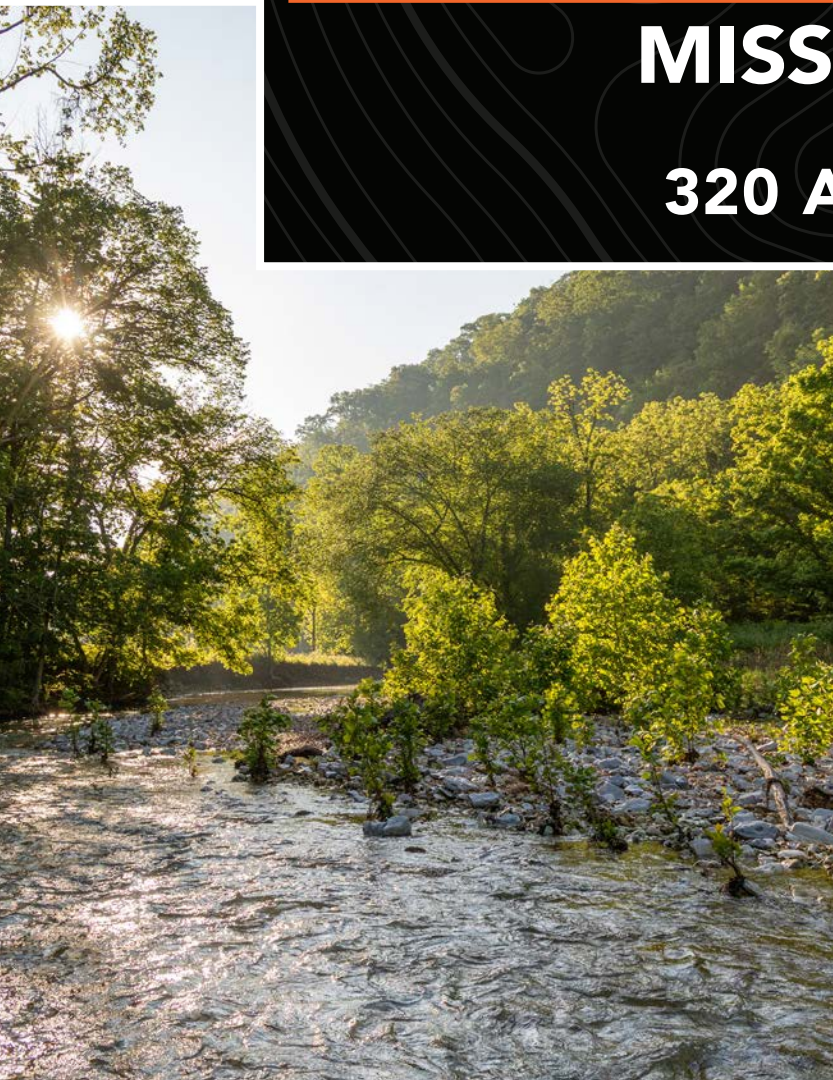




MIDWEST LAND GROUP
PRESENTS

BARRY COUNTY MISSOURI

320 ACRES



MIDWEST LAND GROUP IS HONORED TO PRESENT

THE ULTIMATE BARRY COUNTY RECREATIONAL FARM

Located just west of Roaring River State Park and south of Cassville, Missouri is the large acre hunting farm you have been waiting for! This recreational oasis is 320 +/- (ask about additional acreage) acres of beautiful ridge tops, rolling hills, and a large stretch of bottom ground. Farm Road 1090 dead ends at the property gate allowing seclusion and the avoidance of high traffic and road hunters. As you enter the property you are met with a gorgeous clearing chalked full of young walnut trees. As you proceed, you are met with a wet-weather creek that runs through the property and will flow pretty steadily when it rains. Cross the creek crossing and continue the path to the first Redneck blind overlooking a big portion of the bottom ground.

Up the hill is the heart of the property. A fully furnished 12'x40' hunting cabin with sink, fridge, television, bunk beds, kitchen, bathroom, and a wrap-around deck that allows for incredible views. Utilities include a well, septic, propane for heat, and solar for electricity. Next to the

cabins is a 50'x40' metal machine shed to store your tractor and implements. Just down the hill is Redneck number two overlooking another great spot for a food plot. The property boasts several mature oaks that will drop plenty of food, but with ample water, cover, and extra food the potential of this farm is endless.

