



MIDWEST LAND GROUP
PRESENTS

VERNON COUNTY

MISSOURI

45.71 ACRES



MIDWEST LAND GROUP IS HONORED TO PRESENT

CHARMING 45.71 +/- ACRE VERNON COUNTY FARM

Discover the perfect blend of rural charm and comfort on this stunning 45.71 +/- acre farm west of Sheldon, Missouri! The slightly rolling acreage features a lush mix of mainly clover and fescue, ready for your cattle or horses. A slightly wooded area follows the wet-weather creek creating an opportunity for deer and turkey hunting. The stocked pond, complete with a dock, is perfect for fishing or watering livestock.

The charming homestead is a 5 bed, 3 bath constructed in 2021 and is 2,764 square feet. The home currently does not use electricity but is set up to easily have

access. The home would also need a HVAC system if the next buyer would so desire as it currently features a wood stove and has a propane tank. Additional farm features include a 40'x60' hay barn, a 9-stall horse barn, 2 loafing sheds, a greenhouse, and a garden area.

Situated off a blacktop road just outside Sheldon, this rural hobby farm allows for rural living but easy access to I49. If you are in the market for a beautiful home on acreage, then look no further than this charming property. Give Kellen Bounous a call today to schedule a showing!



PROPERTY FEATURES

PRICE: **\$590,000** | COUNTY: **VERNON** | STATE: **MISSOURI** | ACRES: **45.71**

- Fully fenced
- Pasture and timber mix
- Fields are primarily clover and fescue
- Abundance of wildlife
- Wet-weather creek
- Stocked pond
- 5 bed, 3 bath home
- 40'x60' hay barn
- 9-stall horse barn
- 2 loafing sheds
- Additional outbuildings
- Greenhouse
- Garden area
- Black top frontage
- 4 minutes to Sheldon
- 14 minutes to Lamar
- 16 minutes to Nevada



5 BED, 3 BATH HOME

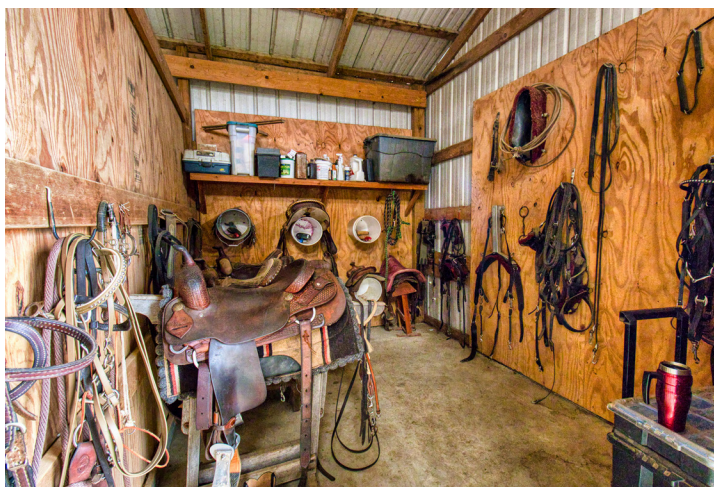
The charming homestead is a 5 bed, 3 bath constructed in 2021 and is 2,764 square feet. The home currently does not use electricity but is set up to easily have access.



STOCKED POND

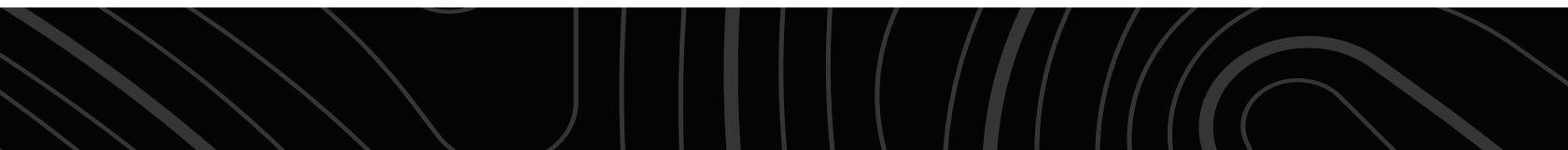


9-STALL HORSE BARN



CLOSE PROXIMITY

Situated off a blacktop road just outside Sheldon, this rural hobby farm allows for rural living but easy access to I49.

