

MIDWEST LAND GROUP PRESENTS



# GREENE COUNTY, MO

134 ACRES



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# HUNTING, RECREATIONAL, FARMING, AND AIRBNB OPPORTUNITIES OUTSIDE OF SPRINGFIELD, MISSOURI

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This Greene County farm checks all the boxes! Located 30 minutes west of Springfield, Missouri, this 134 +/- acre property offers a diverse combination of hunting, recreational, farming, and even Airbnb opportunities. Imagine a secluded paved driveway leading back to a private entrance. Situated up the drive, the home is a 5 bed, 3 bath with over 4,616 square feet (2,700 finished), an open concept living room and kitchen, beautiful hardwood flooring, granite countertops, a gas fireplace, and a wrap-around deck to enjoy the views and seclusion of the great outdoors. An unfinished basement offers tons of additional space and a storage area. It also features a two-car attached garage and a separate well house.

Down from the home is a private 1,000-square-foot bunk house that has a full kitchen, game area, living room, full bedroom, and full bathroom. It has its own outdoor sitting area with a fireplace and offers a perfect space for guests to stay, or could be considered a mother-in-law suite. The bunkhouse connects to a large shop area with plenty of space to tinker on your next project. An office is also attached for anyone looking to operate a business on the property. Additional improvements include a large equipment shed and a large storage shed.

One cannot miss the beautiful year-round creek that winds its way through the property. A fishing pond complete with a dock is also an added recreational feature. The land is a gorgeous mix of open pasture and mixed timber. The farm boasts some mature trees with a great mix of walnut, white oaks, red oaks, and cedars. Established trails run throughout the farm, allowing fun UTV rides and easy access to your deer stands. Love chasing whitetails? This farm is home to an abundance of deer, I have jumped several bucks every time I take a tour.

Looking to run cattle? The pasture is primarily a fescue blend and is perfect for grazing or haying. A cattle working area is already in place, and the property is fully fenced and cross-fenced. Want additional income besides farming? The home has Airbnb potential and has been used as such in the past years. However, feel free to make this farm your forever place! What an opportunity to own a property with so much to offer in a great location, just outside of Springfield, Missouri (Ash Grove School District). This farm is the total package with so many opportunities for its next owner! Call land agent Kellen Bounous today to schedule an appointment!

# PROPERTY FEATURES

PRICE: **\$1,200,000** | COUNTY: **GREENE** | STATE: **MISSOURI** | ACRES: **134**

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- 134 +/- acres
- Fully fenced and cross-fenced
- Combination of pasture and mature timber
- Mix of walnut, white oaks, red oaks, and cedars
- Fields primarily fescue, Class II and III soils
- Fishing pond with dock
- Year-round creek
- Established trail system
- Abundance of deer
- Cattle working area
- Paved driveway
- Gated entrance
- 5 bed, 3 bath home
- 2 car attached garage
- 1,000 square foot bunk house
- Bunk house/office area heated and cooled
- Large shop with lean too
- Equipment shed with attached garage
- Storage shed
- 11 minutes to Ash Grove
- 20 minutes to Mount Vernon
- 15 minutes to Springfield

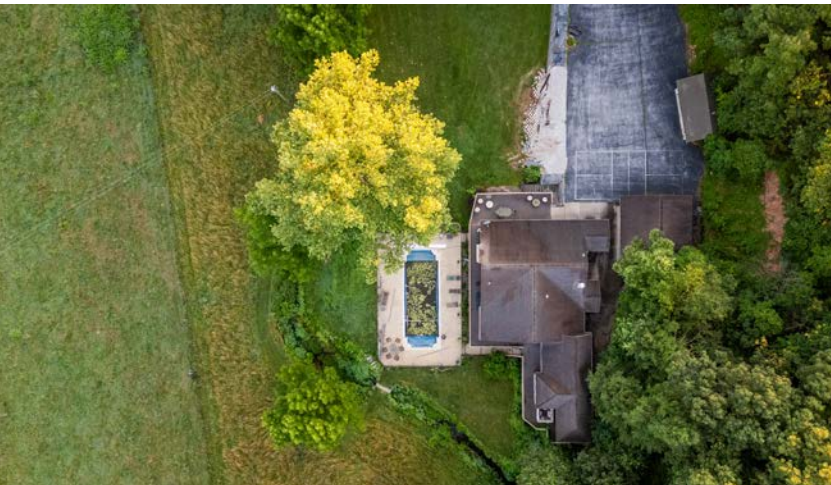




# 5 BED, 3 BATH HOME

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Situated up the drive, the home is a 5 bed, 3 bath with over 4,616 square feet (2,700 finished), an open concept living room and kitchen, beautiful hardwood flooring, granite countertops, a gas fireplace, and a wrap-around deck to enjoy the views and seclusion of the great outdoors.





