

MIDWEST LAND GROUP PRESENTS

33.55 ACRES IN

McDONALD COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL SPANISH STYLE HOME NESTLED ON 33.55 ACRES

Discover this stunning 33.55 acre property offering a perfect blend of seclusion and beauty. The land features a mix of pasture and mature timber, highlighted by two major ridge tops and an abundance of deer.

The centerpiece of the property is a 4,000 +/- square foot Spanish-style home with 3 bedrooms and 3 baths. The custom home features a large great room in the center, with beautiful staircases leading to the second level. On the main floor, you will find a large library/office room, a large living room, the kitchen, and the dining room. Upstairs, you will find the master bedroom and two additional bedrooms. Custom-

designed doors, hardwood /tiled floors, stucco siding, and metal roofing are some additional features.

Situated next to the home is a 42'x32' insulated shop building with concrete floors, electric, and a loft area for storage. The property also had a brand new private well installed this year. Conveniently located less than 10 miles west of Anderson, you can be to Grand Lake in less than 20 minutes! Enjoy the luxury of this beautiful custom home while also enjoying the seclusion and peacefulness rural McDonald County has to offer! Call Land Agent Kellen Bounous today to schedule a showing.



PROPERTY FEATURES

COUNTY: **McDONALD** | STATE: **MISSOURI** | ACRES: **33.55**

- Mix of timber and pasture
- Two major ridge tops
- Abundance of deer
- 3-bed, 3-bath Spanish Style home
- 32'x23' great room
- 4,000 square foot building
- 42'x32' insulated shop building
- 42'x12' lean-to
- Newly installed private well
- 9.8 miles to Anderson, MO
- 12.9 miles to Grove, OK/Grand Lake
- 16.3 miles to Pineville, MO
- 37.4 miles to Bentonville, AR
- Survey scheduled to determine exact acres



3-BED, 3-BATH SPANISH STYLE HOME

The centerpiece of the property is a 4,000 +/- square foot Spanish-style home with 3 bedrooms and 3 baths. The custom home features a large great room in the center, with beautiful staircases leading to the second level.