If you prefer hunting timber, established trails work their way up on top of the ridges where two more food plots can be found. The property does have a gated entrance on the west side of the property that leads to an overgrown field and Redneck blind number three. A small pond is also on the west side. During picture day, mature gobblers lit up the woods and a trail camera has already caught one tom, a bobcat, and several deer. This property truly is a must see and a turn-key hunting farm for anyone looking for their dream recreational tract. Only a short drive to Cassville and about 40 minutes to Bentonville, Arkansas. Call land agent Kellen Bounous today to schedule a showing!



PROPERTY FEATURES

PRICE: **\$1,120,000** | COUNTY: **BARRY** | STATE: **MISSOURI** | ACRES: **320**

- Beautiful rolling hills
- Gorgeous ridge-top views
- Bottom area with creek access
- Wet-weather creek
- Secluded road access
- Established trail system
- Full of young and mature walnut trees
- Fully furnished 12'x40' hunting cabin
- Propane heat
- Solar electric
- Well and septic
- 50'x40' machine shed with lean-to
- 3 Redneck blinds
- Multiple food plots
- Abundance of deer and turkey
- 4.7 miles to Washburn
- 10.5 miles to Cassville
- 25.9 miles to Shell Knob
- 30 miles to Rogers, AR



FULLY FURNISHED 12'X40' HUNTING CABIN

A fully furnished 12'x40' hunting cabin with sink, fridge, television, bunk beds, kitchen, bathroom, and a wrap-around deck that allows for incredible views. Utilities include a well, septic, propane for heat, and solar for electricity.



