

MIDWEST LAND GROUP PRESENTS



JASPER COUNTY, MO

112 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

112 +/- ACRE WORKING CATTLE FARM IN CARL JUNCTION, MO

Situated a little over 5 miles north of Carl Junction off black top road, this 112 +/- acre working cattle farm is livestock ready and checks all the boxes! The paved driveway leads to a 3 bed, 2.5 bath brick farm house and a 30'x20' shop. The farm also includes a 40'x60' equipment shed, older livestock barn, and a 50'x50' loafing shed.

The pasture land consists primarily of Class II and III soils (Barden and Cedargap silt loam) and is primarily seeded to fescue. Part of the farm has been in hay production, and the other has been grazed. Fully fenced and cross-fenced, this farm is cattle tight and is currently home to

40 head. Two ponds and two waterers hooked to rural water provide an ample water supply.

The bigger pond is stocked with bass and crappie, which were hitting the top of the water on picture day. A wet-weather creek runs through the south of the farm and holds water in certain places. Beautiful pipe fencing and gate entrances, multiple outbuildings, ample water for cattle, a quaint 3 bed, 2.5 bath brick home, and paved road access in a great location make this farm a must-see! Call land agent Kellen Bounous today to schedule a showing.



PROPERTY FEATURES

PRICE: **\$1,100,000** | COUNTY: **JASPER** | STATE: **MISSOURI** | ACRES: **112**

- 112 +/- acres
- Working cattle farm
- Multiple hay fields
- Primarily Class II and III soils
- Barden and Cedargap silt loam
- Fully fenced and cross-fenced
- Pipe fencing
- Two ponds, one is stocked
- Wet weather creek
- Two waterers
- Rural water - Jasper County PWSD #2
- Electric - Barton County Coop
- Black top road frontage on two sides
- 30'x20' shop
- 40'x60' equipment shed
- Livestock barn
- 50'x50' loafing shed
- 1,709 sq. ft. brick home
- 5.4 miles north of Carl Junction
- 10.5 miles to Webb City
- 12.3 miles to Joplin



1,709 SQ. FT. HOME



30'X20' SHOP



ADDITIONAL OUTBUILDINGS



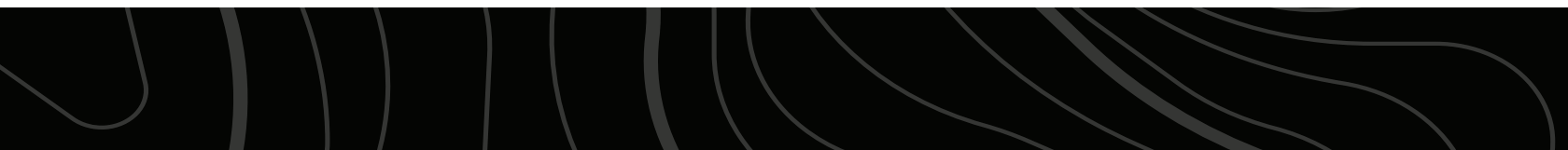
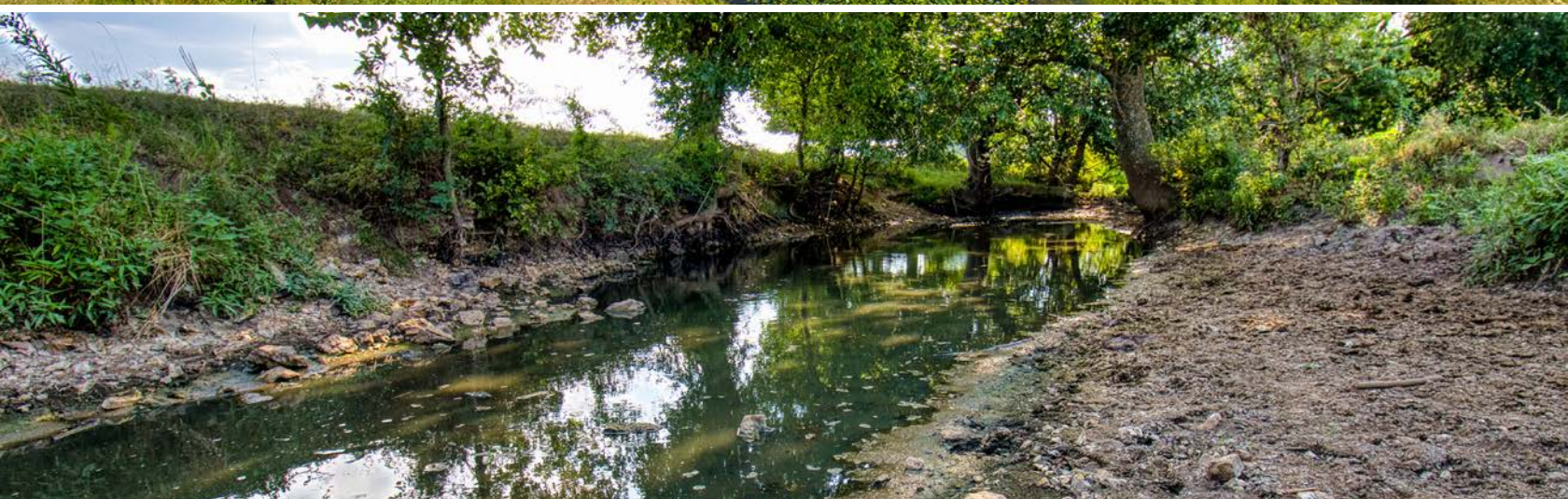
WORKING CATTLE FARM

