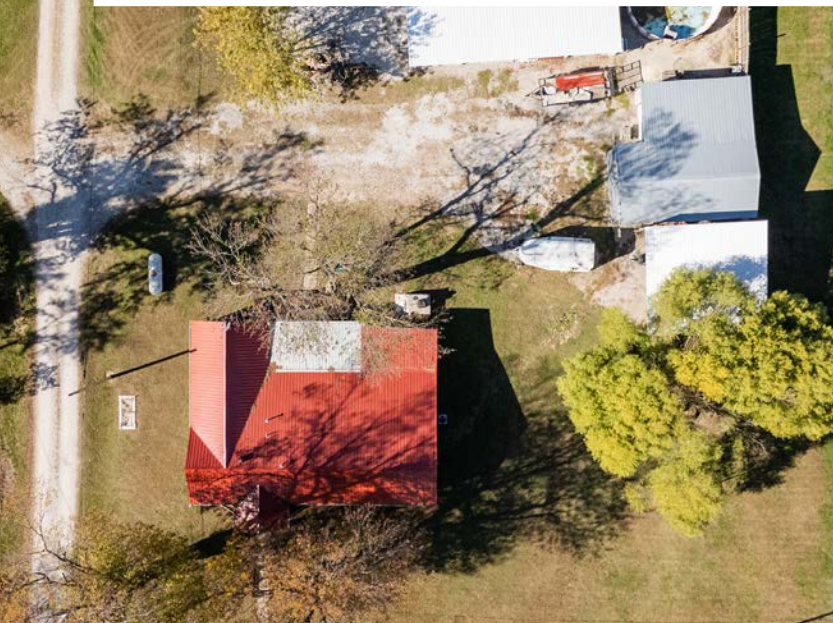


MIDWEST LAND GROUP PRESENTS



1 +/- ACRE
BARTON COUNTY, MO

71 Northwest 58th Lane, Lamar, Missouri 64759



MIDWEST LAND GROUP IS HONORED TO PRESENT

COZY 3 BEDROOM AND 1 BATHROOM HOME WITH MULTIPLE OUTBUILDINGS ON 1 +/- ACRE

If you have been seeking a cozy home in a small town, look no further. With recent updates and renovations, it's the perfect place to retire, retreat, and relax in a small town setting. Walking in the back door, you are greeted by an enclosed porch with abundant sunshine and protection from the weather, providing year-round comfort. Once inside the house, you will find an updated kitchen with an island and plenty of room for a large dining table next to the west-facing windows. The large entry from the kitchen to the living room opens the space up for laughter between cooks and couch potatoes. A small adjoining room makes a great space for an office or a playroom for the little ones. The bathroom has been updated with a jet bathtub and shower, along with laminate wood flooring for durability. A spacious walk-in closet in the master bedroom provides ample room for large wardrobes, shoe collections, or a gun safe. Two more bedrooms with nice-sized closets are located

across the hall, making this a great family home. A large laundry room makes weekly chores easier and provides a nice place to kick off muddy clothes when needed. The storm shelter next to the house is a great addition for safety when spring weather hits the Midwest.

Outside, you will find a 3-bay garage that is perfect for the family with multiple drivers looking to keep their vehicles out of the elements. The newly built lean-to is a great place for a camper, tractor, mower, or boat to be stored. The 16'x30' shop has electricity and protection from the weather, giving you the ability to accomplish projects year-round. Attached to the shop is a nice 12'x20' insulated shed with electricity and a garage door, can someone say man cave! All of that on 1 acre still leaves room for football games, fire pits, and summer fun for the family.



PROPERTY FEATURES

PRICE: **\$215,000** | COUNTY: **BARTON** | STATE: **MISSOURI** | ACRES: **1**

- 1704 square feet home
- 3 bedrooms and 1 bathroom
- Central heat and air
- 25'x48' 3-bay garage
- 10'x23' insulated workshop
- 18'x26' lean-to
- 16'x30' shed
- Rural water
- Electricity
- Storm shelter
- Enclosed porch
- Metal roof
- 15-minute drive to Lamar
- 45-minute drive to Springfield



