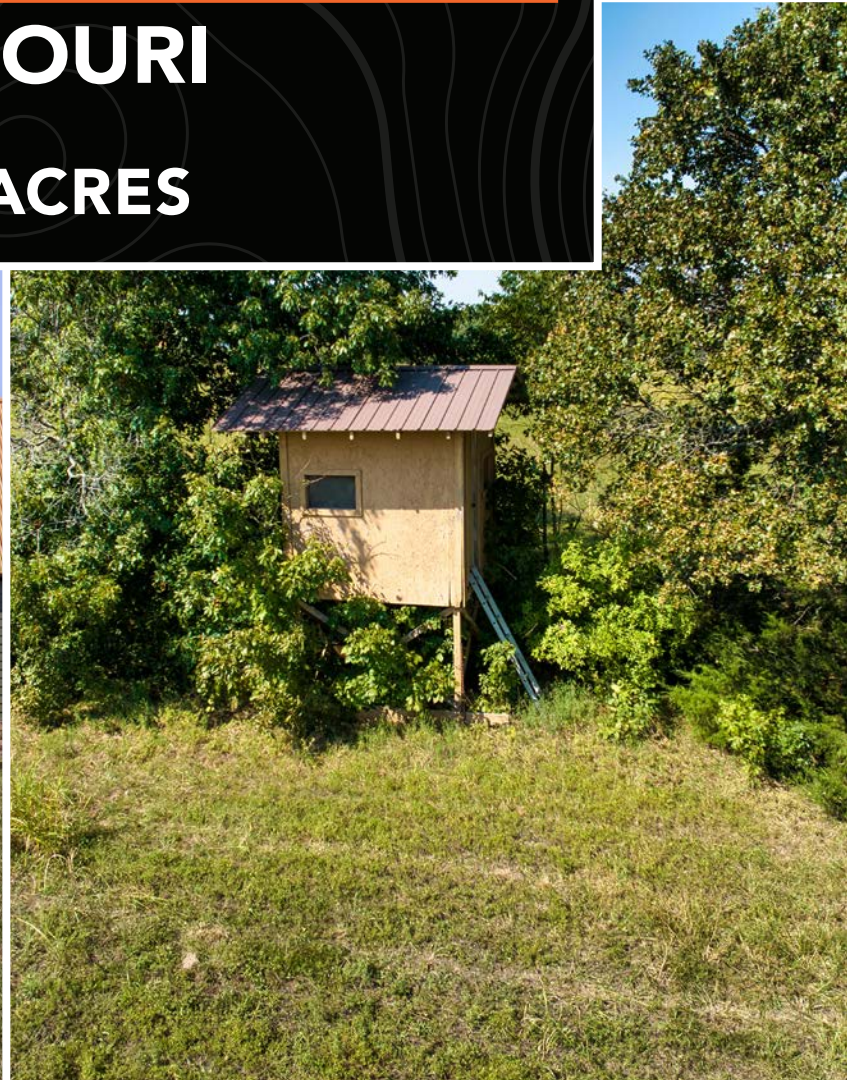




MIDWEST LAND GROUP
PRESENTS

McDONALD COUNTY MISSOURI

38.9 ACRES



MIDWEST LAND GROUP IS HONORED TO PRESENT

NEWLY CONSTRUCTED CUSTOM HOME ON 38.9 ACRES

Welcome to 43 Spring Flood Road, Goodman, Missouri! This beautiful 38.9 +/- acre property boasts rolling pasture with a mix of trees nestled in rural McDonald County. Fully fenced and cross-fenced, this land is currently in hay production but would be perfect for grazing cattle and horses. There is a small pond in the southeast part of the parcel providing water for cattle and wild game. Multiple deer blinds are in place and established food plots for the outdoorsman looking to chase whitetail deer.

When you pull in the drive, you are met with a newly constructed 2,536-square-foot (2,000 finished) custom-built home. The 3-bed, 3.5 bath home was completed in 2025 and has a long list of incredible amenities. Granite countertops, on demand water heater, native stone work, large bonus room (536 square feet) above the garage, underground propane tank, standing seam metal roof, oversized 3-car garage, encapsulated crawlspace, covered back porch, maintenance free hardy board siding, cable rail system on the stairs, Pella metal clad wood windows, two separate HVAC systems for both levels, and a private well with 500-gallon tank are

the many incredible features. Downstairs, you will find the master bedroom with a walk-in closet, office, and a bathroom with space for a tub if the buyer chooses to do so. Mud room, laundry room, kitchen, and living room downstairs as well. Upstairs are two bedrooms and the massive bonus room that could be turned into additional rooms, a playroom, or a man cave.