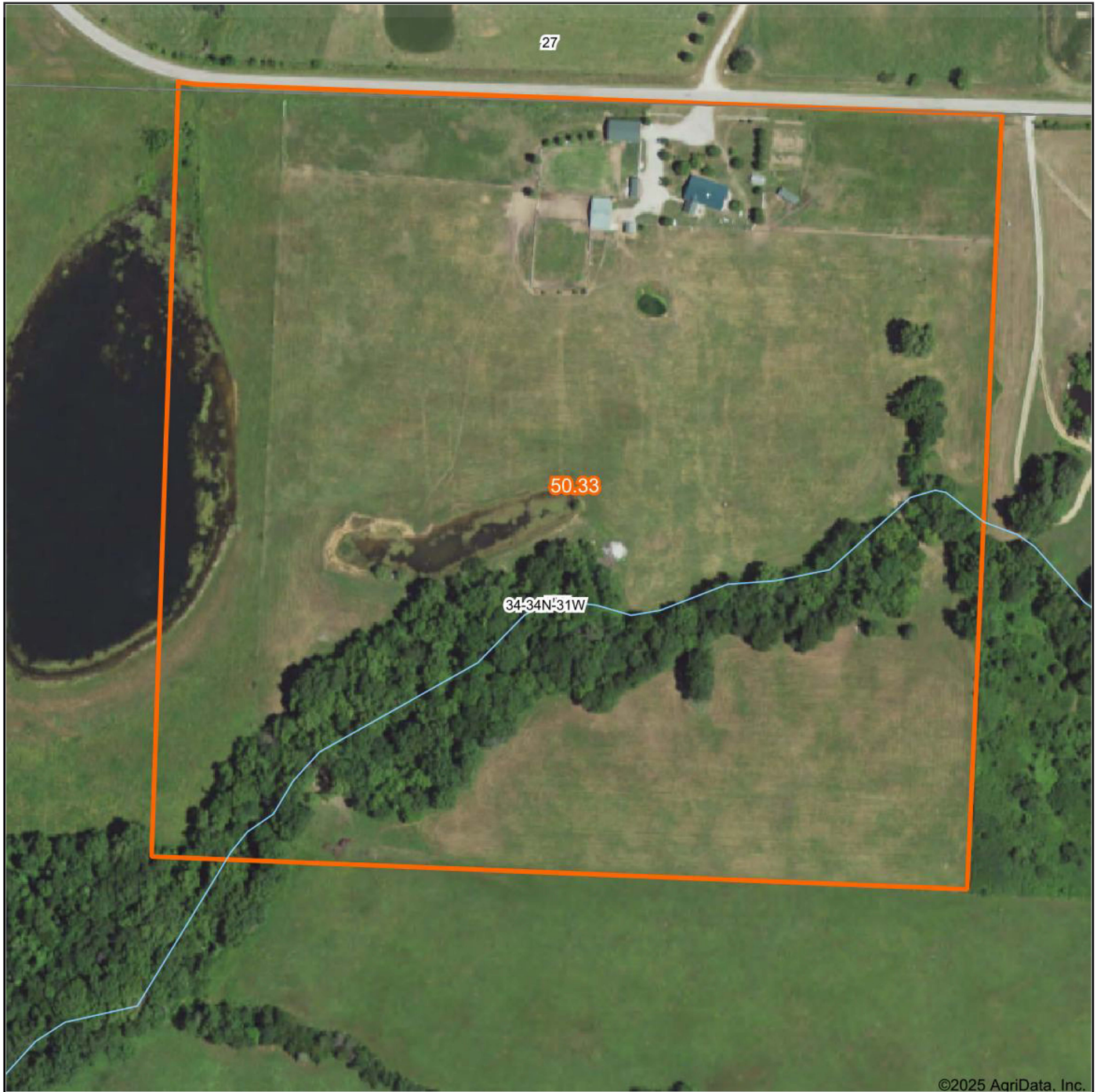


ADDITIONAL OUTBUILDINGS

Additional farm features include a 40'x60' hay barn, a 9-stall horse barn, 2 loafing sheds, a greenhouse, and a garden area.



