

MIDWEST LAND GROUP PRESENTS

117 ACRES IN

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# VERNON COUNTY MISSOURI



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# 117+/- ACRE VERNON COUNTY TILLABLE FARM

Midwest Land Group is proud to present this highly productive 117+/- acre farm just east of Nevada, Missouri. The farm consists of mainly Class III soils, predominantly Parsons silt loam. FSA maps show 105.26 +/- acres in row crop production, just about 90% tillable. Waterways are well maintained and the soybeans planted are currently thriving. The farm has a 1/2 mile of road frontage on South 2100 Road and multiple grain elevators nearby.

If you want to add to your farming operation or invest in farmland, look no further than this incredible Vernon County farm. Conveniently located 8 miles east of Nevada and 2 miles south of Walker, this farm is located in prime farm country. Call land agent Kellen Bounous today to schedule a showing!



# PROPERTY FEATURES

COUNTY: **VERNON** | STATE: **MISSOURI** | ACRES: **117**

- Highly productive 117+/- acre farm
- 90% tillable
- Primarily Class III soils
- Predominantly parsons silt loam
- FSA maps show 105.26 +/- acres in row crop production
- Well-maintained waterways
- Currently planted in soybeans
- Build site with gorgeous views
- Multiple grain elevators nearby
- 1/2 mile of road frontage on South 2100 Road
- 8 miles east of Nevada
- 2 miles south of Walker



# 90% TILLABLE ACRES

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The farm consists of mainly Class III soils, predominantly Parsons silt loam. FSA maps show 105.26 +/- acres in row crop production, just about 90% tillable.



## CURRENTLY PLANTED SOYBEANS

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## POTENTIAL BUILD SITE

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# ROAD FRONTRAGE

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The farm has a 1/2 mile of road frontage on South 2100 Road and multiple grain elevators nearby. Conveniently located 8 miles east of Nevada and 2 miles south of Walker, this farm is located in prime farm country.



## ADDITIONAL PHOTOS

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# AERIAL MAP



Maps Provided By:



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Boundary Center: 37° 53' 4.66, -94° 15' 27.51