42'X12' LEAN-TO



42'X32' INSULATED SHOP



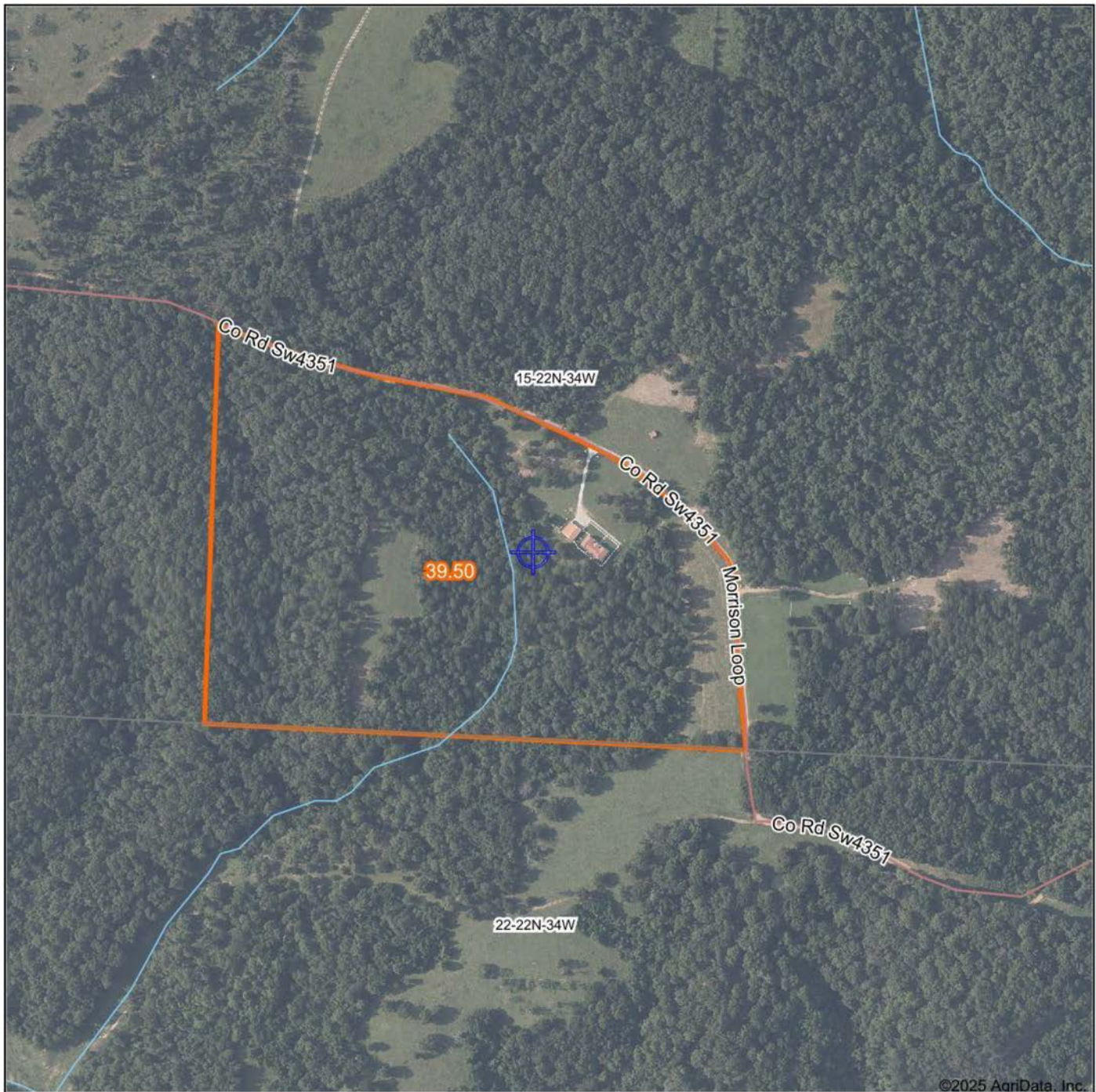
MIX OF TIMBER AND PASTURE



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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Boundary Center: 36° 38' 11.89, -94° 35' 41.35