Part of the farm has been in hay production, and the other has been grazed. Fully fenced and cross-fenced, this farm is cattle tight and is currently home to 40 head. Two ponds and two waterers hooked to rural water provide an ample water supply.



PONDS & WET WEATHER CREEK

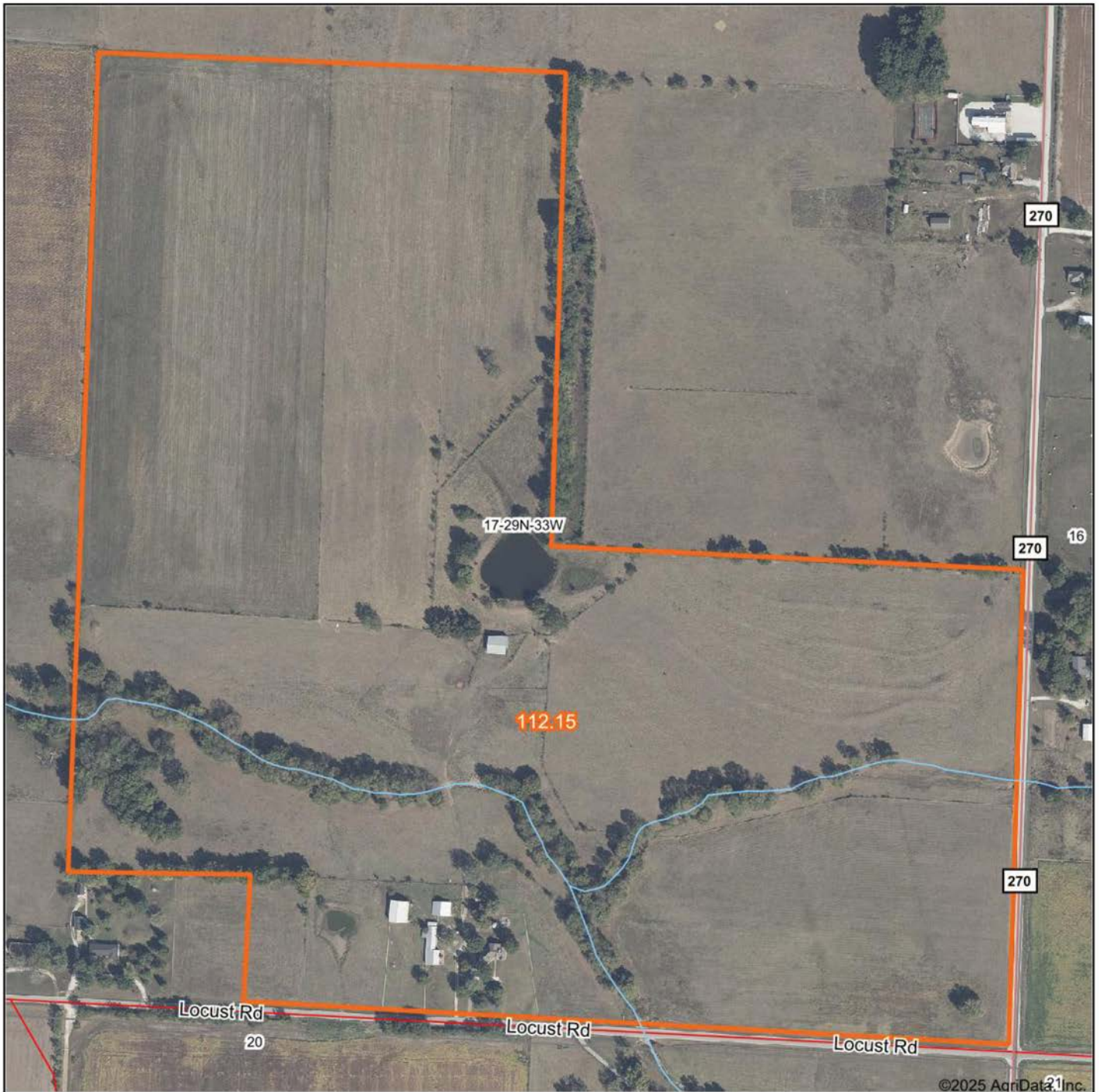
The bigger pond is stocked with bass and crappie, which were hitting the top of the water on picture day. A wet-weather creek runs through the south of the farm and holds water in certain places.