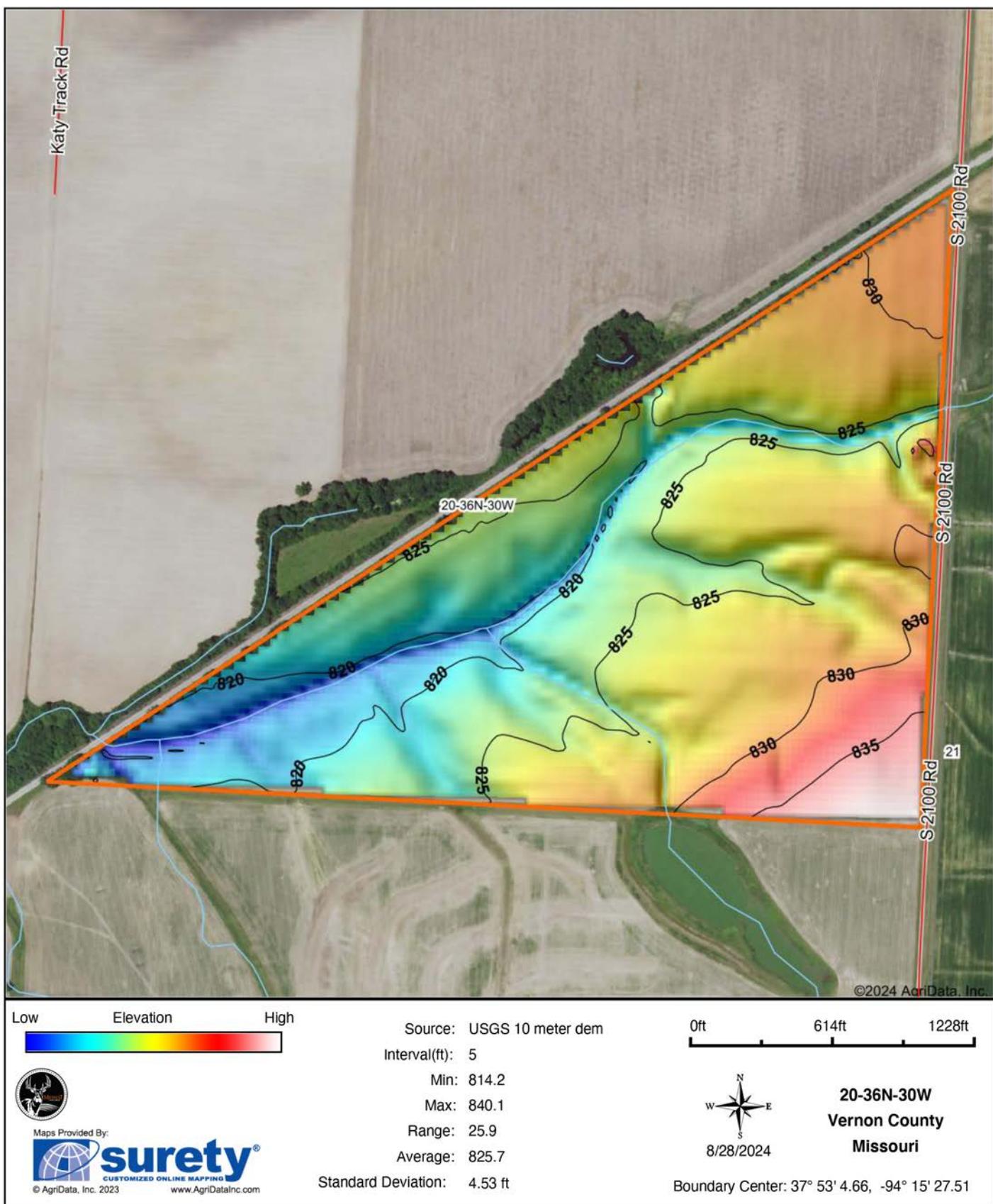
0ft 639ft 1278ft

**20-36N-30W**  
**Vernon County**  
**Missouri**

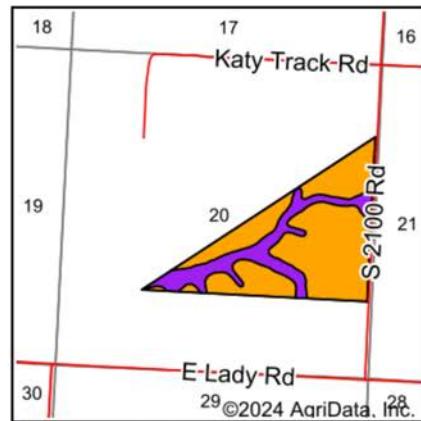
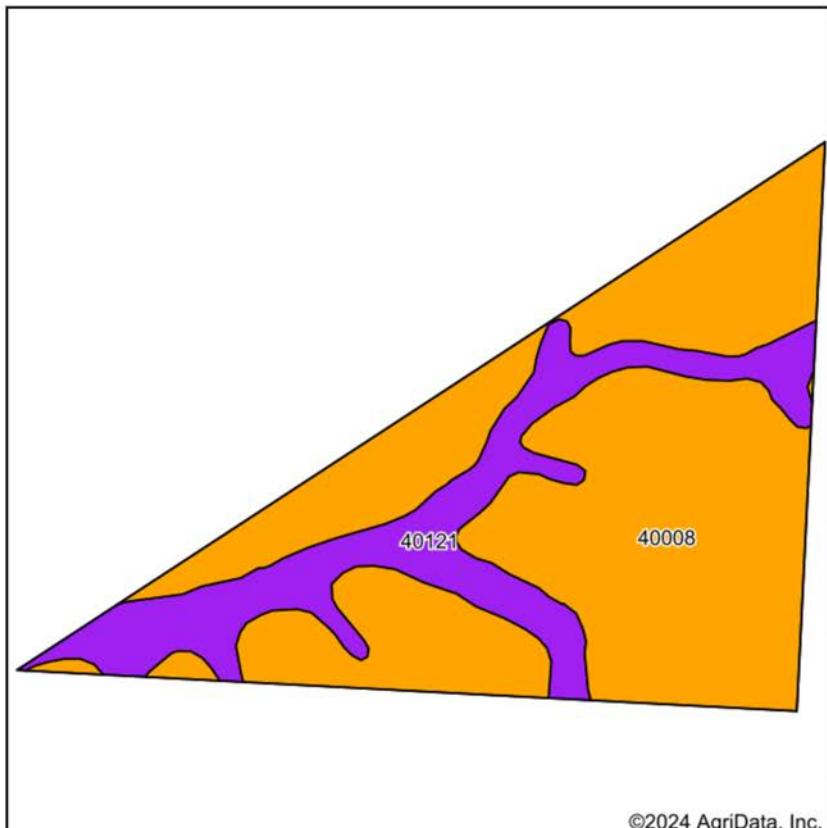


8/28/2024

# HILLSHADE MAP



# SOILS MAP



State: **Missouri**  
 County: **Vernon**  
 Location: **20-36N-30W**  
 Township: **Walker**  
 Acres: **120.93**  
 Date: **8/28/2024**



