

MIDWEST LAND GROUP PRESENTS

628 ACRES IN

BARRY COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

628 +/- ACRE WORKING CATTLE FARM IN SOUTHWEST MISSOURI

Midwest Land Group is proud to present this 628 +/- acre working cattle farm just outside Aurora, Missouri. This expansive farm offers an exceptional opportunity to own a highly productive and well-maintained livestock operation in southwest Missouri. Designed with efficiency, the property is fully fenced and cross-fenced, creating an ideal setup for rotational grazing and herd management.

The landscape features a beautiful mix of fertile bottom ground and gently rolling hills, providing both productive pasture and scenic views across the farm. Water is abundant throughout the property with 70 +/- waterers connected to a reliable watering system, all supported by a strong, established well equipped with a new monitor and super booster to ensure consistent water pressure across the farm. In addition, Little Crane Creek runs through the property, and five ponds provide additional natural water sources.

This farm is currently supporting approximately 300 cow/calf pairs, demonstrating its proven carrying capacity and productivity. The grazing program is well established, featuring 100 +/- acres of perennial cereal rye grass, 60 +/- acres of triticale in the fertile bottom ground, and 75 +/- acres of newly seeded fescue, with the remaining acreage in established fescue pasture.

Conveniently located just 12 minutes southeast of Aurora, 14 minutes south of Marionville, and approximately 50 minutes southwest of Springfield, the property offers both rural seclusion and easy access to nearby towns and markets. Whether you're looking to expand an existing cattle operation or invest in a premier livestock farm, this property delivers the scale, infrastructure, and productivity rarely found in today's market. Seller is willing to subdivide, offering additional flexibility for buyers. Call land agent Kellen Bounous today to schedule your showing!



PROPERTY FEATURES

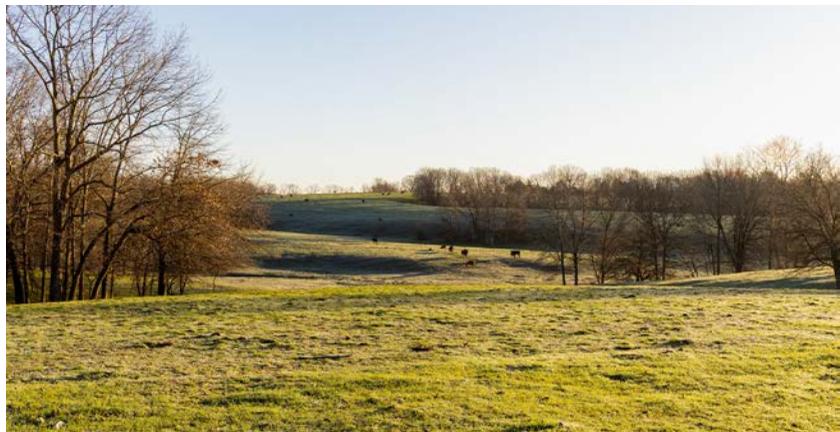
COUNTY: **BARRY** | STATE: **MISSOURI** | ACRES: **628**

- 628 +/- acre working cattle farm
- Fully fenced and cross-fenced
- Mix of bottom ground and gently rolling hills
- 70 +/- waterers/watering system
- Strong, established well
- New monitor with super booster
- Little Crane Creek runs through the property
- 5 ponds
- Current program: 300 cow/calf pairs
- 100 +/- acres of perennial cereal rye grass
- 60 +/- acres of triticale in the bottom ground
- 75 +/- acres of newly seeded fescue
- Remaining acres in fescue
- Seller is willing to subdivide
- 12 minutes southeast of Aurora
- 14 minutes south of Marionville
- 50 minutes southwest of Springfield



WORKING CATTLE FARM

This farm is currently supporting approximately 300 cow/calf pairs, demonstrating its proven carrying capacity and productivity. The grazing program is well established, featuring 100 +/- acres of perennial cereal rye grass, 60 +/- acres of triticale in the fertile bottom ground, and 75 +/- acres of newly seeded fescue, with the remaining acreage in established fescue pasture.



LITTLE CRANE CREEK



5 PONDS



GENTLY ROLLING HILLS

The landscape features a beautiful mix of fertile bottom ground and gently rolling hills, providing both productive pasture and scenic views across the farm.