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

Map Center: 37° 14' 3.53, -94° 32' 55.6

17-29N-33W
Jasper County
Missouri

0ft 428ft 856ft



8/11/2025



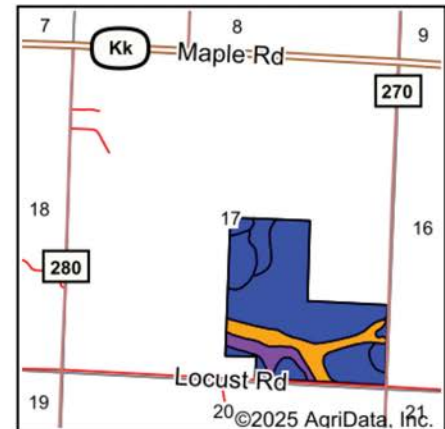
 **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

Boundary Center: 37° 14' 3.53, -94° 32' 55.6

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Jasper**
 Location: **17-29N-33W**
 Township: **Twin Groves**
 Acres: **112.15**
 Date: **8/11/2025**



Maps Provided By:



Area Symbol: MO097, Soil Area Version: 28

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
40000	Barden silt loam, 1 to 3 percent slopes	52.83	47.1%		Ile			74	72	67	67
76008	Cedargap gravelly silt loam, 1 to 3 percent slopes, frequently flooded	15.97	14.2%		Illw			65	65	53	55
40023	Opolis silt loam, 1 to 3 percent slopes	11.34	10.1%		Ile	95	36	88	88	73	67
44000	Cherokee silt loam, 0 to 1 percent slopes	11.08	9.9%		Ils			64	59	63	62
40022	Opolis silt loam, 0 to 1 percent slopes	10.94	9.8%		Ils			88	88	73	68
40016	Eldorado very gravelly silt loam, 3 to 8 percent slopes, very stony	7.95	7.1%		Vls			52	52	39	26
40018	Medoc silt loam, 0 to 1 percent slopes	2.04	1.8%		Ilw	60	28	82	82	70	75
Weighted Average					2.43	10.7	4.1	*n 73.1	*n 71.7	*n 63.9	*n 62.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.