

MIDWEST LAND GROUP PRESENTS

30 ACRES
BARRY COUNTY, MO

FARM ROAD 1140, VERONA, MISSOURI, 65769



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TOP OF THE LINE DOG BOARDING AND BREEDING FACILITY ON 30 +/- ACRES

Newly constructed in 2018, this facility boasts a total of 111 custom-built aluminum kennels inside climate-controlled metal buildings on a spacious 30 acres. A total of 7 buildings provide everything needed for a turn-key dog boarding or breeding business to continue operation as it successfully has for over 6 years. The thoughtfulness and high standard of construction allows for easy access, thorough cleaning, and any repairs to be made when needed. The custom aluminum kennels provide ease of repair and peace of mind from rust and normal wear that most facilities are plagued with. The spacious lean-tos give outside access for each kennel and a quality of life necessary for healthy animals. Everything was thought about when they designed these kennels,

and the great track record with inspections and active permits proves it all works in harmony.

The kennels sit in the middle of 30 acres of mixed timber and pasture, providing multiple home sites for a cozy cabin or custom barndominium nestled among the trees. With plenty of deer and an existing trail system for ATVs, it's a recreational playground for the whole family. The paved road access and short distance to Springfield and Joplin are a plus for anyone running the business or just running errands. Cute and fluffy, along with rough and rugged, both exist on this quaint property that is ready for your dreams to become a reality.



PROPERTY FEATURES

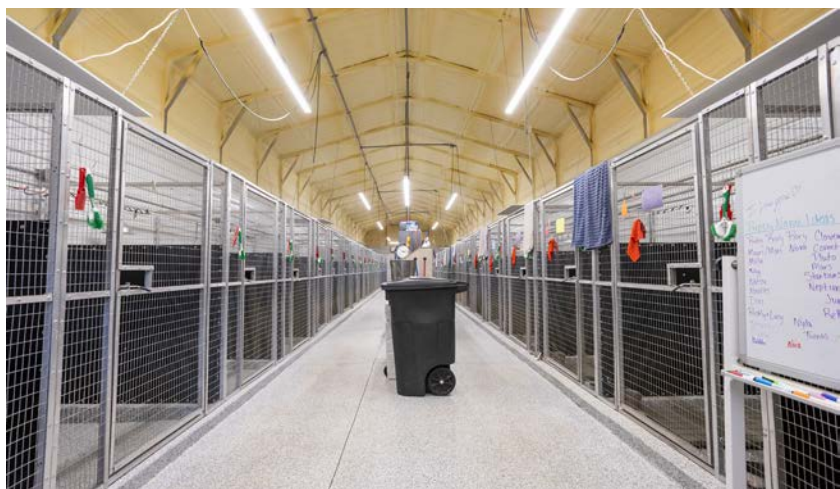
PRICE: **\$795,000** | COUNTY: **BARRY** | STATE: **MISSOURI** | ACRES: **30**

- 2-20'x100' metal buildings with 24'x100' lean to's with 40 custom kennels each
- 14'x60' metal building with 24'x60' lean to with 23 custom kennels
- 10'x16' metal building with 8 custom kennels
- A total of 111 custom-built aluminum kennels
- Climate-controlled
- Radiant heaters
- Sealed concrete floors with drains
- Spray foam insulation
- 12'x24' climate-controlled office
- 18'x30' metal building for washing/grooming
- 36'x36' barn with 18'x36" lean to with horse stalls and tack room
- 30 +/- acres of mixed timber and pasture
- Multiple home sites
- 10 minutes to Monett and only an hour drive to Springfield or Joplin



111 CUSTOM-BUILT ALUMINUM KENNELS

A total of 7 buildings provide everything needed for a turn-key dog boarding or breeding business to continue operation as it successfully has for over 6 years.



