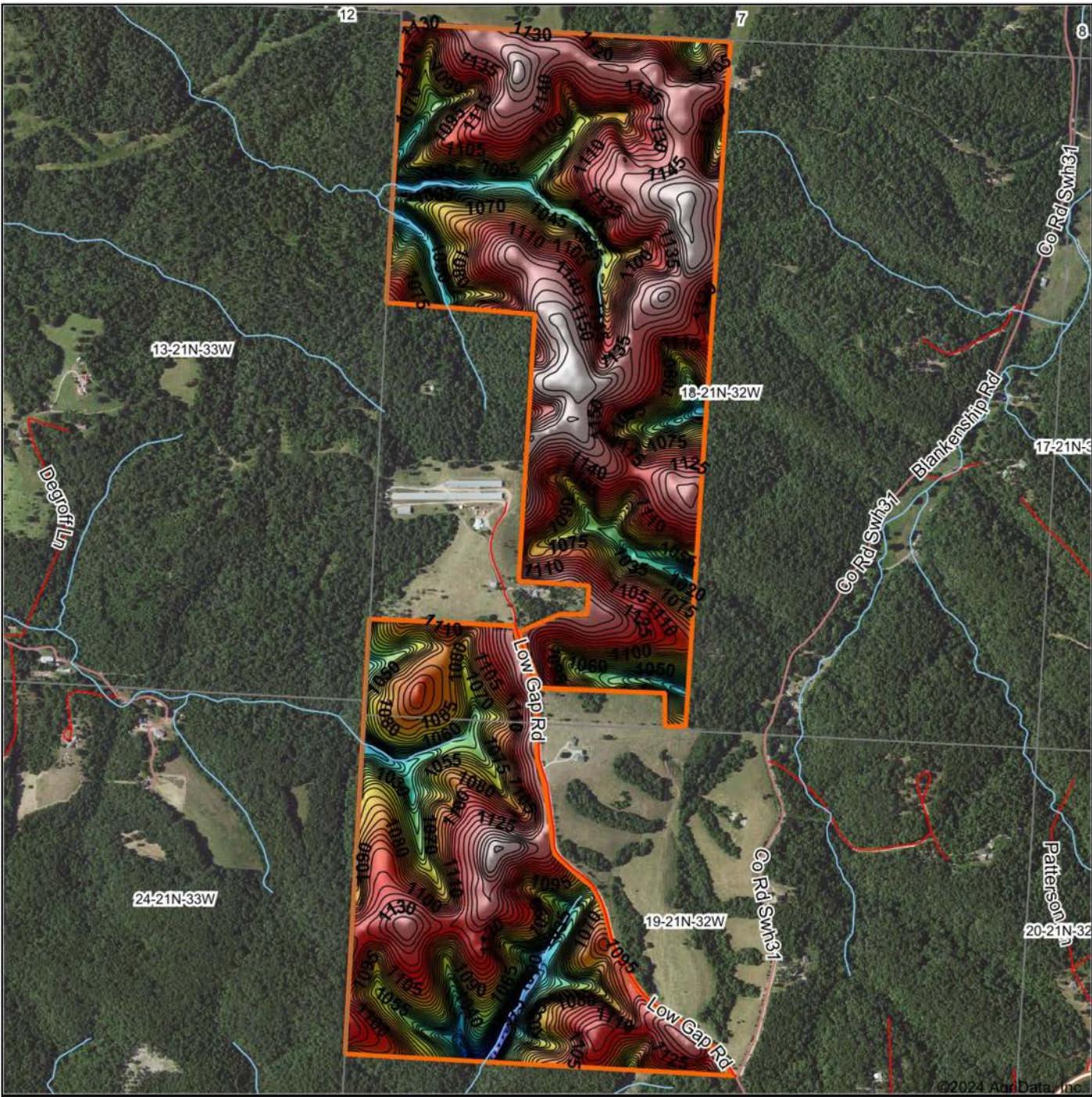
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18-21N-32W
McDonald County
Missouri



