



MIDWEST LAND GROUP
PRESENTS

JASPER COUNTY MISSOURI

240 ACRES



MIDWEST LAND GROUP IS HONORED TO PRESENT

EXCEPTIONAL 240 +/- ACRE JASPER COUNTY FARM

This outstanding 240 +/- farm offers a combination of productive land, established infrastructure, and location, making it ideal for cattle operations, row crops, or a diversified agricultural enterprise. The property is currently established in grass, providing immediate usability for livestock, with the option to convert portions to tillable acreage as desired. Featuring primarily Class II and III soils, this farm is well-suited for strong agricultural yields.

The land is fully fenced and cross-fenced, allowing for efficient grazing management, and includes a livestock barn along with additional outbuildings to support day-to-day operations. Two water wells are already in place, complemented by on-site electric. Natural water sources include two healthy ponds and a wet-weather creek, providing reliable water for livestock and wildlife alike.

With blacktop road frontage on two sides, the property offers excellent access and long-term investment appeal. Land splits are available, with four individual tracts ranging from approximately 40-80 acres, perfect for buyers seeking smaller acreage for a build site or small hobby farm.

Conveniently located less than 6 minutes from I-44 and only 14 minutes from the Joplin Regional Stockyards, this farm delivers both rural functionality and close proximity to key agricultural markets. Whether you're looking to expand an existing operation or invest in high-quality farmland, this versatile tract checks all the boxes. Reach out to land agent Kellen Bounous today to schedule your private showing!



PROPERTY FEATURES

COUNTY: **JASPER** | STATE: **MISSOURI** | ACRES: **240**

- 240 +/- acres ready for cattle and row crops
- Currently in grass with an option for tillable
- Primarily Class II and III soils
- Fully fenced and cross-fenced
- Livestock barn
- Additional outbuildings
- Cattle working area
- Two water wells on site
- Electric available/on site
- Two ponds
- Wet-weather creek
- Blacktop road frontage on two sides
- Land splits are offered
- Four different tracts (40-80 acres)
- 6 minutes to Sarcoxie
- 14 minutes to Joplin Regional Stockyards
- 20 minutes to Mount Vernon
- 24 minutes to Carthage



READY FOR CATTLE AND ROW CROPS

The land is fully fenced and cross-fenced, allowing for efficient grazing management, and includes a livestock barn along with additional outbuildings to support day-to-day operations.



TWO PONDS



WET-WEATHER CREEK



BLACKTOP ROAD FRONTAGE

With blacktop road frontage on two sides, the property offers excellent access and long-term investment appeal.



CURRENTLY GRASS WITH TILLABLE OPTION

The property is currently established in grass, providing immediate usability for livestock, with the option to convert portions to tillable acreage as desired. Featuring primarily Class II and III soils, this farm is well-suited for strong agricultural yields.



AERIAL MAP



Maps Provided By:



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Map Center: 37° 4' 0.58, -94° 4' 44.36