12'X24' CLIMATE-CONTROLLED OFFICE



36'X36' BARN WITH 18'X36"



30 +/-ACRES OF MIXED TIMBER & PASTURE

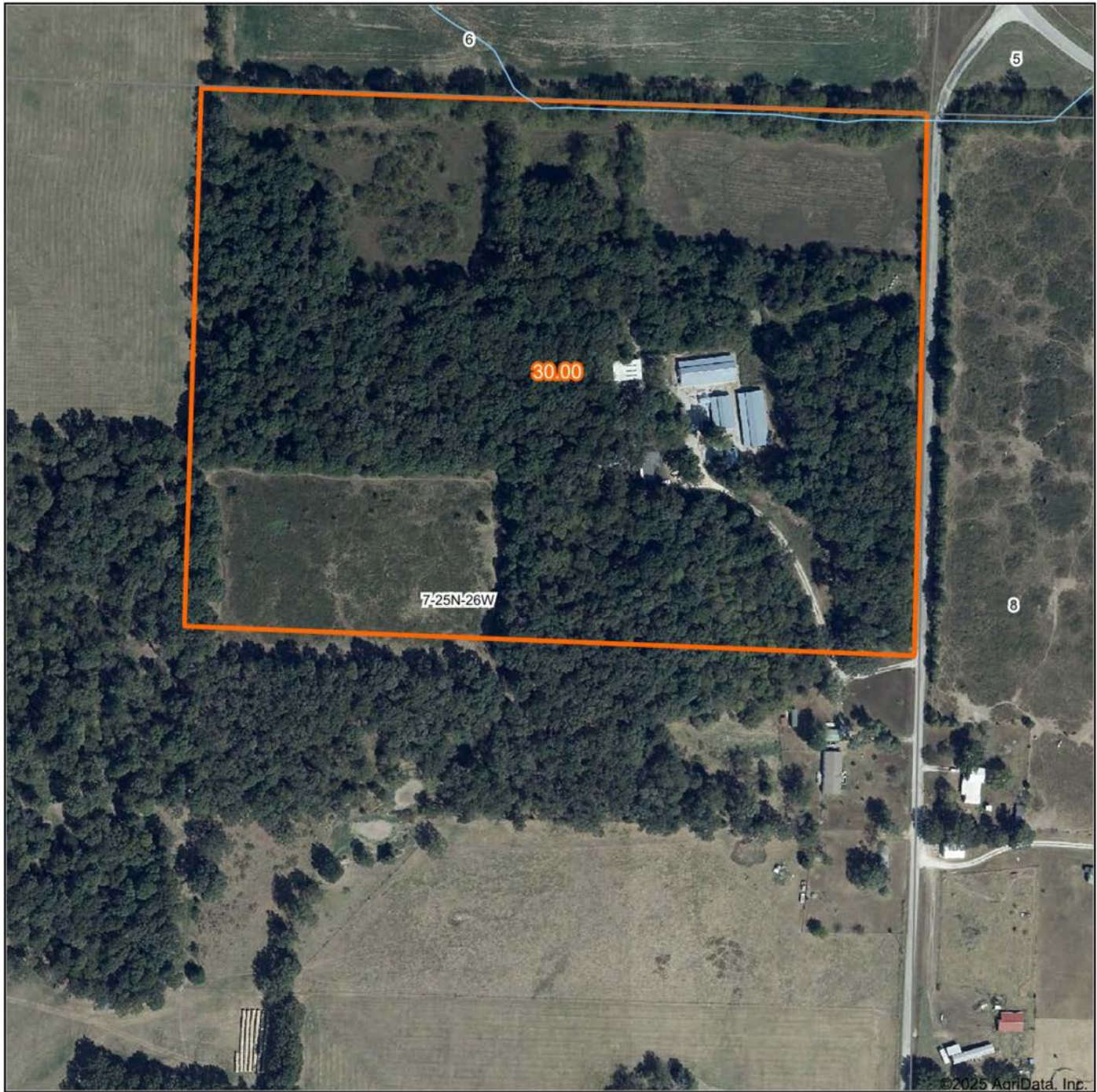
The kennels sit in the middle of 30 acres of mixed timber and pasture, providing multiple home sites for a cozy cabin or custom barndominium nestled among the trees.