Across from the house, you will find a 30'x52' shop with additional living space or a woodworking area. Already set up for a woodworking space, it also has a bathroom and is home to the 500-gallon storage and pressure tanks. Plenty of space in the shop to work, store equipment, or make into your own man cave. Next to the shop is a gravel pad for your RV. Hook-ups are built into the shop.

This property is jam-packed with value and move-in ready! Enjoy scenic views from the back porch and enjoy the beauty that rural McDonald County has to offer! Contact Kellen Bounous today to schedule a viewing of this incredible property!



PROPERTY FEATURES

COUNTY: **McDONALD** | STATE: **MISSOURI** | ACRES: **38.9**

- Fully fenced and cross-fenced
- Gently rolling pasture
- Ideal for livestock
- Currently in hay production
- Pond
- Great deer hunting
- 2 deer blinds
- Newly constructed 2,536-square-foot home
- 30'x52' shop
- RV parking with hook-up
- 3 miles west of I-49
- 10 minutes to Goodman
- 12 minutes to Anderson
- 40 minutes to Bentonville, AR



CUSTOM BUILT HOME

When you pull in the drive, you are met with a newly constructed 2,536-square-foot (2,000 finished) custom-built home. The 3-bed, 3.5 bath home was completed in 2025 and has a long list of incredible amenities.



ADDITIONAL INTERIOR PHOTOS



POND



2 DEER BLINDS



30'X52' SHOP



RV PARKING WITH HOOK-UP



AERIAL MAP



Boundary Center: 36° 43' 12.65, -94° 28' 42.59



Maps Provided By:



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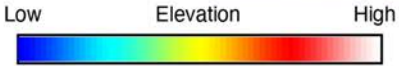
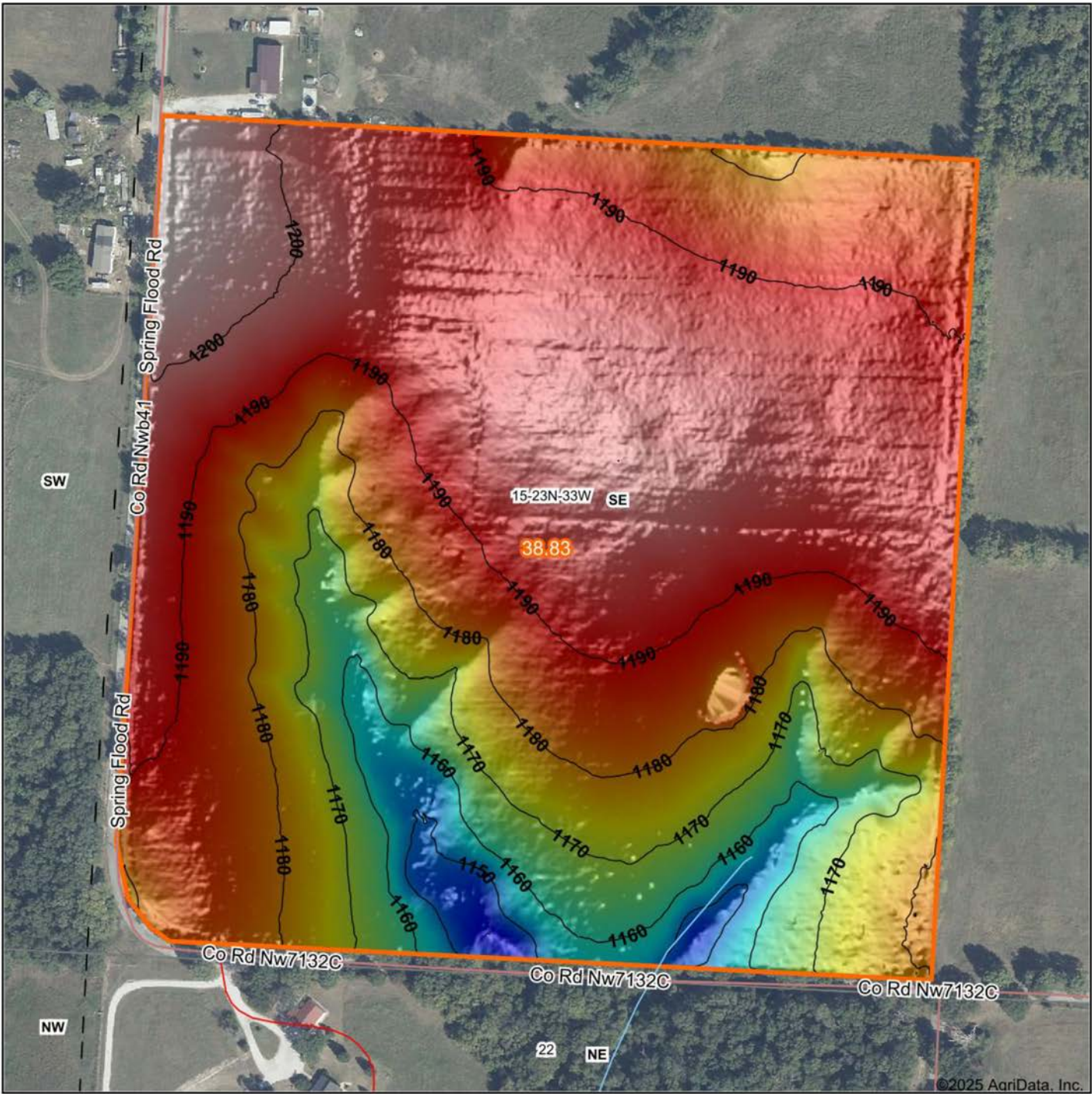
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15-23N-33W
McDonald County
Missouri