9/16/2024

HILLSHADE MAP



Low Elevation High

Source: USGS 10 meter dem

Interval(ft): 5

Min: 949.0

Max: 1,168.5

Range: 219.5

Average: 1,097.7

Standard Deviation: 39.93 ft

0ft 1197ft 2394ft

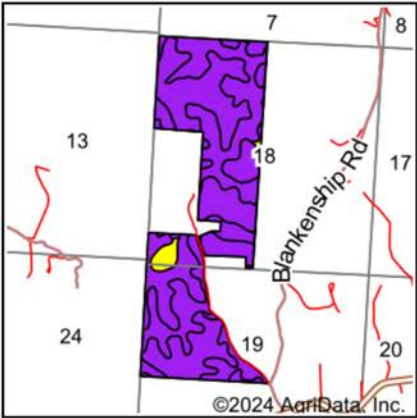
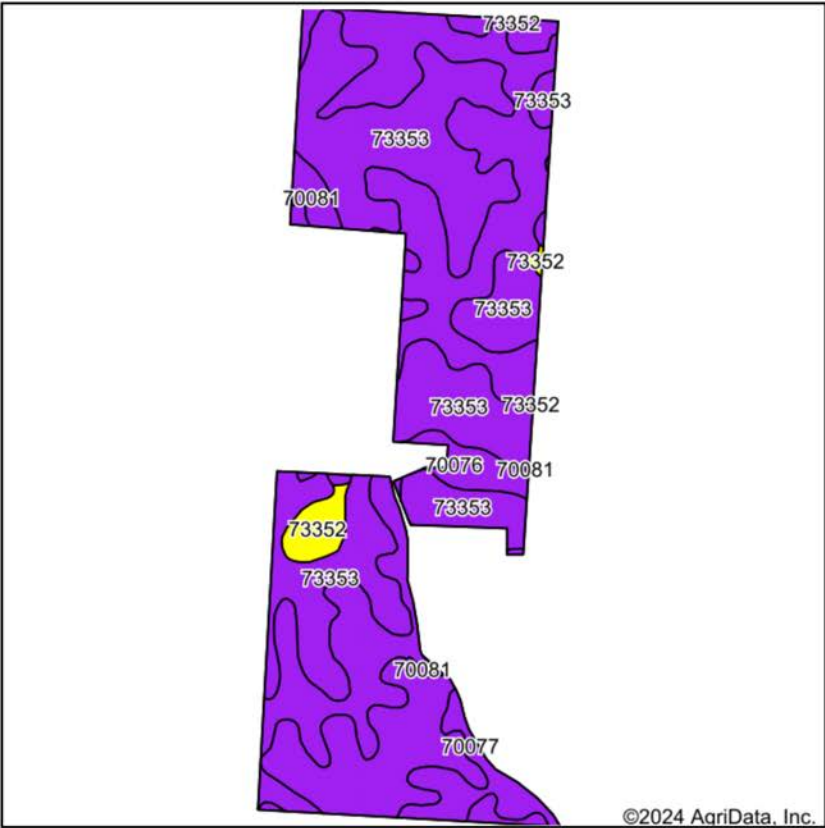
9/16/2024

18-21N-32W
McDonald County
Missouri

Boundary Center: 36° 32' 46.24, -94° 26' 25.36

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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SOILS MAP



State: **Missouri**
County: **McDonald**
Location: **18-21N-32W**
Township: **Pineville South**
Acres: **346.28**
Date: **9/16/2024**