ADDITIONAL PHOTOS



AERIAL MAP



©2025 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

Boundary Center: 36° 53' 44.07, -93° 48' 44.59

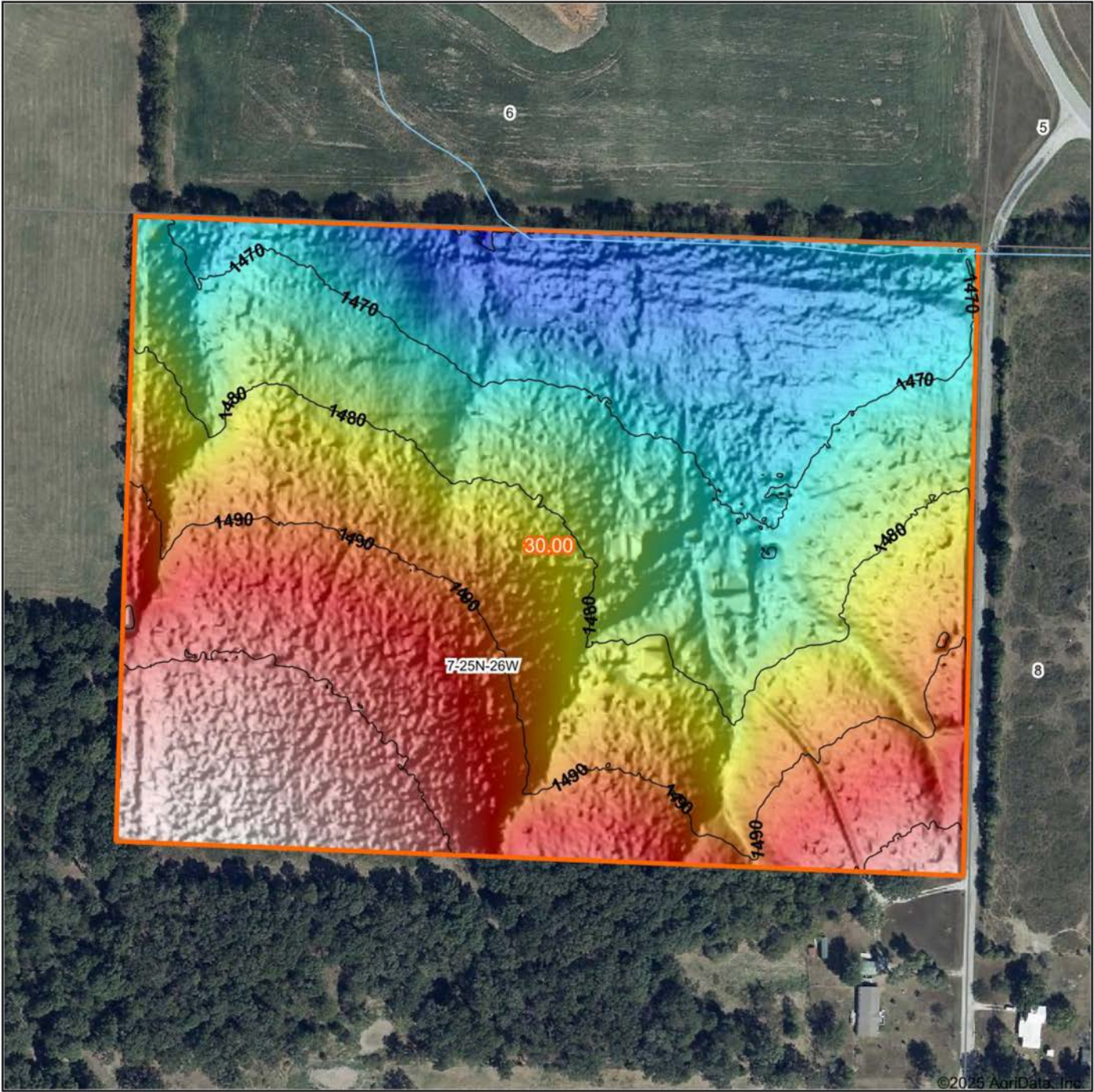
7-25N-26W
Barry County
Missouri

0ft 283ft 567ft



10/1/2025

HILLSHADE MAP

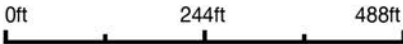


Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,457.4
Max: 1,507.1
Range: 49.7
Average: 1,482.2
Standard Deviation: 12.6 ft