3 BEDROOM AND 1 BATHROOM HOME



ENCLOSED PORCH



3-BAY GARAGE



ADDITIONAL OUTBUILDINGS



STORM SHELTER



15 MINUTE DRIVE TO LAMAR



ADDITIONAL PHOTOS



AERIAL MAP



Map Center: 37° 30' 55.83, -94° 24' 9.01

0ft 81ft 163ft



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

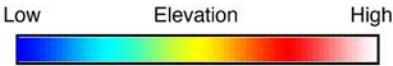
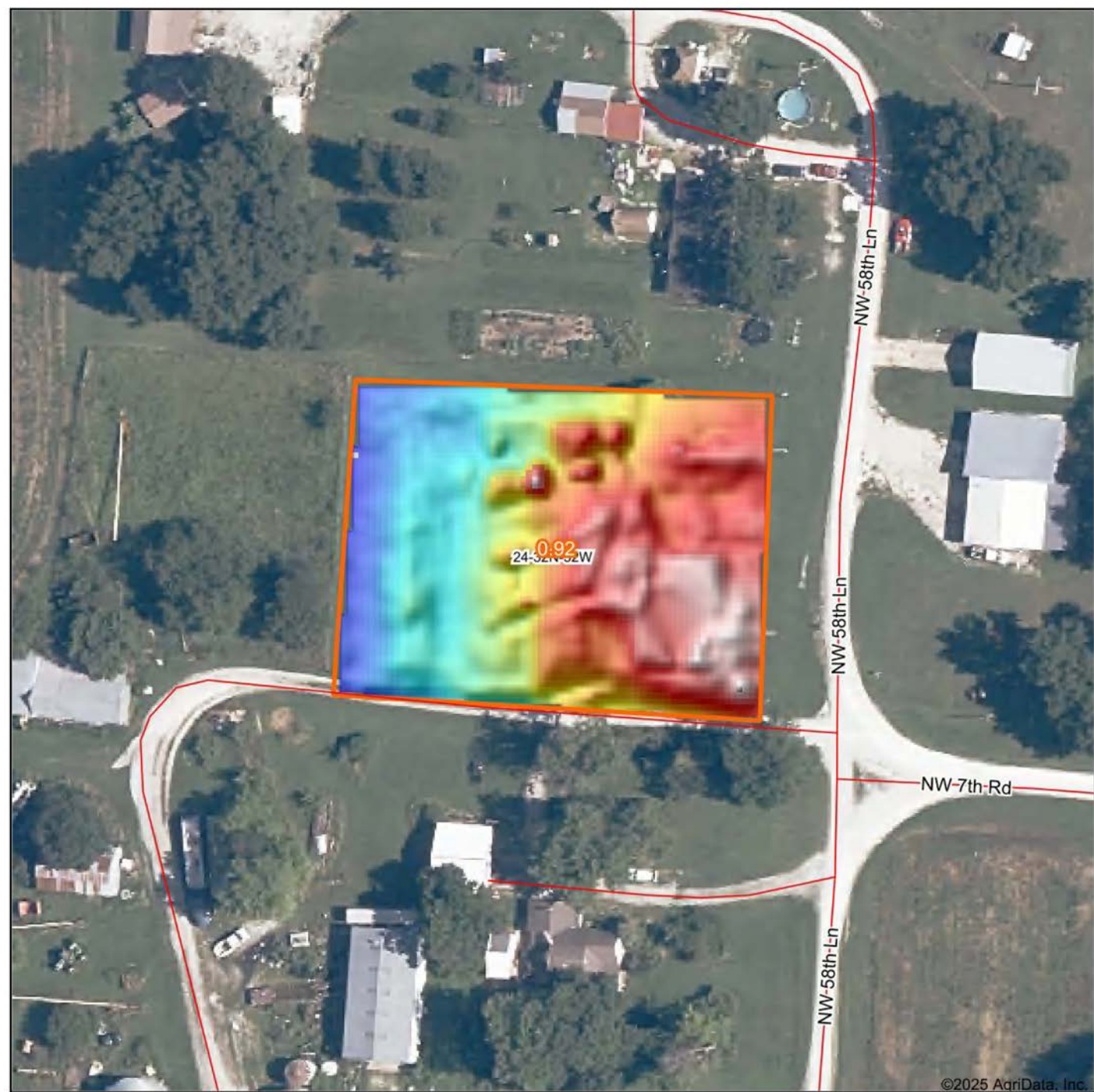
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24-32N-32W
Barton County
Missouri



9/28/2025

HILLSHADE MAP



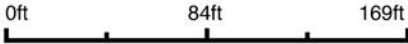
Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 10
Min: 991.2
Max: 994.2
Range: 3.0
Average: 992.8
Standard Deviation: 0.82 ft



9/28/2025

24-32N-32W
Barton County
Missouri

Boundary Center: 37° 30' 55.83, -94° 24' 9.01

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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