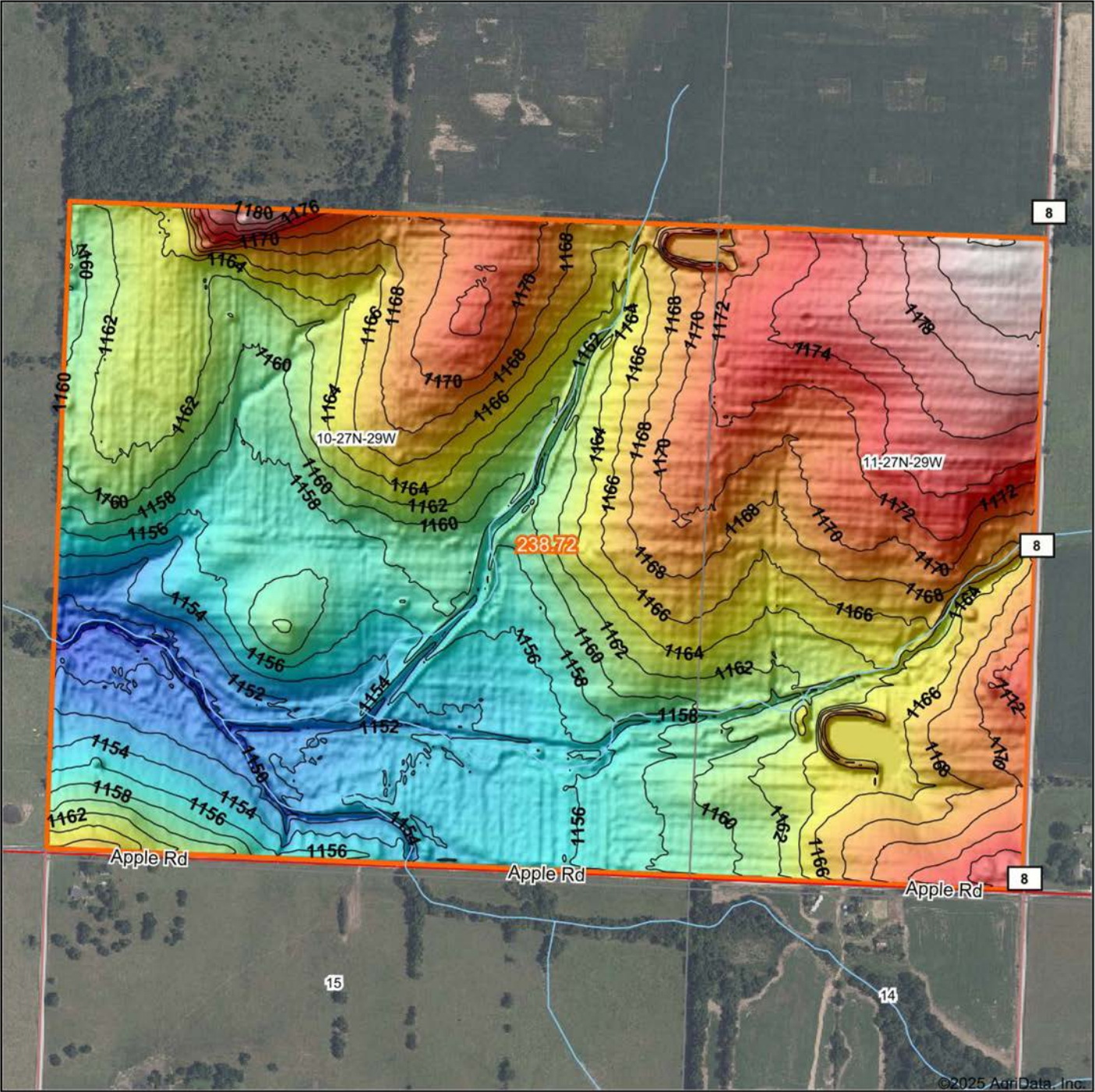
10-27N-29W
Jasper County
Missouri

0ft 627ft 1254ft



12/22/2025

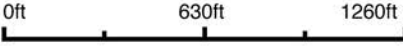
HILLSHADE MAP



Maps Provided By:



Source: USGS 3 meter dem
Interval(ft): 2
Min: 1,145.8
Max: 1,182.7
Range: 36.9
Average: 1,163.3
Standard Deviation: 7.45 ft