Maps Provided By:  
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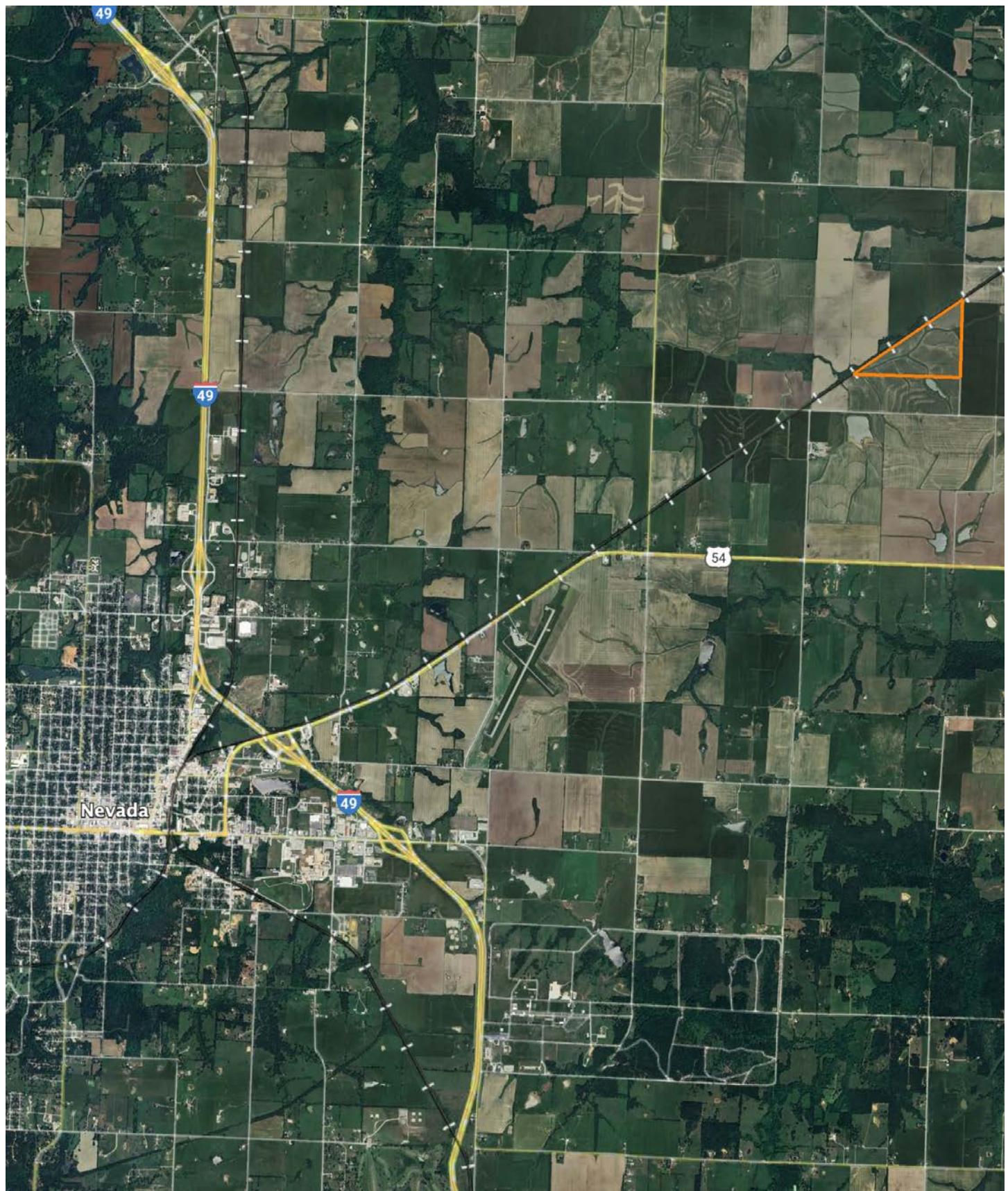


| Code                    | Soil Description  | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | Range Production (lbs/acre/yr) | *n NCCPI Overall | *n NCCPI Corn  | *n NCCPI Small Grains | *n NCCPI Soybeans |
|-------------------------|---|-------|------------------|----------------------|------------------|--------------------------------|------------------|----------------|-----------------------|-------------------|
| 40008                   | Parsons silt loam, 0 to 1 percent slopes                    | 92.58 | 76.6%            | Orange               | IIIw             | 3761                           | 83               | 82             | 66                    | 69                |
| 40121                   | Hepler silt loam, 0 to 3 percent slopes, frequently flooded | 28.35 | 23.4%            | Purple               | Vw               | 7500                           | 72               | 72             | 54                    | 64                |
| <b>Weighted Average</b> |   |       |                  | <b>3.47</b>          |                  | <b>4637.5</b>                  | <b>*n 80.4</b>   | <b>*n 79.7</b> | <b>*n 63.2</b>        | <b>*n 67.8</b>    |

\*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.



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