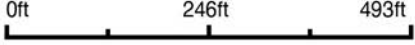


9/12/2025

HILLSHADE MAP



Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 1,141.4
 Max: 1,206.2
 Range: 64.8
 Average: 1,184.2
 Standard Deviation: 13.12 ft



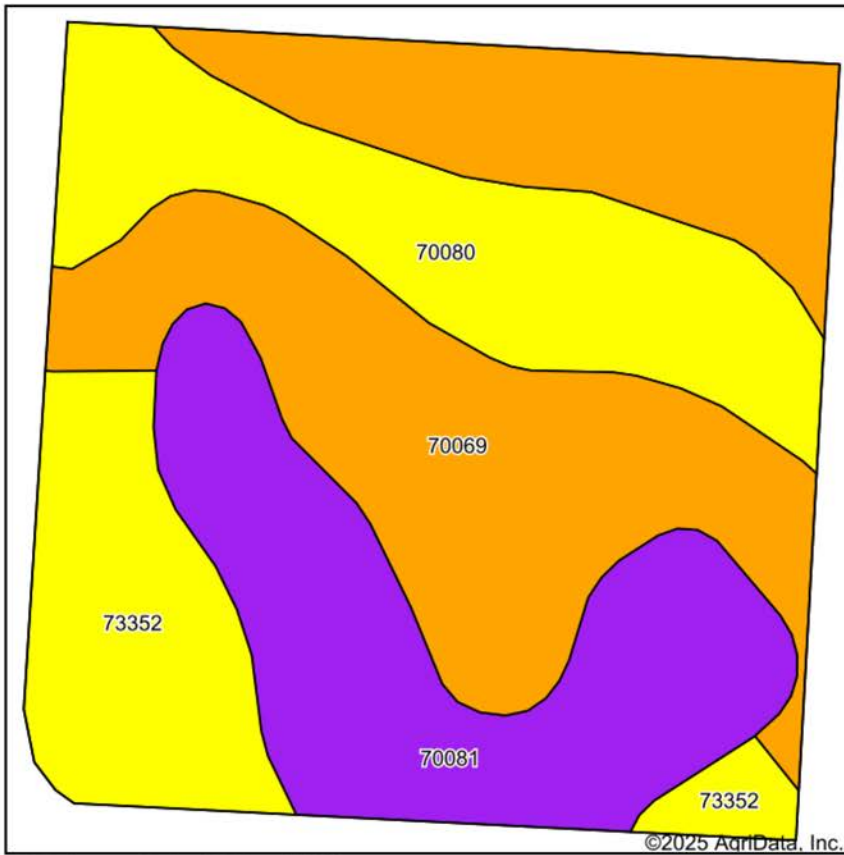
15-23N-33W
McDonald County
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Boundary Center: 36° 43' 12.65, -94° 28' 42.59

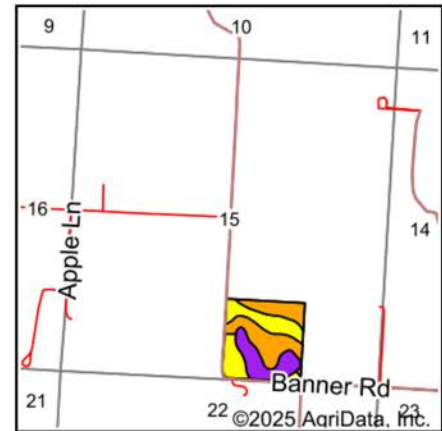


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SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **McDonald**
 Location: **15-23N-33W**
 Township: **Buffalo May**
 Acres: **38.83**
 Date: **9/12/2025**