AERIAL MAP



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Boundary Center: 37° 39' 36.99, -94° 19' 27.66

0ft 289ft 578ft



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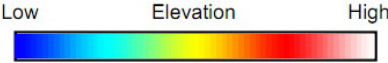
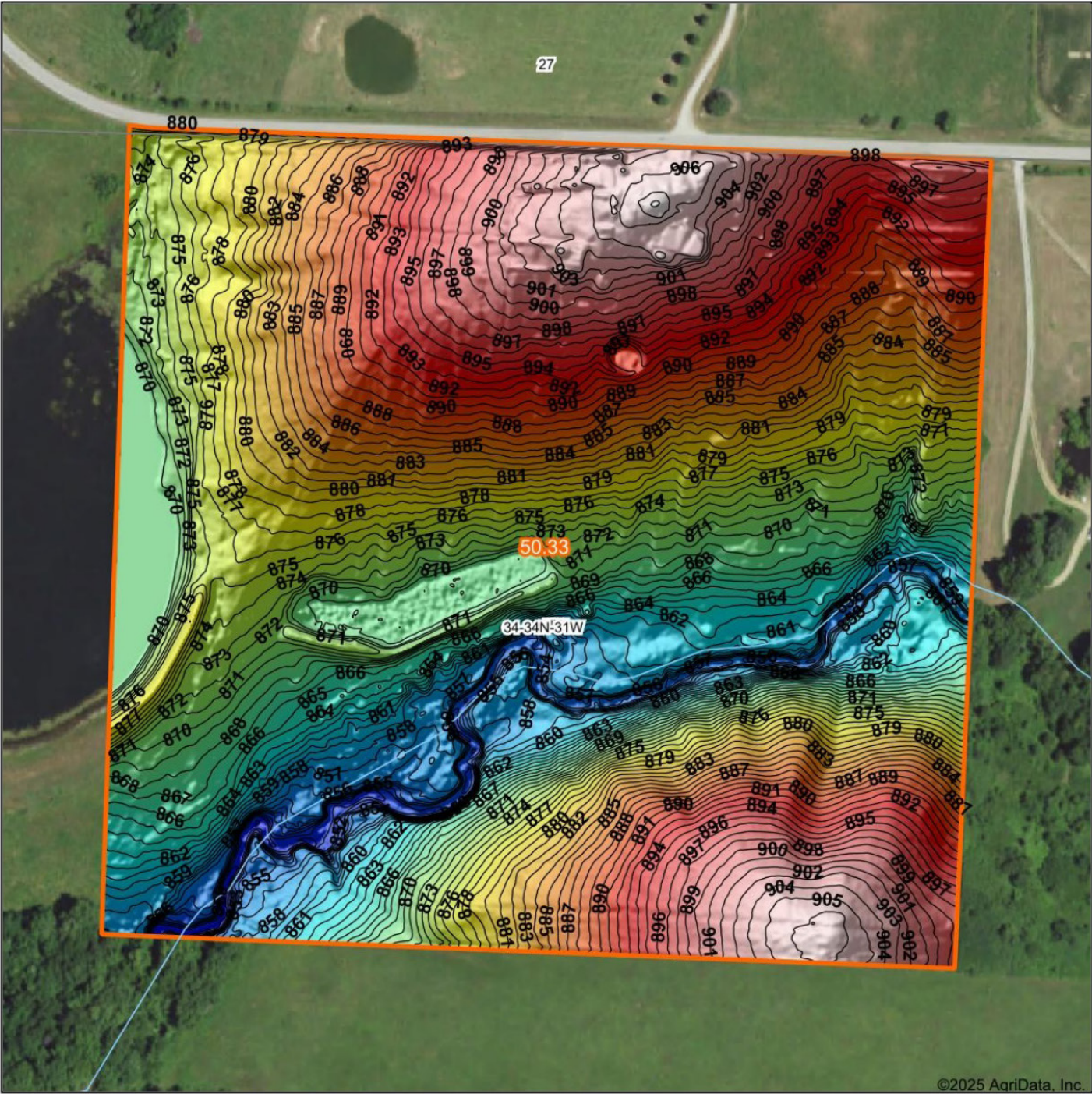
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34-34N-31W
Vernon County
Missouri



