

MIDWEST LAND GROUP PRESENTS

9 ACRES IN

BARRY COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

AFFORDABLE 9 +/- ACRE HOMESITE WITH STUNNING VIEWS IN BARRY COUNTY

This 9 +/- acre homesite is a blank slate that is ready for any dream home to be built. The timber on two sides would give any home a cozy feel, with open pasture on the south side providing stunning views for miles. A good perimeter fence, good grass, and a few shade trees will give anyone with livestock a safe and secure

spot to graze while giving ample protection from the hot sun. With a paved road and electricity on the east side of the property, this truly is a perfect spot for your future home. Located only 10 miles from Monett and just a short hour drive to Springfield or Joplin, it's country living at its finest.



PROPERTY FEATURES

PRICE: **\$67,500** | COUNTY: **BARRY** | STATE: **MISSOURI** | ACRES: **9**

- 9 +/- acres, mostly cleared
- Perimeter fence
- Good stand of grass
- Mature shade trees
- Wildlife present
- Paved road access
- Electricity at the road
- Good groundwater for a well to be dug
- 10 minutes from Monett
- An hour's drive to Springfield or Joplin



9 +/- ACRES, MOSTLY CLEARED



PERIMETER FENCE



GOOD STAND OF GRASS + MATURE TREES



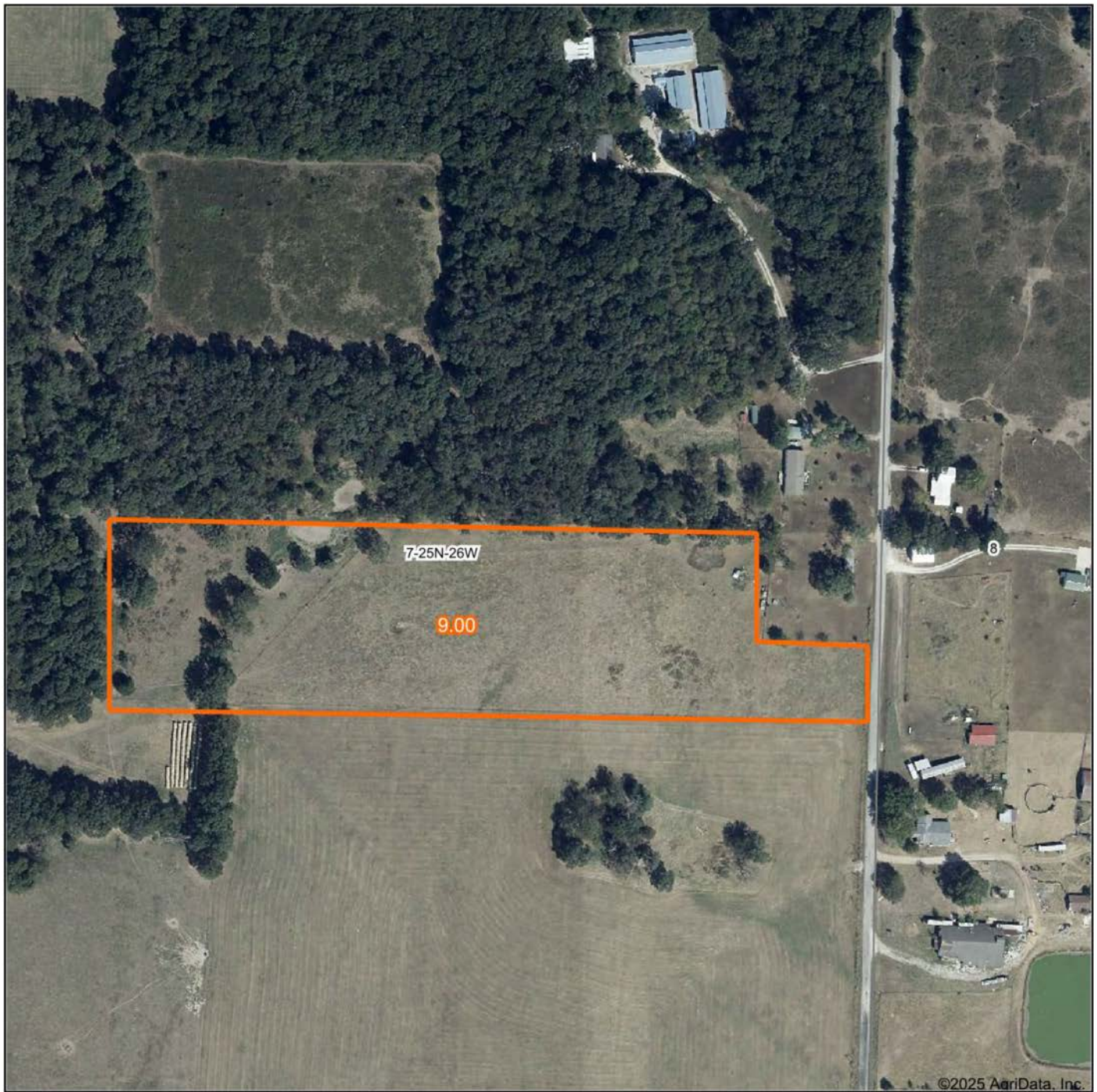
PAVED ROAD ACCESS



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 36° 53' 34.3, -93° 48' 44.8

0ft 269ft 537ft



Maps Provided By:



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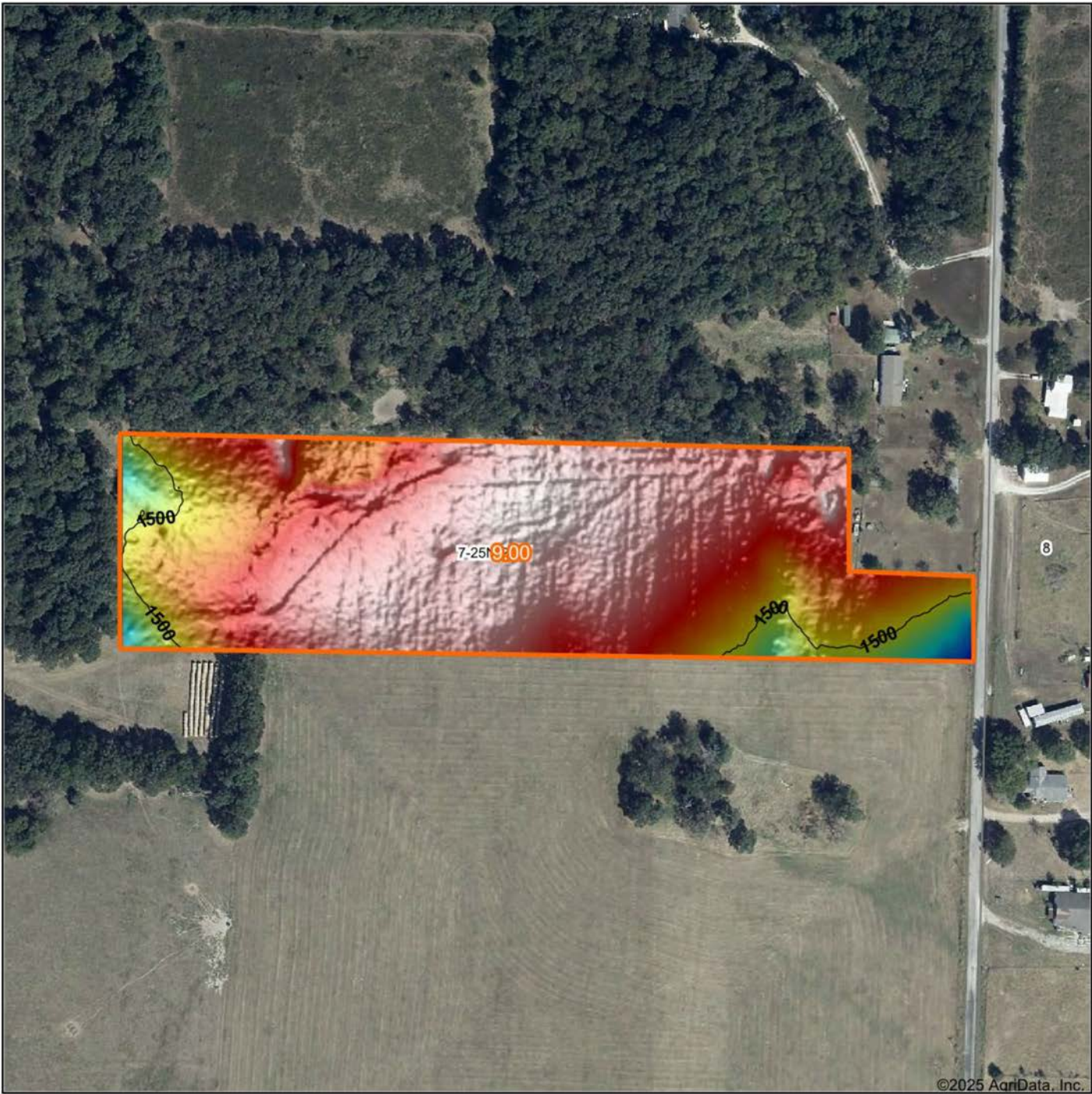
www.AgriDataInc.com