GORGEOUS RIDGE-TOP VIEWS

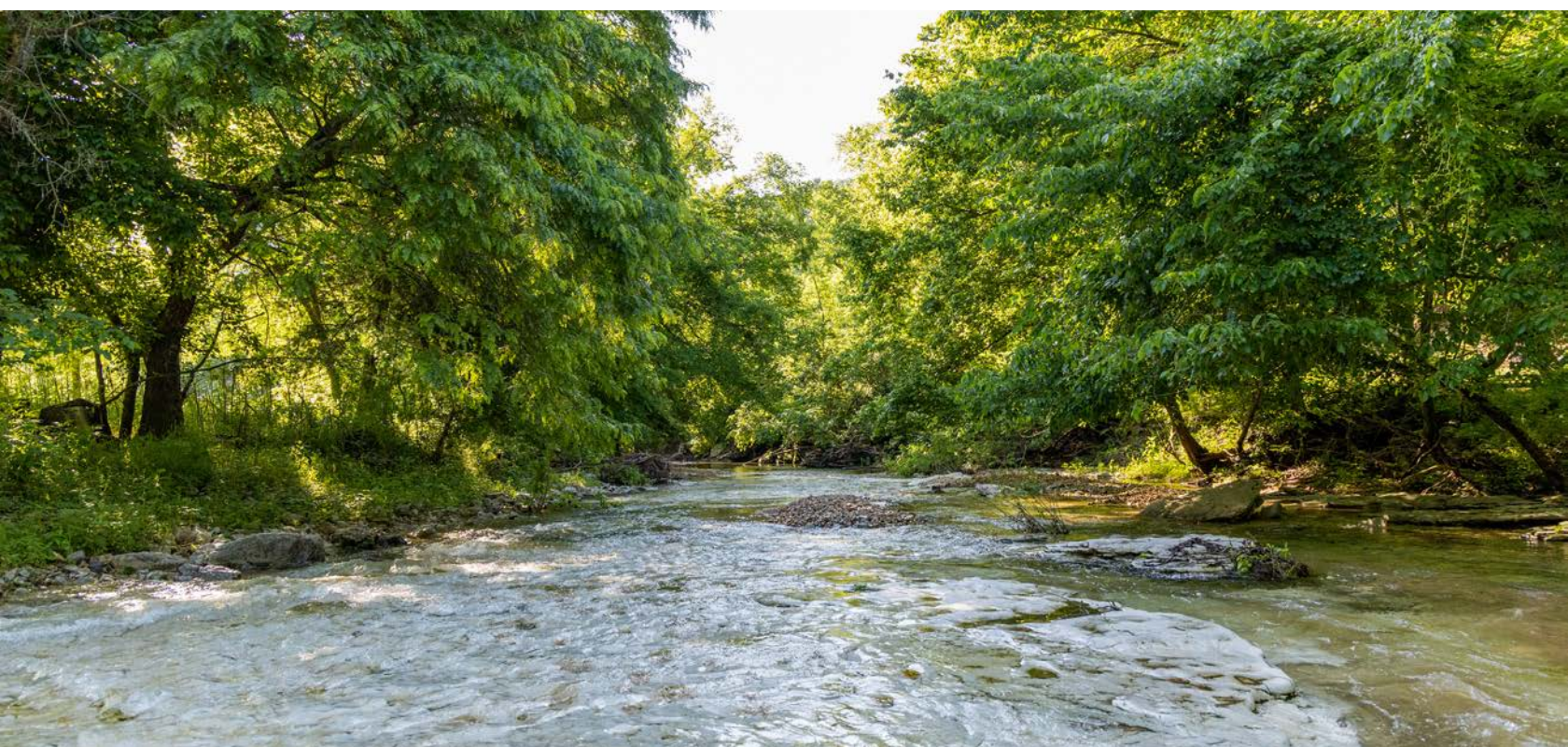


50'X40' MACHINE SHED WITH LEAN-TO



WET-WEATHER CREEK

As you enter the property you are met with a gorgeous clearing chalked full of young walnut trees. As you proceed, you are met with a wet-weather creek that runs through the property and will flow pretty steadily when it rains.



HUNTING OPPORTUNITIES

During picture day, mature gobblers lit up the woods and a trail camera has already caught one tom, a bobcat, and several deer. The property boasts several mature oaks that will drop plenty of food, but with ample water, cover, and extra food the potential of this farm is endless.



AERIAL MAP



Map Center: 36° 34' 41.14, -93° 54' 55.11

0ft 1000ft 2000ft



Maps Provided By:



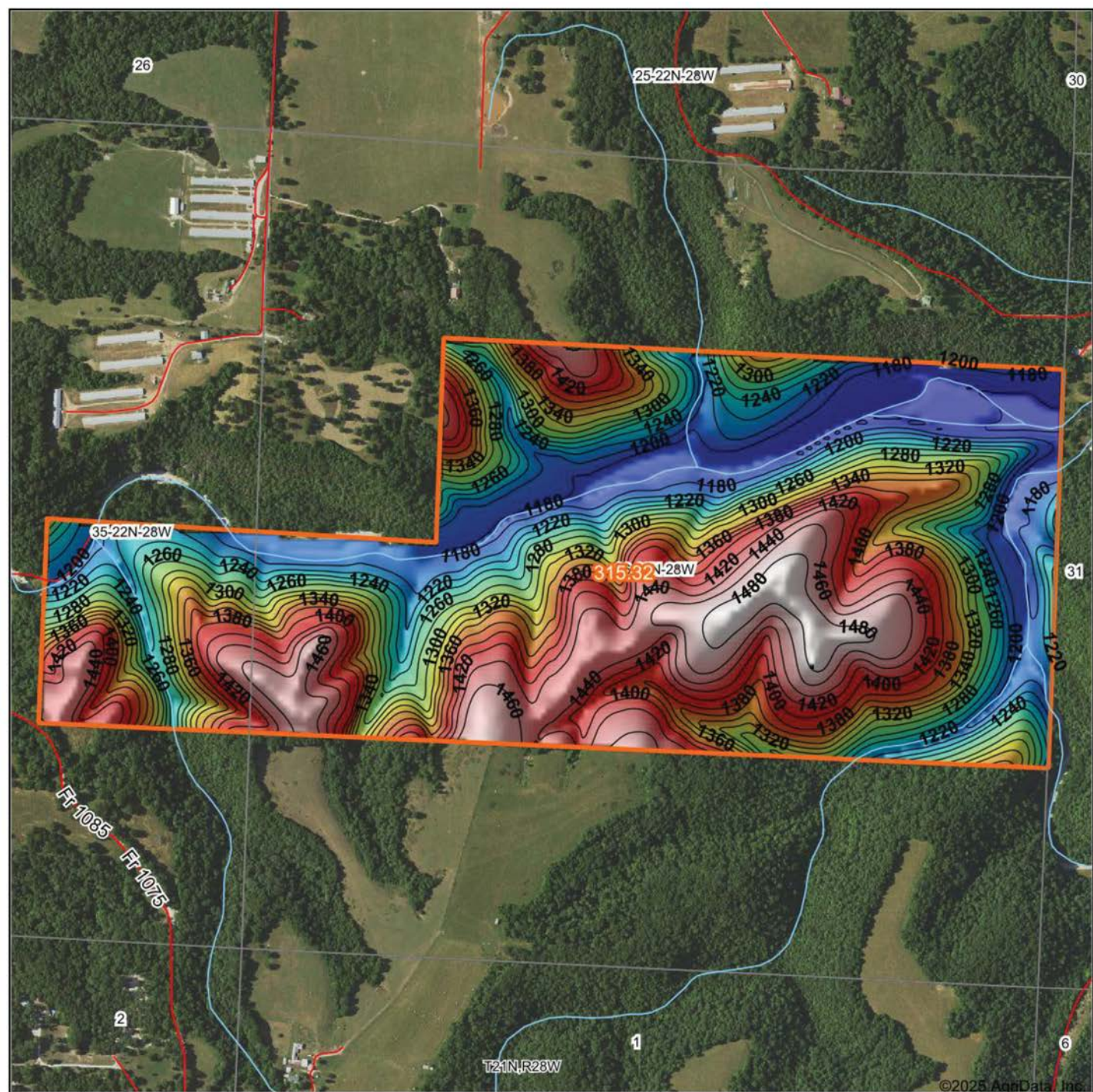
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36-22N-28W
Barry County
Missouri