5/6/2025

HILLSHADE MAP



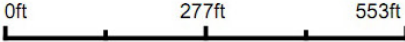
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Source: USGS 1 meter dem
Interval(ft): 1
Min: 847.2
Max: 908.3
Range: 61.1
Average: 879.2
Standard Deviation: 14.24 ft

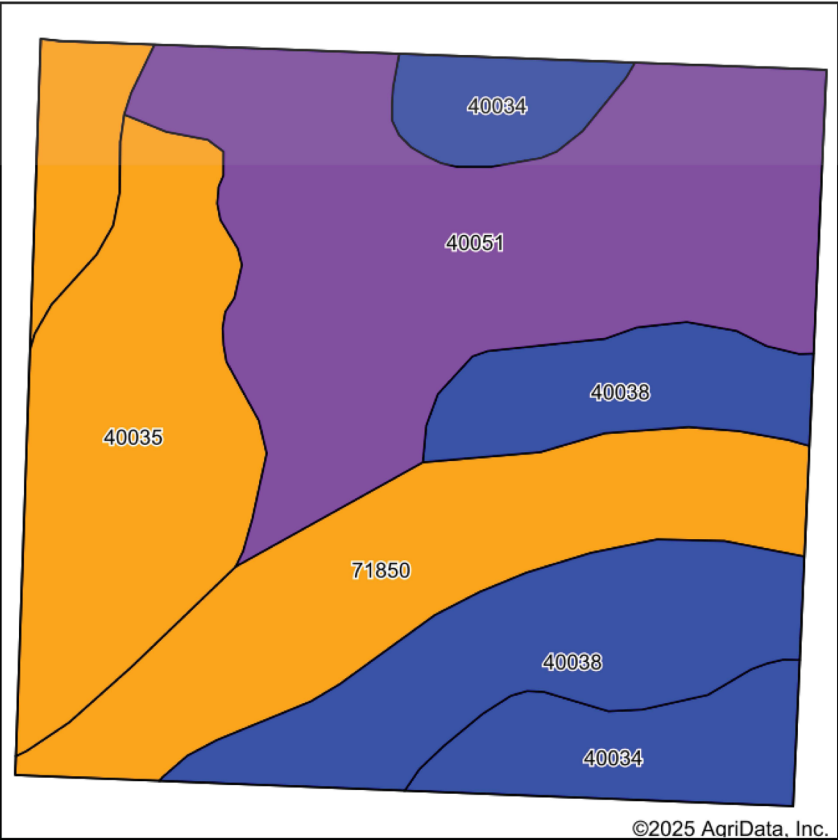


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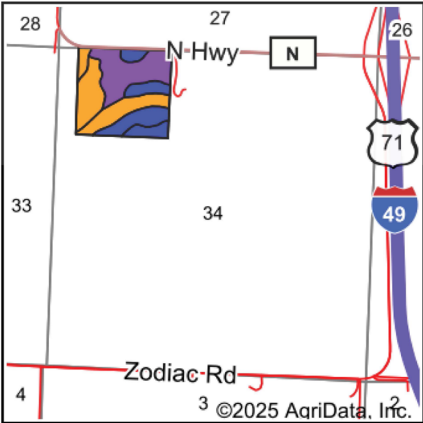
34-34N-31W
Vernon County
Missouri

Boundary Center: 37° 39' 36.99, -94° 19' 27.66

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Vernon**
Location: **34-34N-31W**
Township: **Drywood**
Acres: **50.33**
Date: **5/6/2025**