12 MINUTES SOUTHEAST OF AURORA

Conveniently located just 12 minutes southeast of Aurora, 14 minutes south of Marionville, and approximately 50 minutes southwest of Springfield, the property offers both rural seclusion and easy access to nearby towns and markets.



AERIAL MAP



Map Center: 36° 54' 21.49, -93° 39' 45.92

0ft 1341ft 2683ft



Maps Provided By:



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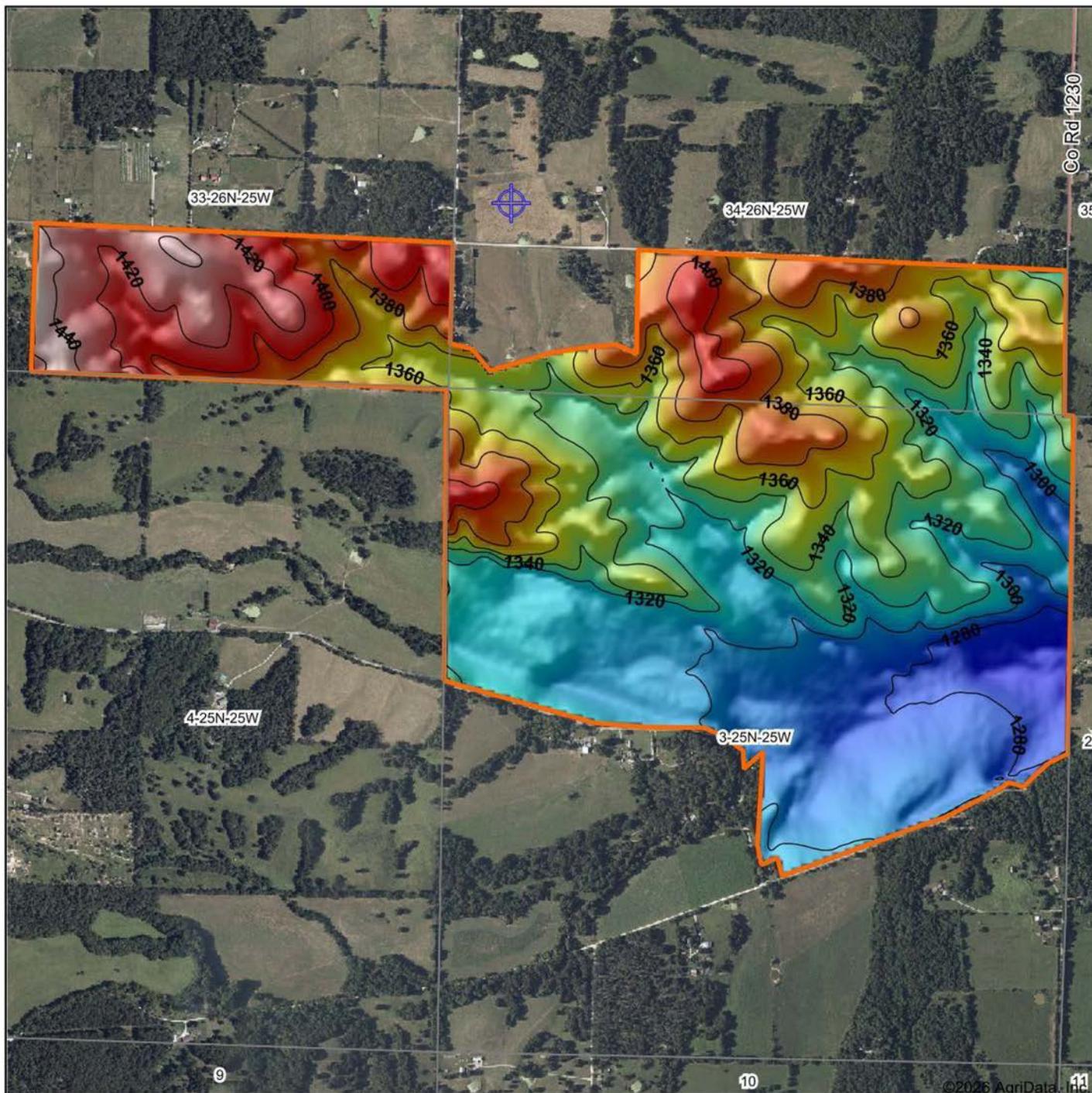
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3-25N-25W
Barry County
Missouri