Maps Provided By:
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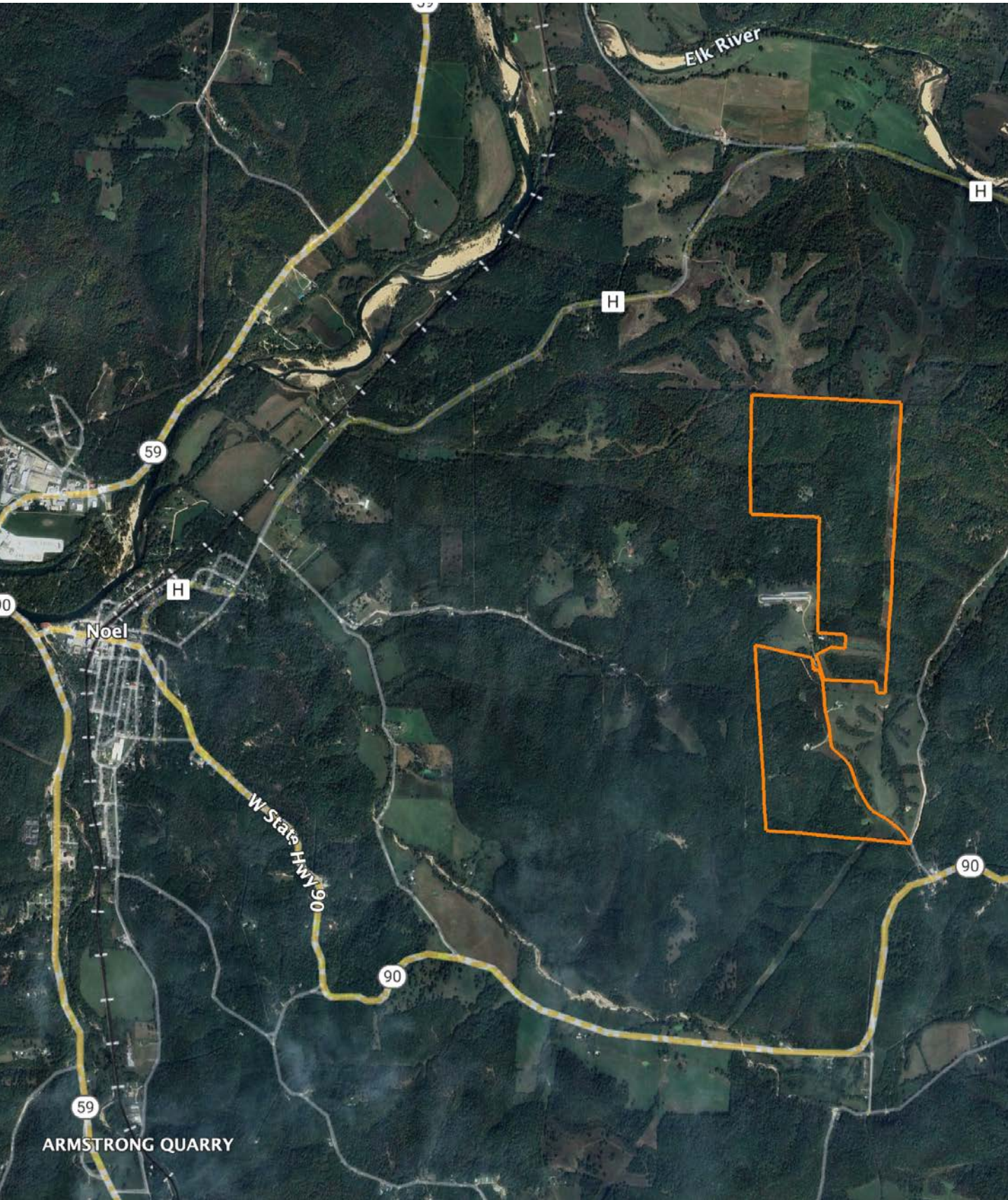


Soils data provided by USDA and NRCS.

Area Symbol: MO119, Soil Area Version: 27									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
73353	Hailey-Sonsac complex, 35 to 70 percent slopes, very rocky	191.64	55.3%		Vlle	8	8	5	3
70076	Clarksville-Noark complex, 3 to 15 percent slopes	124.64	36.0%		Vle	42	42	37	29
70077	Flagspring extremely gravelly silt loam, 3 to 15 percent slopes	13.51	3.9%		Vle	45	44	38	35
73352	Jollymill-Bendavis complex, 3 to 15 percent slopes	8.08	2.3%		IVe	37	37	27	24
70081	Rueter-Goss-Jollymill complex, 15 to 35 percent slopes	6.83	2.0%		Vle	9	9	6	4
73120	Rueter-Gasconade-Rock outcrop complex, 15 to 60 percent slopes	1.58	0.5%		Vlle	11	11	6	4
Weighted Average					6.51	*n 22.4	*n 22.4	*n 18.3	*n 14.1

*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

417.313.3123

KBounous@MidwestLandGroup.com



MidwestLandGroup.com

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