6/2/2025

HILLSHADE MAP



Low Elevation High



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 20
Min: 1,156.2
Max: 1,490.4
Range: 334.2
Average: 1,327.0
Standard Deviation: 100.52 ft

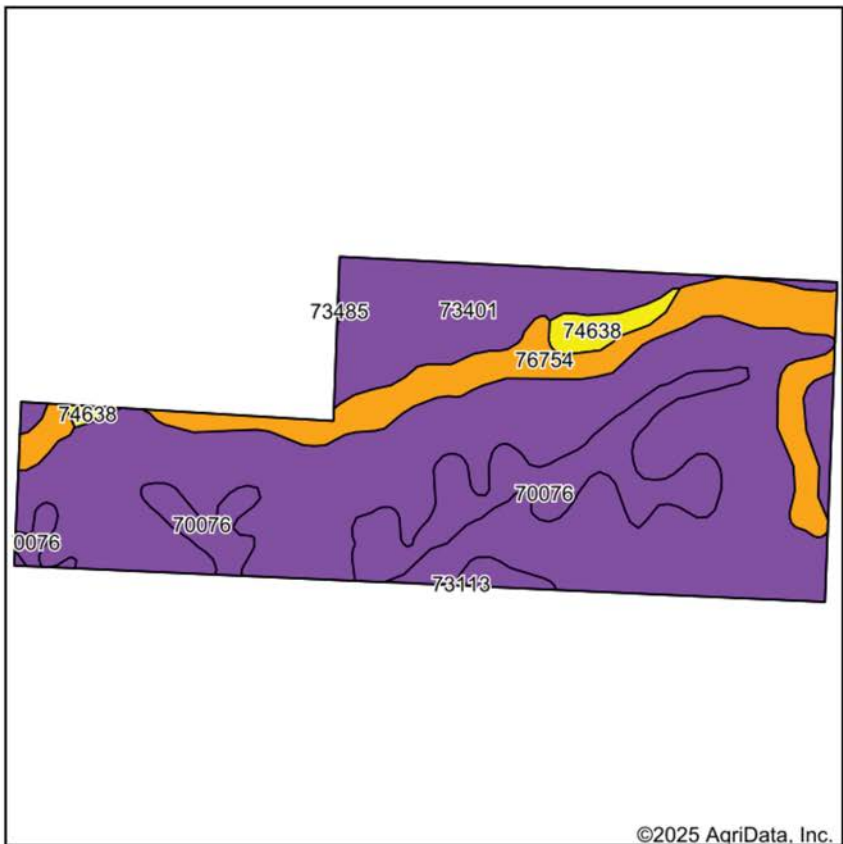
0ft 1003ft 2006ft



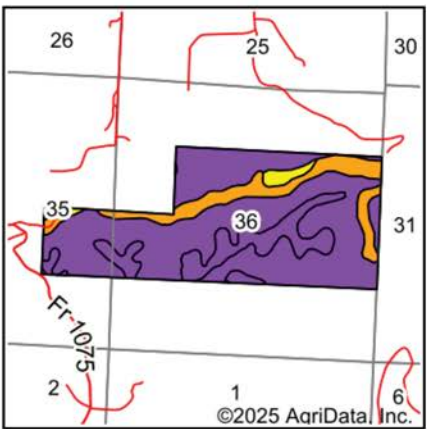
36-22N-28W
Barry County
Missouri

Boundary Center: 36° 34' 41.14, -93° 54' 55.11

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Barry**
Location: **36-22N-28W**
Township: **Washburn**
Acres: **315.32**
Date: **6/2/2025**



Maps Provided By:



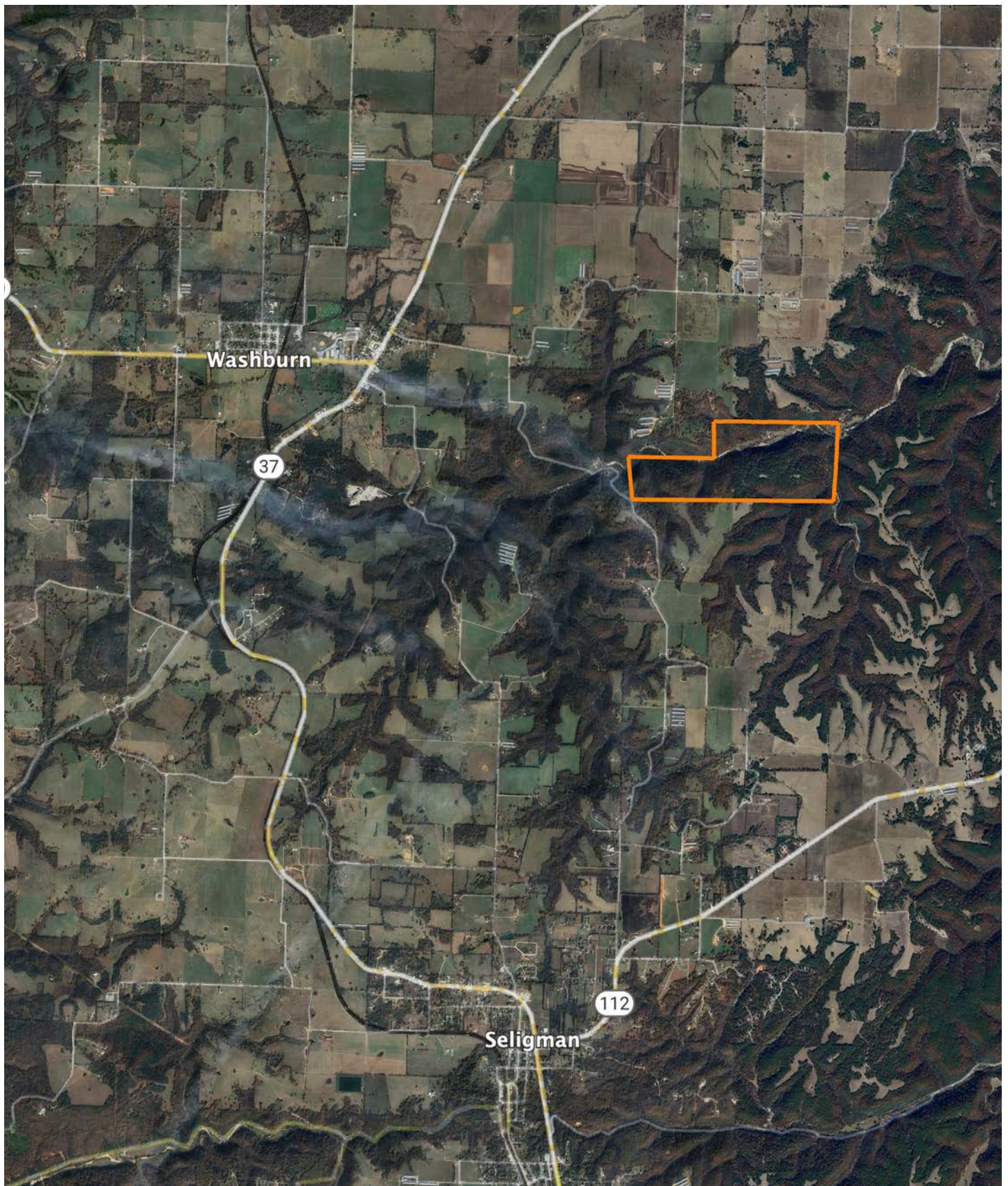
Area Symbol: MO009, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
73401	Clarksville-Rock outcrop-Moko complex, 35 to 60 percent slopes	220.33	69.9%		Vlle		11	11	8	5
70076	Clarksville-Noark complex, 3 to 15 percent slopes	45.34	14.4%		Vle		42	42	37	29
76754	Waben-Cedargap, occasionally flooded complex, 0 to 3 percent slopes	43.10	13.7%		IIIs		46	46	28	31
74638	Waben very gravelly silt loam, 3 to 8 percent slopes	6.39	2.0%		IVs	3	45	45	39	29
73485	Nixa-Clarksville complex, 3 to 20 percent slopes	0.10	0.0%		IVs		39	38	34	23
73113	Scholten gravelly silt loam, 3 to 8 percent slopes	0.06	0.0%		IVs	3	39	39	30	24
Weighted Average					6.25	0.1	*n 20.9	*n 20.9	*n 15.5	*n 12.5

*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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