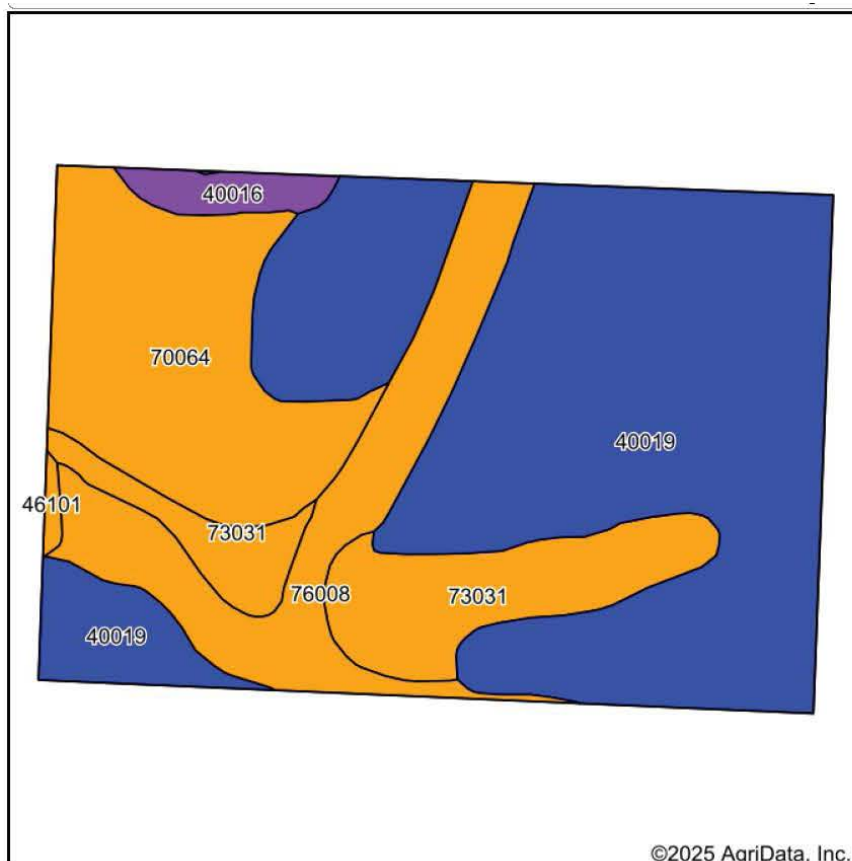


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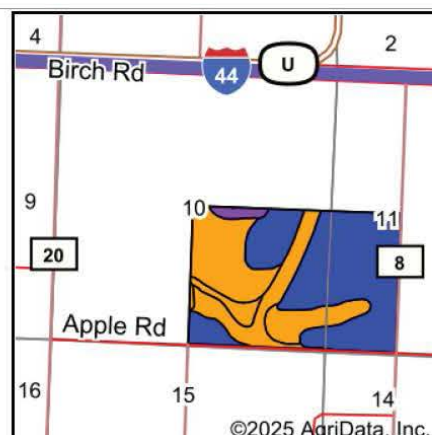
10-27N-29W
Jasper County
Missouri

Boundary Center: 37° 4' 0.58, -94° 4' 44.36

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Jasper**
 Location: **10-27N-29W**
 Township: **Sarcoux**
 Acres: **238.72**
 Date: **12/22/2025**



Maps Provided By:

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 CUSTOMIZED ONLINE MAPPING
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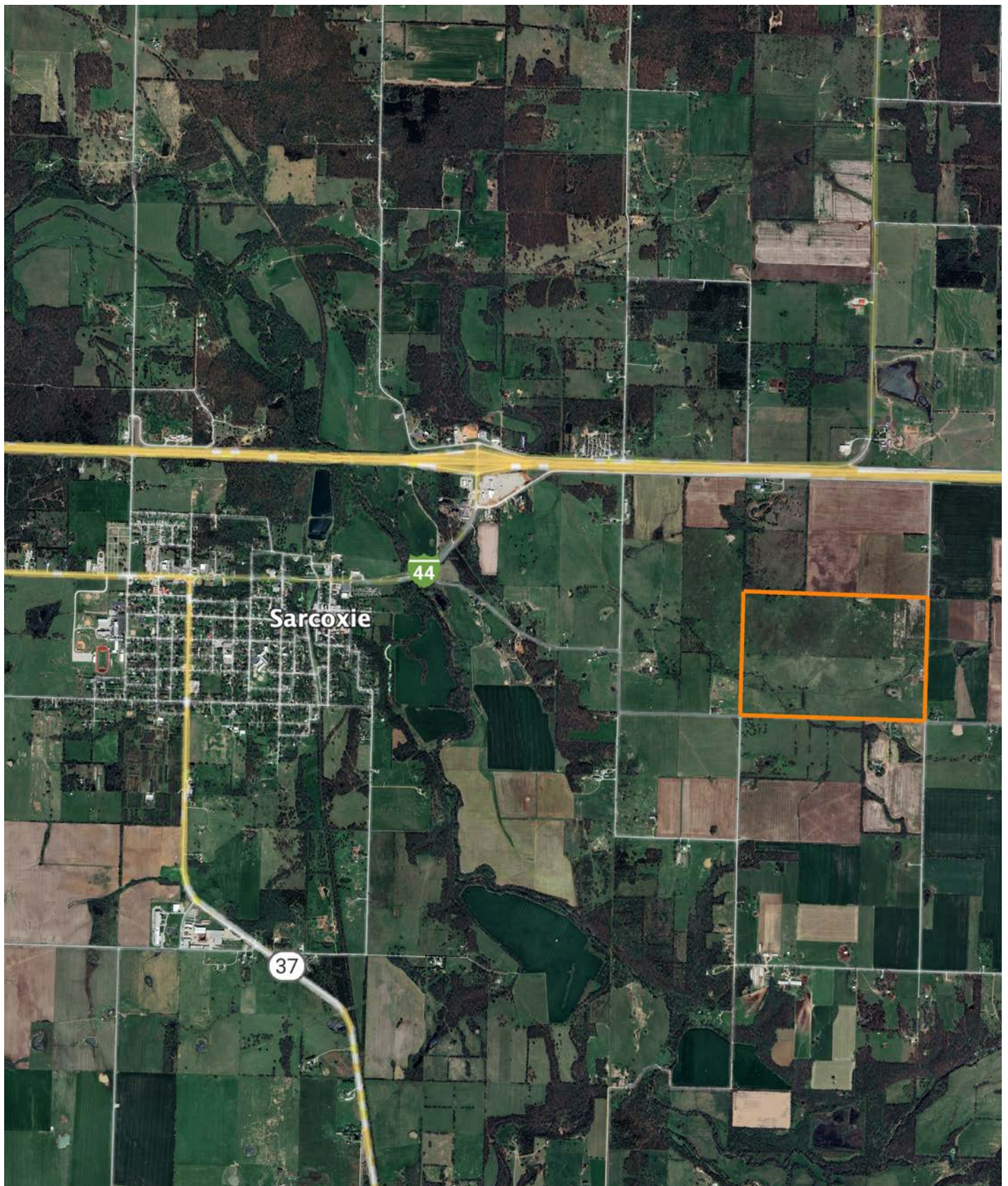


Area Symbol: MO097, Soil Area Version: 29											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Hydric Rating	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
40019	Newtonia-Eldorado silt loams, 1 to 3 percent slopes	131.67	55.0%			Ile	85	85	73	68	
70064	Rueter very gravelly silt loam, 1 to 3 percent slopes	42.44	17.8%			IIIs	51	51	40	34	
76008	Cedargap gravelly silt loam, 1 to 3 percent slopes, frequently flooded	30.98	13.0%			IIIw	65	65	53	55	
73031	Gerald silt loam, 0 to 2 percent slopes	28.08	11.8%			IIIw	66	66	60	48	
40016	Eldorado very gravelly silt loam, 3 to 8 percent slopes, very stony	4.70	2.0%			VIIs	52	52	39	26	
46101	Verdigris silt loam, 1 to 3 percent slopes, frequently flooded	0.85	0.4%		3	IIIw	78	77	64	66	
Weighted Average						2.51	*n 73.5	*n 73.4	*n 62.3	*n 57.1	

*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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