3/16/2026

HILLSHADE MAP



Source: USGS 10 meter dem
 Interval(ft): 20
 Min: 1,267.3
 Max: 1,454.4
 Range: 187.1
 Average: 1,348.6
 Standard Deviation: 46.33 ft



3/16/2026

3-25N-25W
Barry County
Missouri

Boundary Center: 36° 54' 21.49, -93° 39' 45.92

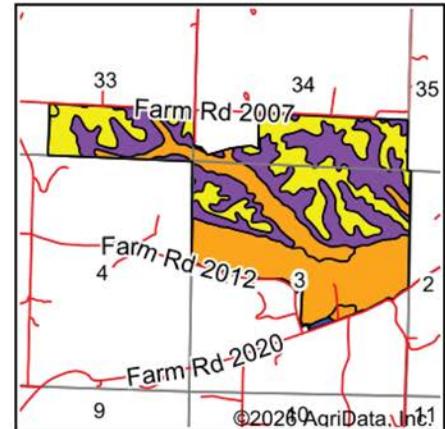
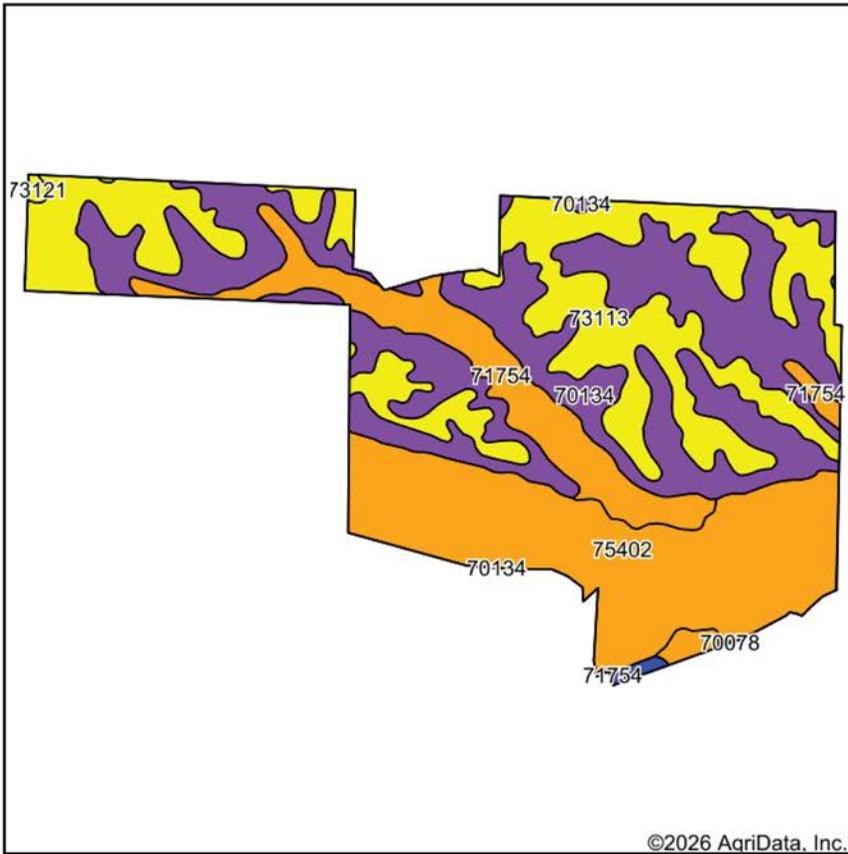


Maps Provided By:



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SOILS MAP



State: **Missouri**
 County: **Barry**
 Location: **3-25N-25W**
 Township: **Crane Creek**
 Acres: **619.64**
 Date: **3/16/2026**



Maps Provided By:



Soils data provided by USDA and NRCS.