Maps Provided By:

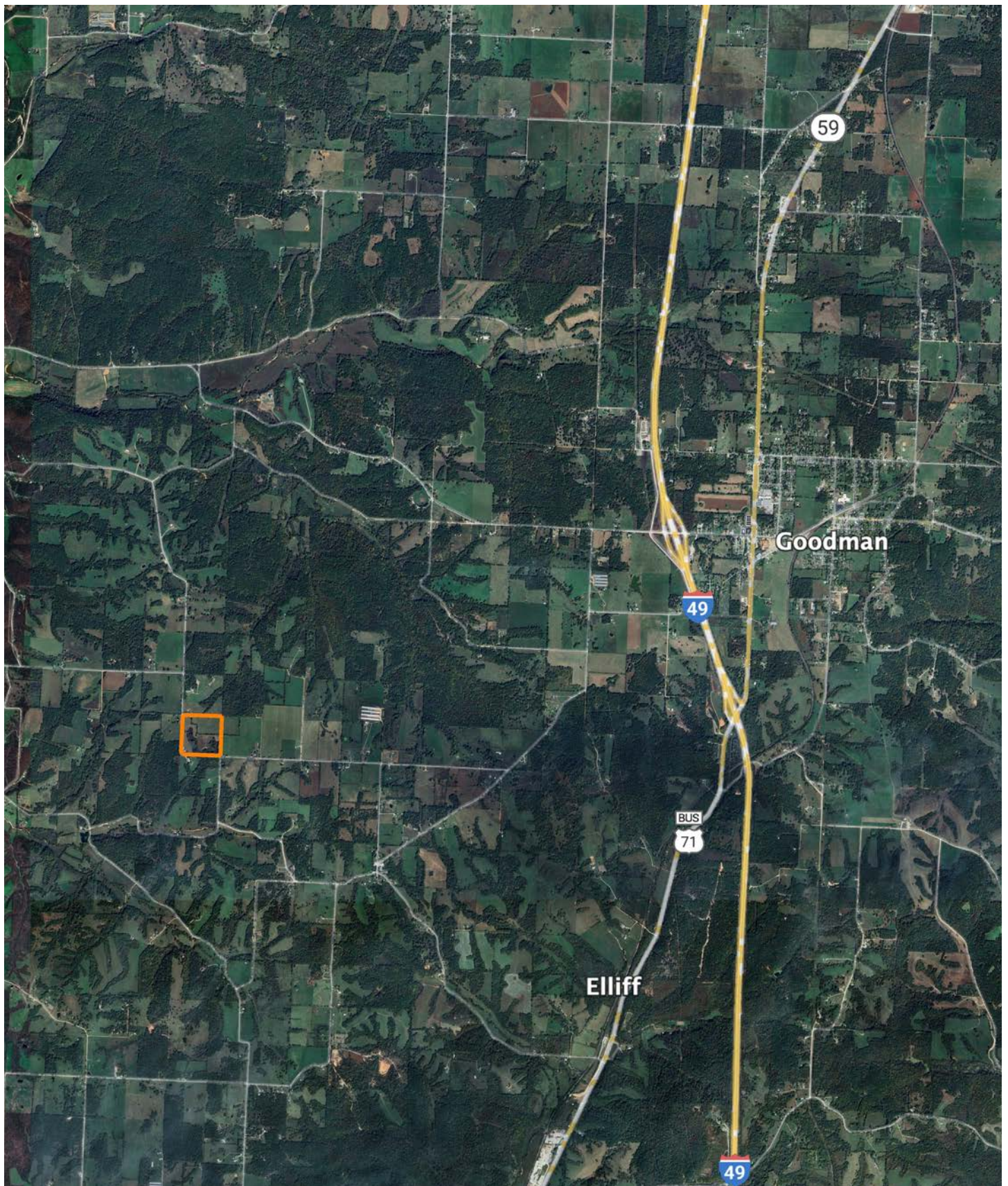


Area Symbol: MO119, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Hydric Rating	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
70069	Jollymill-Crackerneck complex, karst, 3 to 8 percent slopes	15.96	41.1%		5	IIIe	45	42	36	24
70081	Rueter-Goss-Jollymill complex, 15 to 35 percent slopes	9.23	23.8%			VIe	9	9	6	4
70080	Noark-Clarksville-Crackerneck complex, karst, 3 to 8 percent slopes	7.86	20.2%		2	IVs	56	51	44	29
73352	Jollymill-Bendavis complex, 3 to 15 percent slopes	5.78	14.9%			IVe	37	37	27	24
Weighted Average						4.06	*n 37.5	*n 35.2	*n 29.1	*n 20.3

*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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