7-25N-26W
Barry County
Missouri



10/1/2025

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,491.0
Max: 1,509.8
Range: 18.8
Average: 1,505.4
Standard Deviation: 3.38 ft

0ft 239ft 478ft

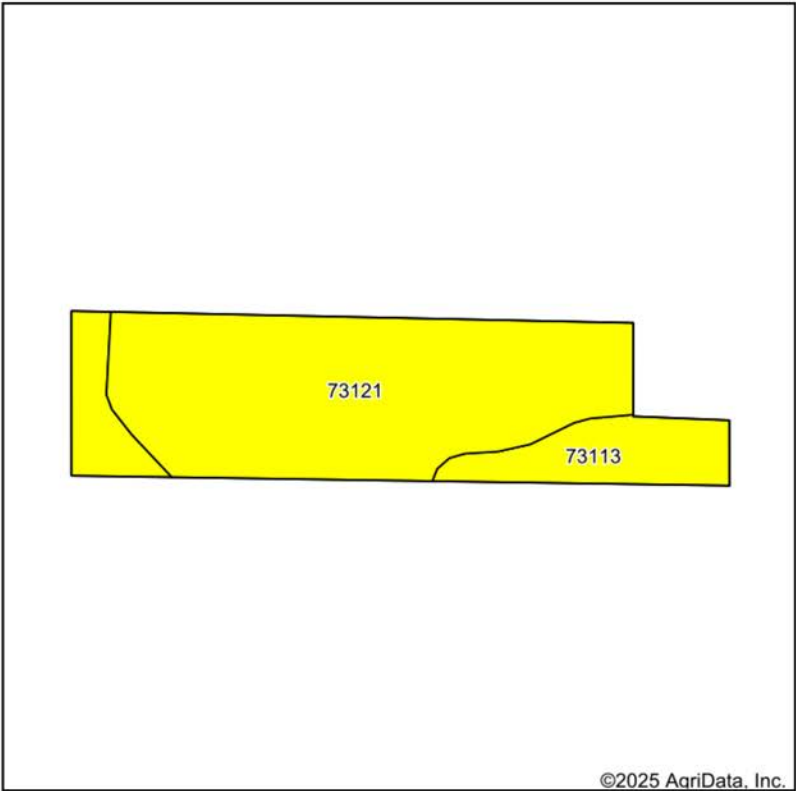


10/1/2025

7-25N-26W
Barry County
Missouri

Boundary Center: 36° 53' 34.3, -93° 48' 44.8

SOILS MAP



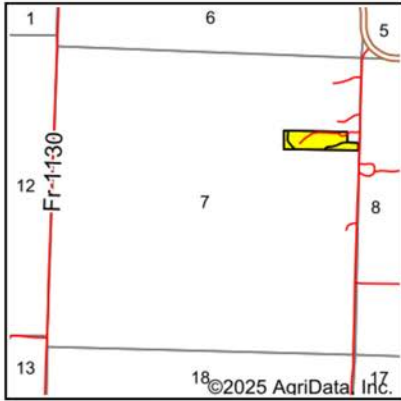
Soils data provided by USDA and NRCS.