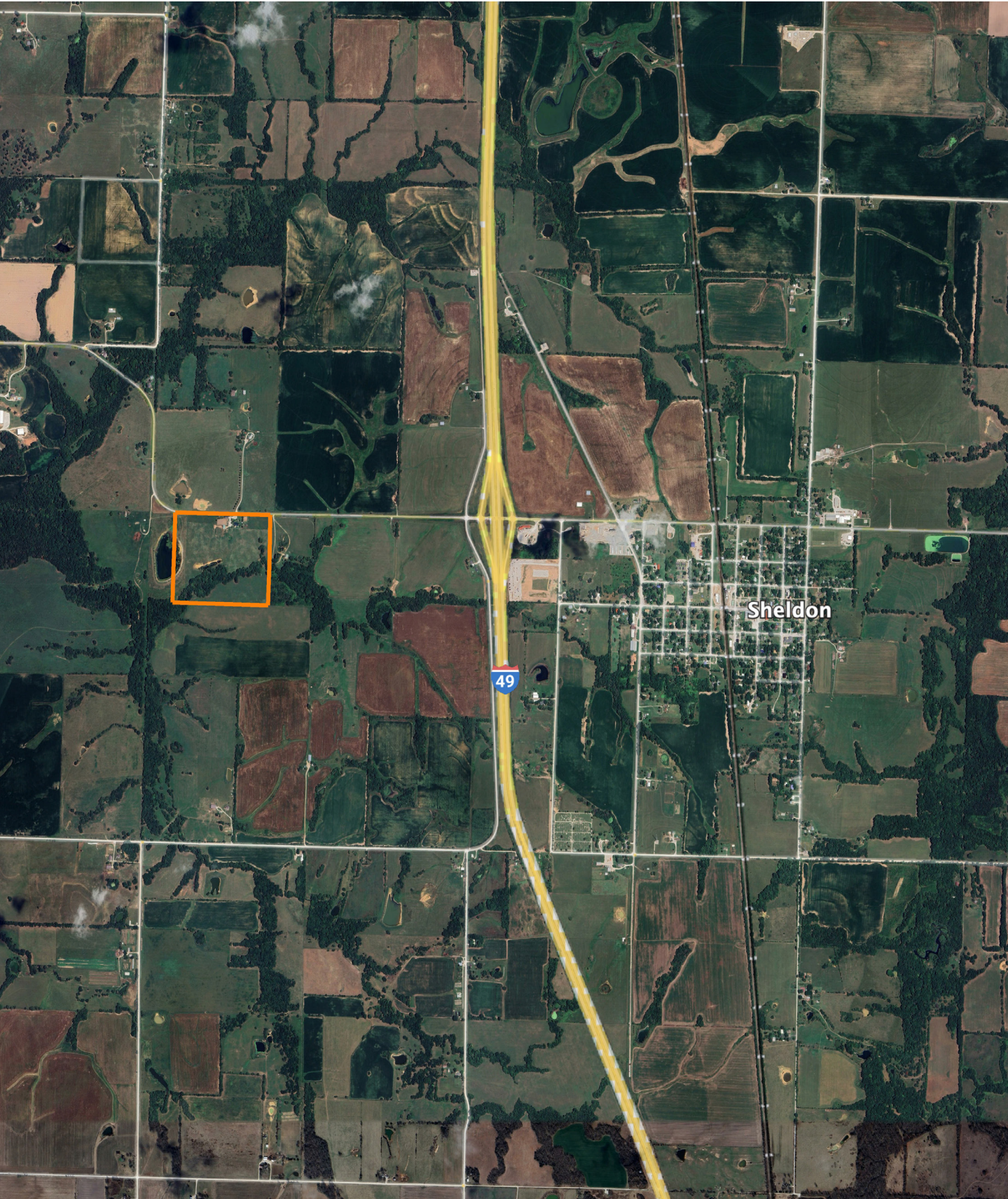
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| Area Symbol: MO217, Soil Area Version: 28 | | | | | | | | | |
|---|---|-------|------------------|----------------------|------------------|------------------|---------------|-----------------------|-------------------|
| Code | Soil Description | 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 |
| 40051 | Coweta loam, 5 to 14 percent slopes | 16.21 | 32.2% | | Vls | 37 | 37 | 31 | 24 |
| 71850 | Cleora fine sandy loam, 1 to 3 percent slopes, frequently flooded | 10.60 | 21.1% | | Illw | 64 | 64 | 50 | 47 |
| 40038 | Barden silt loam, 1 to 5 percent slopes | 9.72 | 19.3% | | Ile | 74 | 72 | 68 | 69 |
| 40035 | Barco loam, 2 to 5 percent slopes, eroded | 8.77 | 17.4% | | Ille | 44 | 41 | 38 | 28 |
| 40034 | Barco loam, 2 to 5 percent slopes | 5.03 | 10.0% | | Ile | 60 | 56 | 56 | 49 |
| Weighted Average | | | | | 3.67 | *n 53.4 | *n 52 | *n 45.9 | *n 40.7 |

*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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