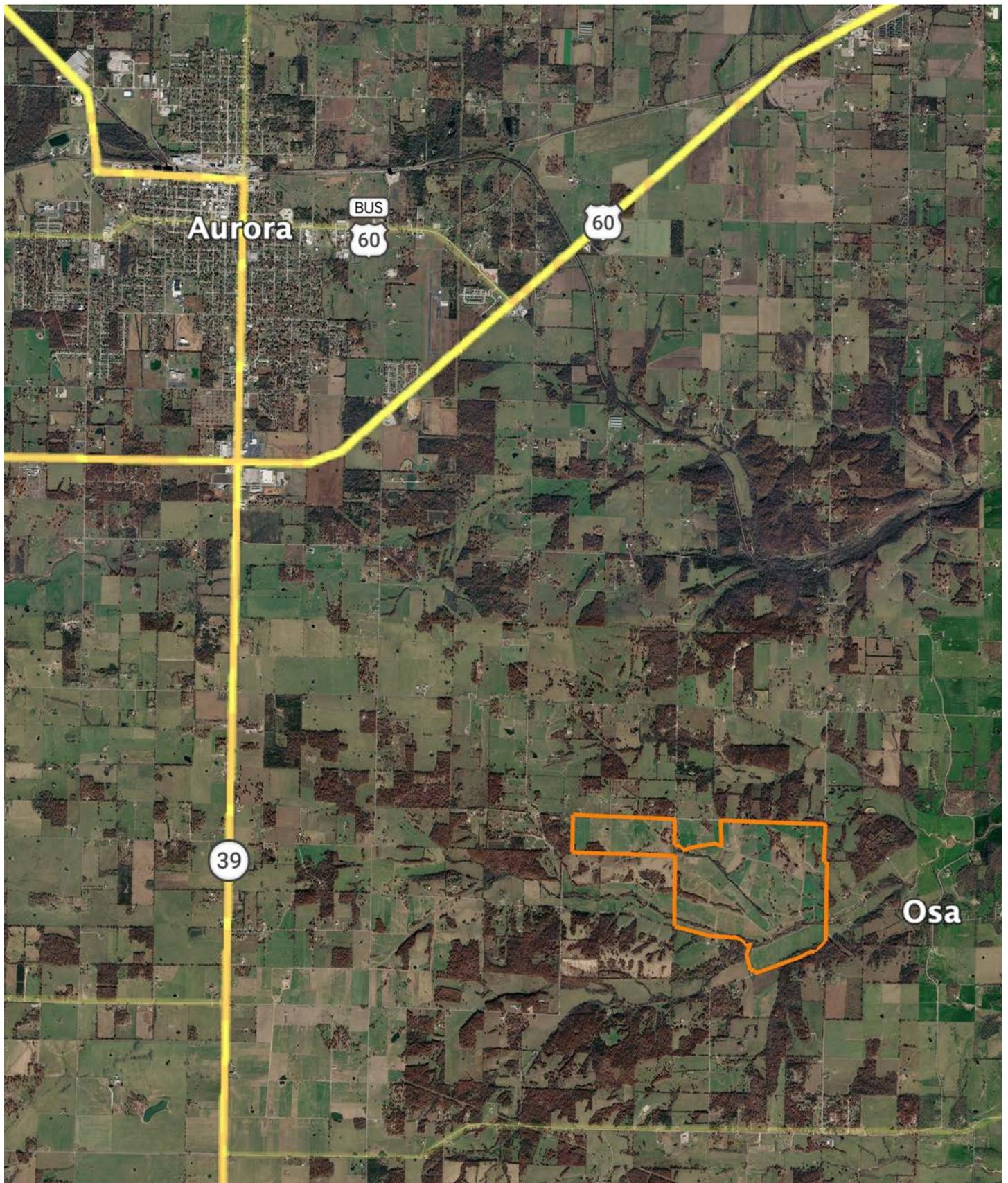
Area Symbol: MO009, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
70134	Noark very gravelly silt loam, 8 to 20 percent slopes	215.24	34.8%		Well drained	Vle	40	40	36	28
73113	Scholten gravelly silt loam, 3 to 8 percent slopes	174.23	28.1%		Moderately well drained	IVs	39	39	30	24
75402	Pinerun silt loam, 0 to 2 percent slopes, occasionally flooded	156.03	25.2%		Well drained	IIIw	66	66	53	48
71754	Waben-Cedargap, occasionally flooded complex, 2 to 5 percent slopes	70.78	11.4%		Well drained	IIIs	46	46	28	31
73116	Pomme silt loam, 2 to 5 percent slopes	1.87	0.3%		Well drained	Ile	67	64	55	49
73121	Scholten-Tonti complex, 3 to 8 percent slopes	1.41	0.2%		Moderately well drained	IVs	37	36	31	26
70078	Goss-Rueter complex, 8 to 20 percent slopes	0.08	0.0%		Well drained	Vle	41	41	34	30
Weighted Average						4.32	*n 47	*n 47	*n 37.7	*n 32.3

*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

417.313.3123

KBounous@MidwestLandGroup.com



MidwestLandGroup.com

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