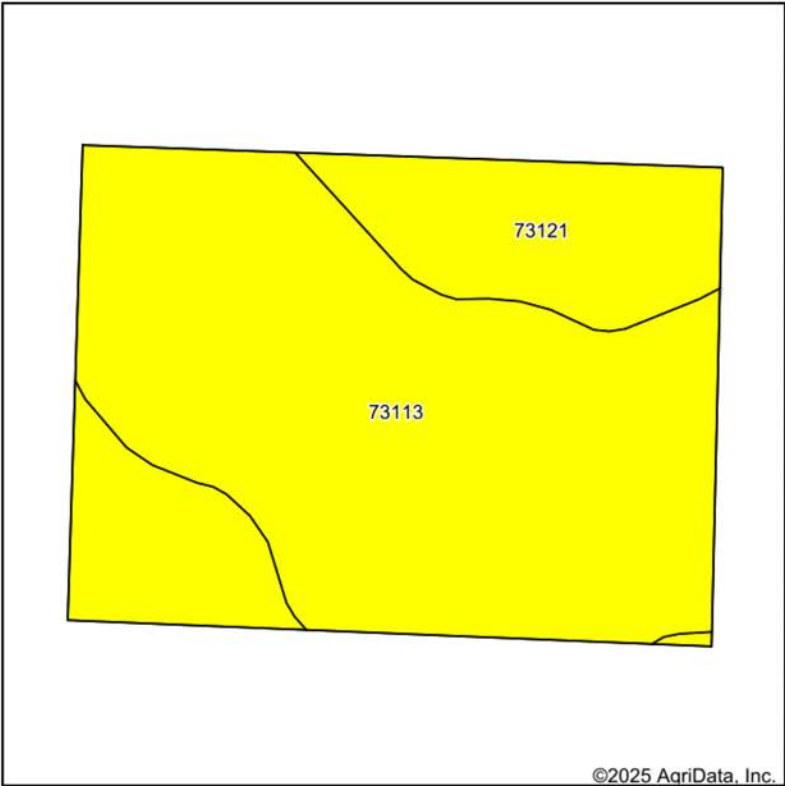


10/1/2025

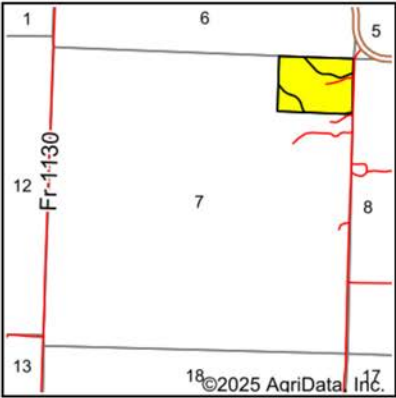
7-25N-26W
Barry County
Missouri

Boundary Center: 36° 53' 44.07, -93° 48' 44.59

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Barry**
Location: **7-25N-26W**
Township: **Pleasant Ridge**
Acres: **30**
Date: **10/1/2025**



Maps Provided By:



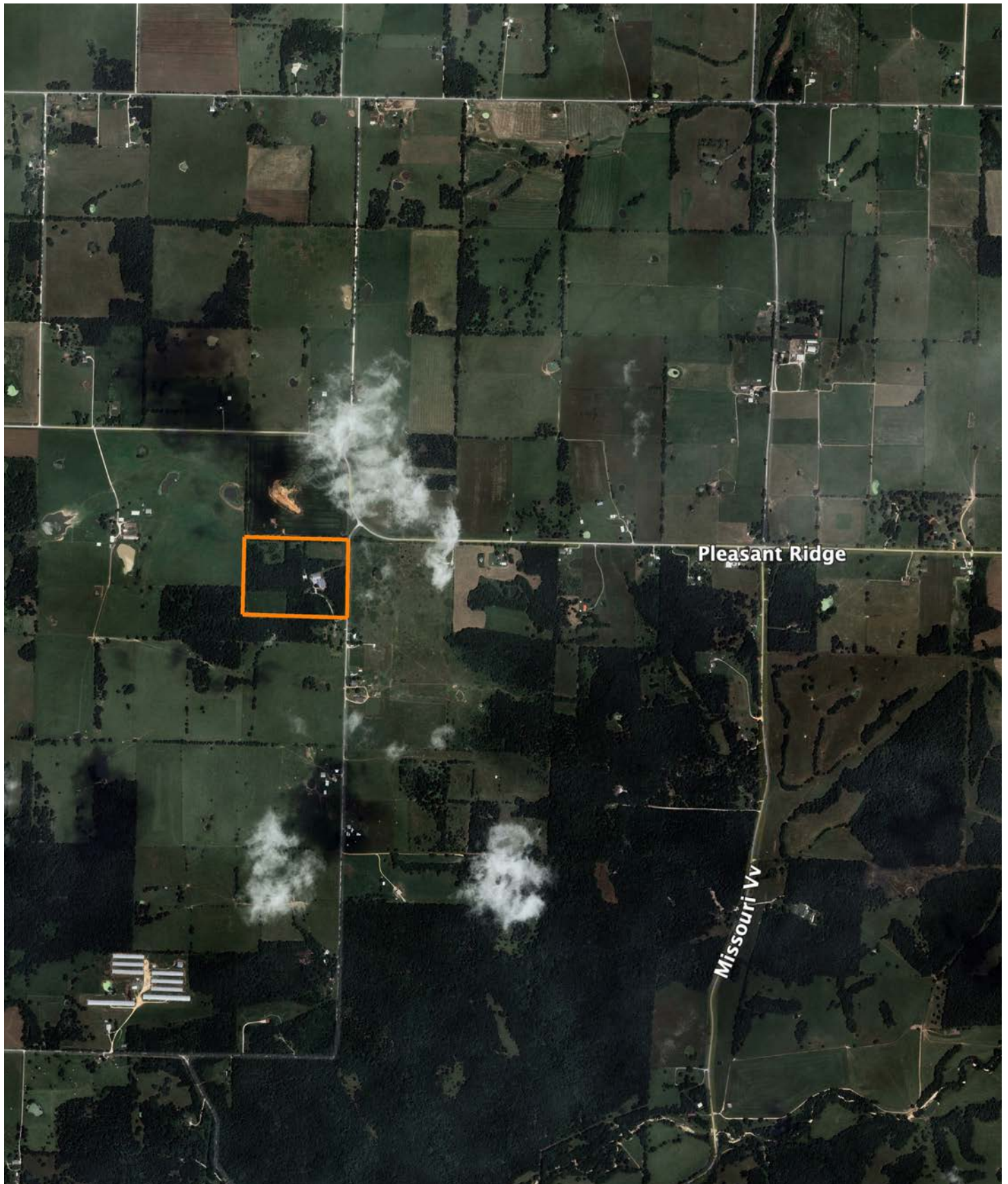
Area Symbol: MO009, Soil Area Version: 30									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
73113	Scholten gravelly silt loam, 3 to 8 percent slopes	21.63	72.1%		IVs	39	39	30	24
73121	Scholten-Tonti complex, 3 to 8 percent slopes	8.37	27.9%		IVs	37	36	31	26
Weighted Average					4.00	*n 38.4	*n 38.2	*n 30.3	*n 24.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

Raised on a farm in Texas, Andy Unruh developed a passion for land from an early age. From working the soil alongside his family to chasing whitetails and Rio Grande turkeys in the Texas Panhandle, he learned firsthand the value of rural property, wildlife habitat, and sustainable land management. That passion has only grown, now driving him to help others find their perfect piece of land.

His journey into land sales began with a personal investment—buying, living on, and later selling his own piece of land through Midwest Land Group. That experience opened his eyes to the security land offers, its ability to provide food and income, and the joy of waking up to wildlife right outside his door. Now, as a land agent, he is committed to helping buyers and sellers navigate every step of the process with the same level of care and expertise that made his own land transactions so rewarding.

With over a decade of experience owning and operating a regionally recognized coffee company, Andy understands sales, marketing, and, most importantly, the value of relationships. Whether working with small business owners or national brands, he knows that success comes from putting clients first—an approach he carries into real estate. His expertise in farming, hunting leases, habitat management, and regenerative agriculture gives him a unique ability to help buyers find the right land for their needs, whether for recreation, hunting, or investment. He would be honored to help you find your dream property or get top value for the land you're selling.



ANDY UNRUH

LAND AGENT

417.448.0117

AUnruh@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.