# INTERIOR PHOTOS





# YEAR-ROUND CREEK

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# CATTLE WORKING AREA

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# OUTBUILDINGS

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Down from the home is a private 1,000-square-foot bunk house that offers a perfect space for guests to stay, or could be considered a mother-in-law suite. The bunkhouse connects to a large shop area with plenty of space to tinker on your next project. Additional improvements include a large equipment shed and a large storage shed.





# AERIAL MAP



Map Center: 37° 12' 59.33, -93° 35' 29.27

0ft 611ft 1222ft



Maps Provided By:



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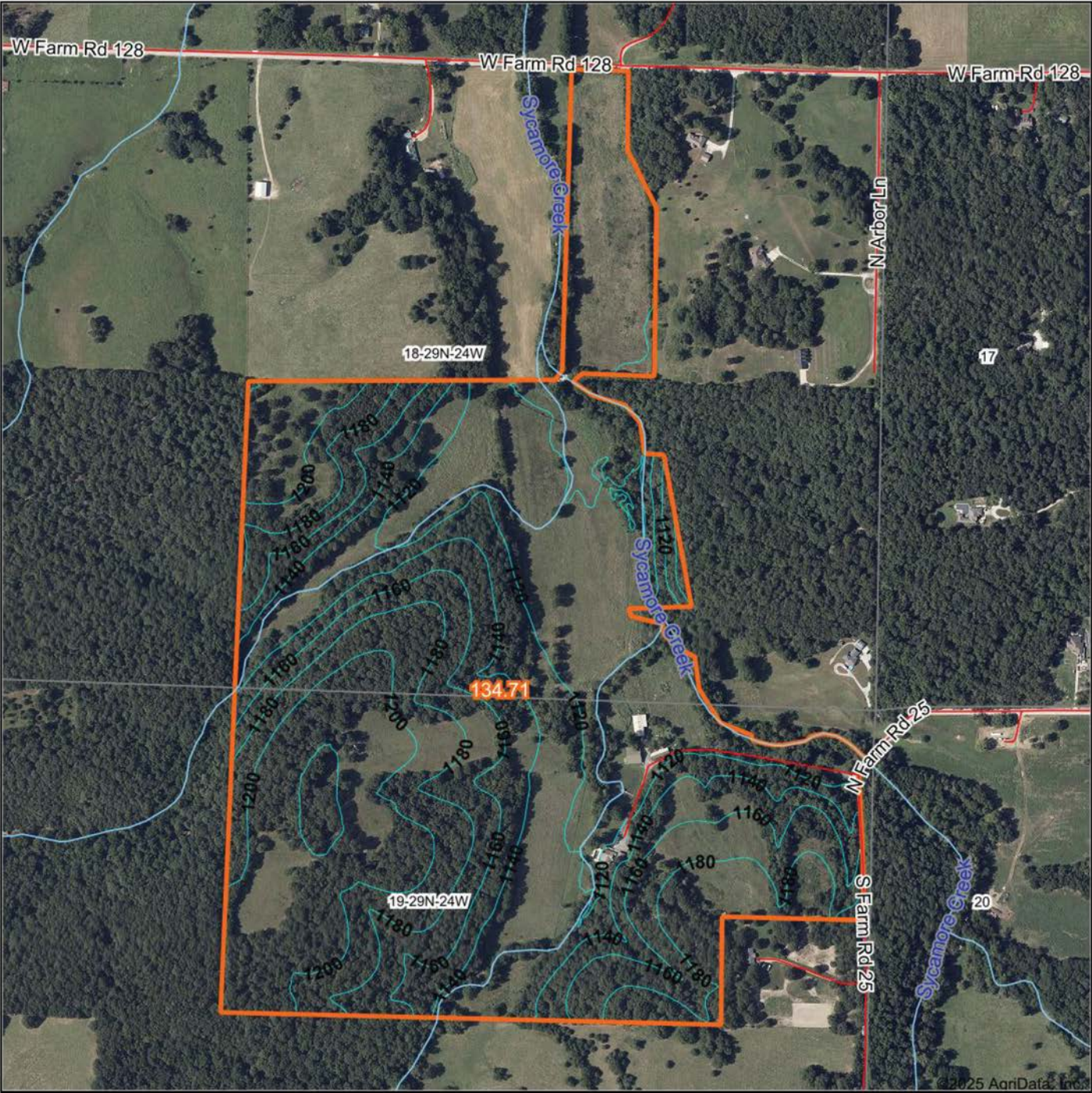
**18-29N-24W**  
**Greene County**  
**Missouri**