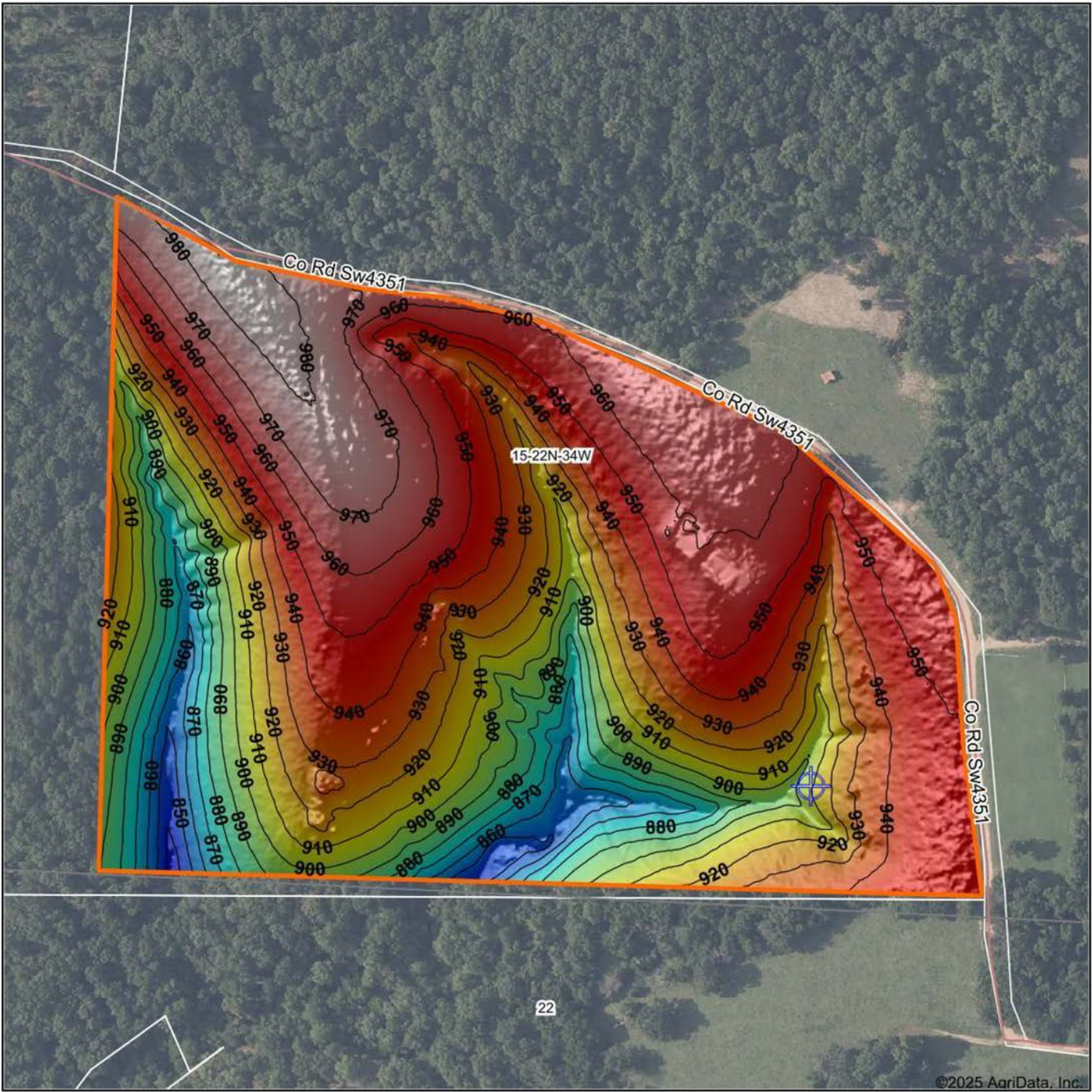
15-22N-34W
McDonald County
Missouri

0ft 494ft 988ft



8/12/2025

HILLSHADE MAP



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Low Elevation High



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem

Interval(ft): 10

Min: 835.5

Max: 984.9

Range: 149.4

Average: 928.2

Standard Deviation: 32.71 ft

0ft 288ft 575ft

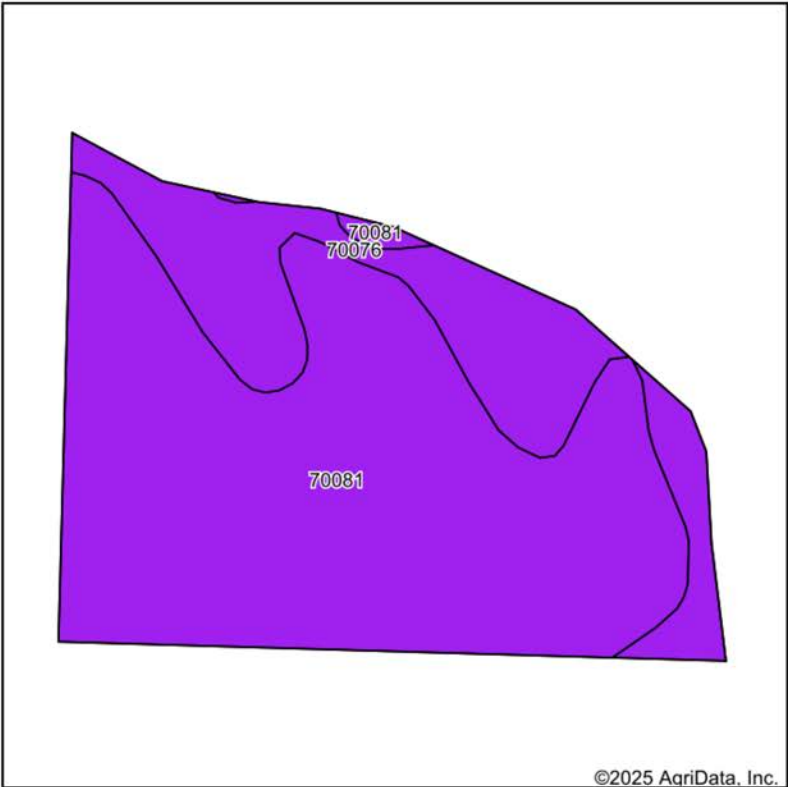


10/15/2025

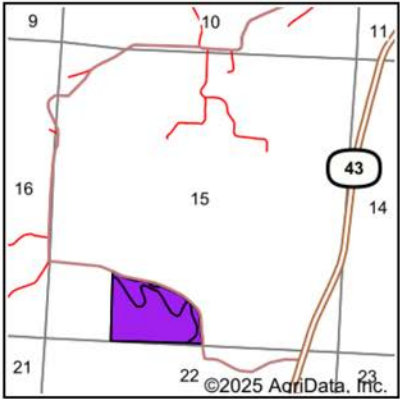
15-22N-34W
McDonald County
Missouri

Boundary Center: 36° 38' 12.03, -94° 35' 40.97

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **McDonald**
Location: **15-22N-34W**
Township: **McMillen Tiff**
Acres: **35.87**
Date: **10/15/2025**



Maps Provided By:



Area Symbol: MO119, Soil Area Version: 28

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
70081	Rueter-Goss-Jollymill complex, 15 to 35 percent slopes	27.09	75.5%		Vle	9	9	6	4
70076	Clarksville-Noark complex, 3 to 15 percent slopes	8.78	24.5%		Vle	42	42	37	29
Weighted Average					6.00	*n 17.1	*n 17.1	*n 13.6	*n 10.1

*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

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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