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
73121	Scholten-Tonti complex, 3 to 8 percent slopes	6.84	76.0%		IVs	37	36	31	26
73113	Scholten gravelly silt loam, 3 to 8 percent slopes	2.16	24.0%		IVs	39	39	30	24
Weighted Average					4.00	*n 37.5	*n 36.7	*n 30.8	*n 25.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



State: **Missouri**
County: **Barry**
Location: **7-25N-26W**
Township: **Pleasant Ridge**
Acres: **9**
Date: **10/1/2025**

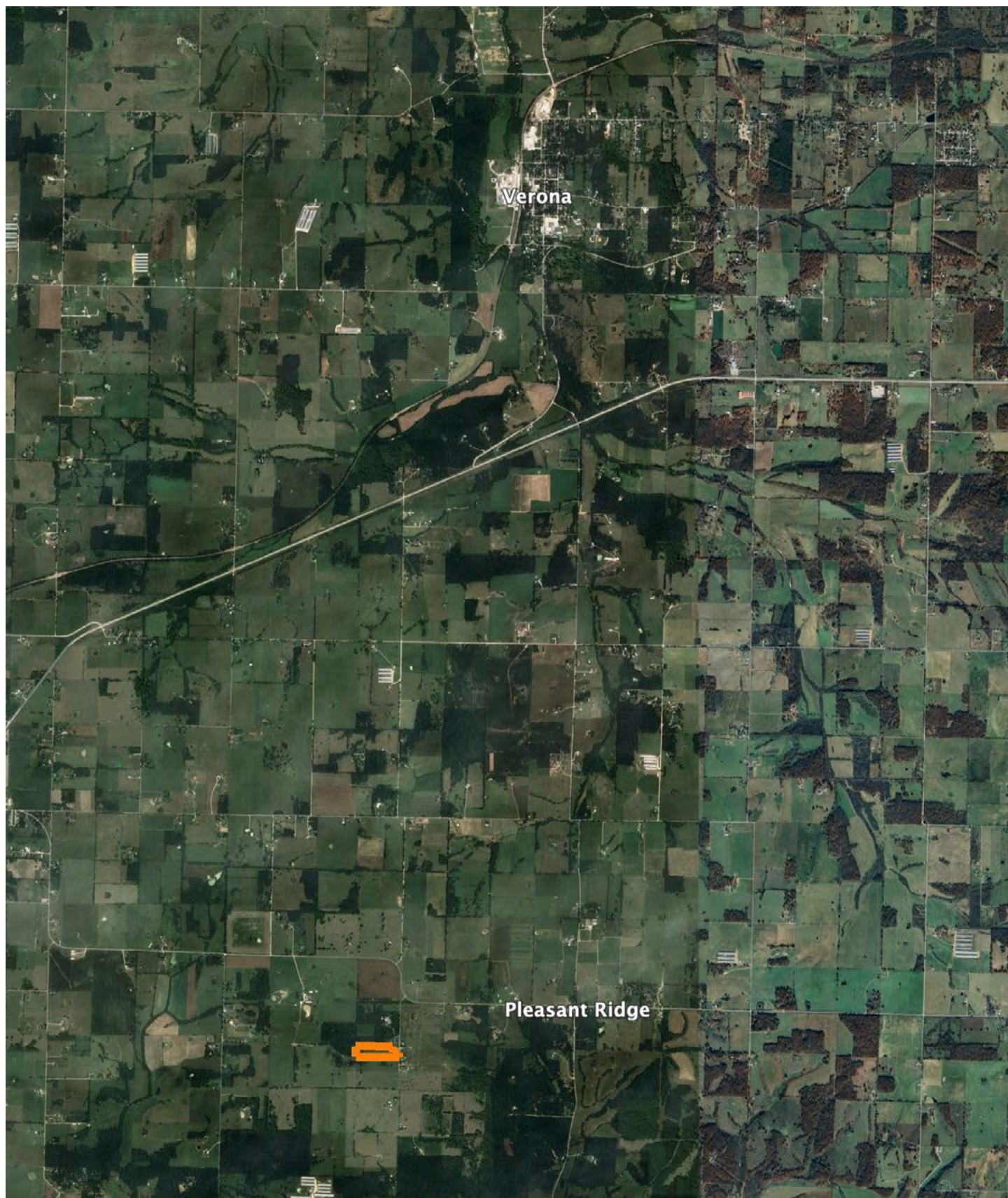


Maps Provided By:



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

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