6/24/2025



# TOPOGRAPHY MAP



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Source: USGS 3 meter dem  
Interval(ft): 20.0  
Min: 1,089.0  
Max: 1,223.0  
Range: 134.0  
Average: 1,151.1  
Standard Deviation: 39.76 ft

0ft 644ft 1289ft



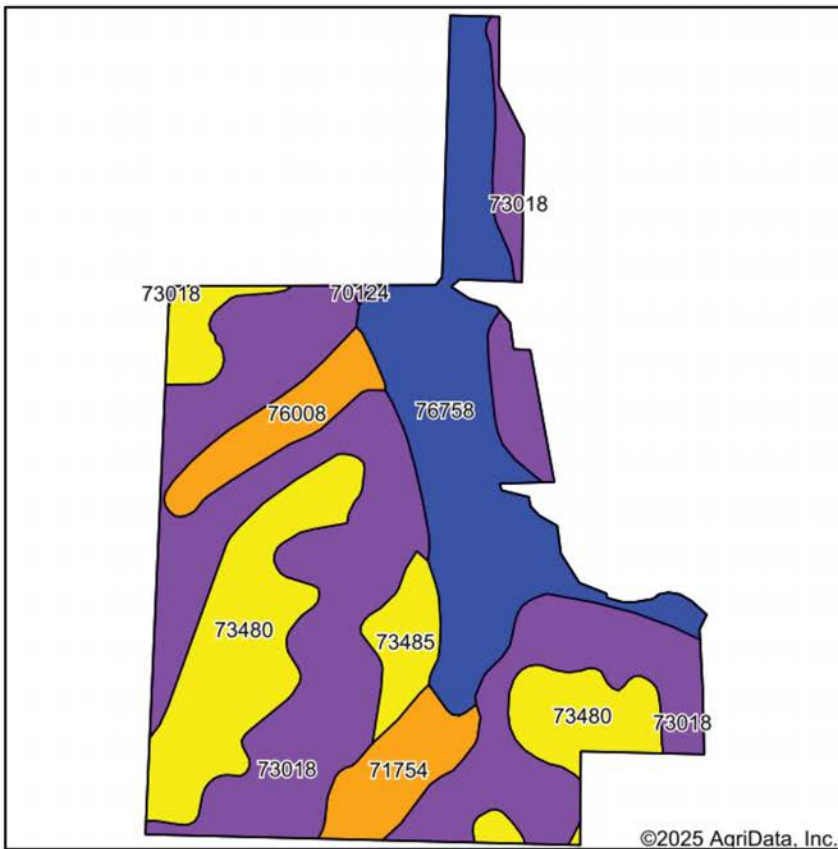
6/24/2025

**18-29N-24W**  
**Greene County**  
**Missouri**

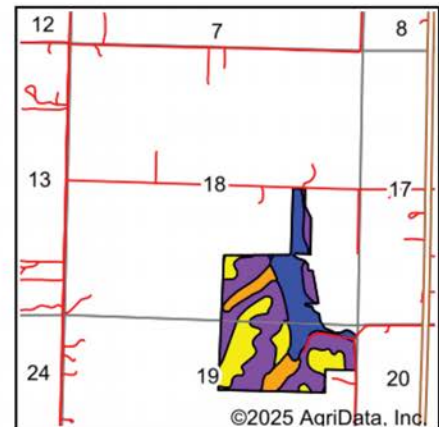
Boundary Center: 37° 12' 59.33, -93° 35' 29.27



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Greene**  
 Location: **18-29N-24W**  
 Township: **Center No. 2**  
 Acres: **134.71**  
 Date: **6/24/2025**



Maps Provided By:



Area Symbol: MO077, Soil Area Version: 30

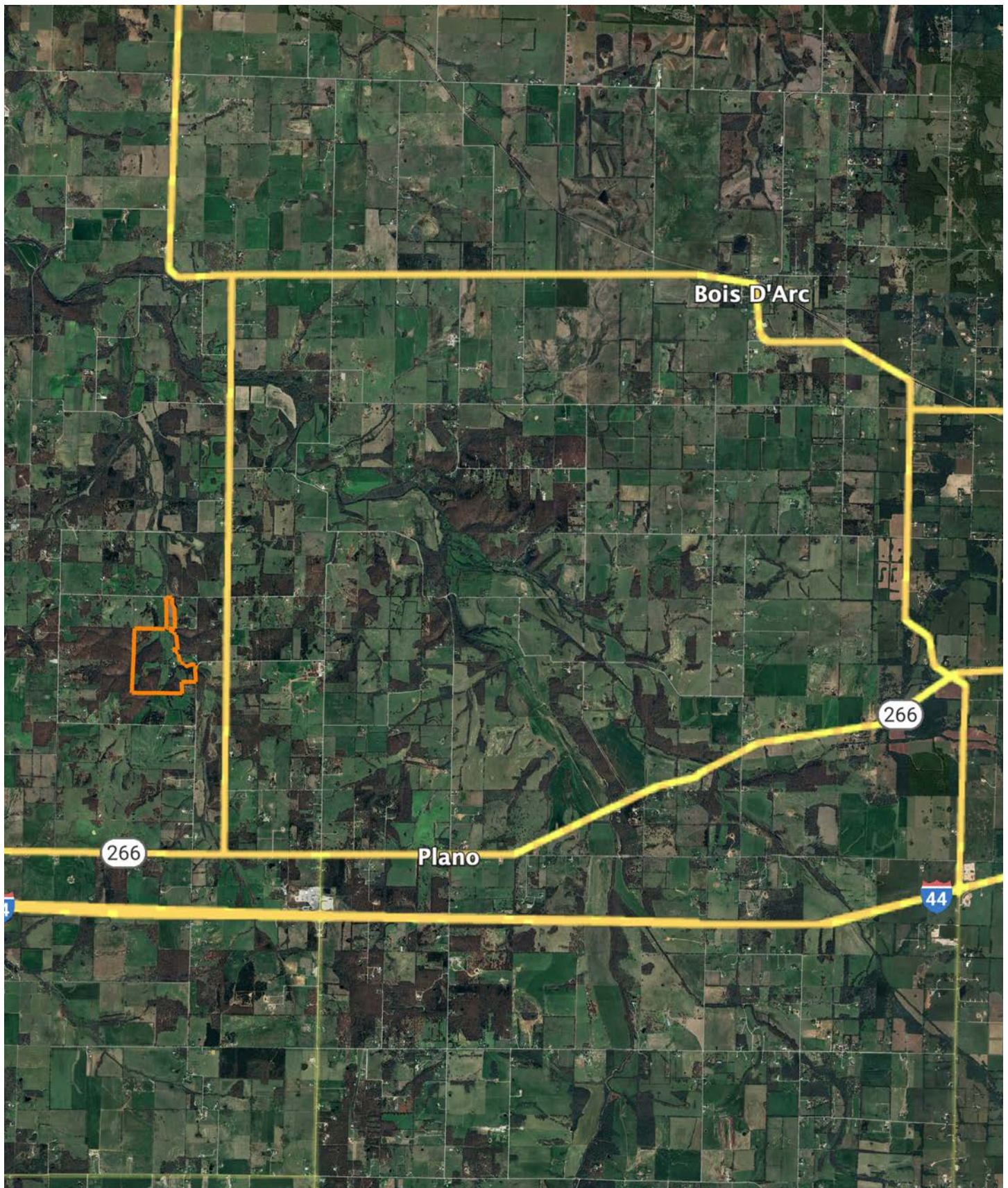
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
73018	Clarksville very gravelly silt loam, 15 to 35 percent slopes	60.74	45.2%		Vlle			12	12	9	4
76758	Secesh-Cedargap complex, 0 to 2 percent slopes, frequently flooded	30.73	22.8%		Ilw			79	72	62	59
73480	Nixa very gravelly silt loam, 3 to 8 percent slopes	26.45	19.6%		IVs			31	31	30	19
71754	Waben-Cedargap, occasionally flooded complex, 2 to 5 percent slopes	6.46	4.8%		Ills			46	46	28	31
76008	Cedargap gravelly silt loam, 1 to 3 percent slopes, frequently flooded	5.98	4.4%		Illw			65	65	53	55
73485	Nixa-Clarksville complex, 3 to 20 percent slopes	4.24	3.1%		IVs			39	38	34	23
70124	Goss-Gasconade complex, 3 to 50 percent slopes	0.11	0.1%		Vlle	7	2	18	16	15	9
Weighted Average					4.81	*-	*-	*n 35.9	*n 34.2	*n 28.9	*n 23.7

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# OVERVIEW MAP





# AGENT CONTACT

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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](mailto:KBounous@MidwestLandGroup.com)



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## MidwestLandGroup.com

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