

MIDWEST LAND GROUP PRESENTS



# JASPER COUNTY, MO

130.7 ACRES



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# TURN-KEY 130 +/- ACRE CATTLE FARM WITH CUSTOM HOME, SHOP, & BUSINESS OPPORTUNITY

This exceptional 130 +/- Jasper County farm offers the perfect blend of productivity, functionality, and country living just minutes from town. Fully fenced and cross-fenced, the farm is ideally set up for efficient livestock management and features primarily Class II and III soils, including highly desirable Newtonia and Maplegrove silt loams. Whether your operation focuses on grazing, hay production, or row cropping, this property is well-equipped to perform. The acreage is currently established in Novel and Texoma fescue, providing a strong forage base, and includes five strategically placed cattle waterers enrolled in the NRCS watering program.

At the heart of the property sits a beautifully designed 3 bed, 2 bath custom brick home offering 2,543 square feet of living space. This well-built home is loaded with extra features and designed for comfort, making it an ideal primary residence or headquarters for your farming operation. The list of extras includes: post tension foundation, extra insulation for maximum heating/cooling efficiency, custom cabinetry with soft-close drawers, a dedicated canning/bonus room, gas cooking stove, pellet stove fireplace, beautiful back patio area, a continuous-pressure water system, water/electric at the main gate, and more!

The improvements on this farm truly set it apart. A 56'x70' climate-controlled building, previously operated as a dog kennel business, provides incredible versatility for a variety of uses—whether continuing a business venture, workshop space, or specialty livestock operation. Additionally, a 42'x40' insulated shop with an attached 12'x40' lean-to offers ample room for equipment storage or maintenance.

Situated to the south of the property is a picturesque 1-acre stocked pond, complete with a beautiful arched bridge. Around the pond is a park-like area that has hosted many gatherings for folks to enjoy its peaceful serenity. Throwing a line in the pond to catch bass is a must! However, the property also offers additional recreational opportunities, with strong populations of deer and turkey.

Conveniently located less than a mile from Carthage and under 7 miles from Joplin Regional Stockyards, this property combines the tranquility of rural living with quick access to essential amenities and markets. Whether you're looking to expand an agricultural operation, start a business, or simply enjoy a high-quality rural lifestyle, this property is a rare find.

# PROPERTY FEATURES

COUNTY: **JASPER** | STATE: **MISSOURI** | ACRES: **130.7**

- 130.7 surveyed acres
- Fully fenced and cross-fenced
- Primarily Class II and III soils (Newtonia and Maplegrove silt loams)
- Exceptional for grazing, hay production, or row cropping
- Currently seeded in Novel and Texoma fescue
- Five cattle waterers enrolled in the NRCS watering program
- 3 bed/2 bath custom-built brick home (2,543 square feet)
- The custom home is loaded with extra features
- 56'x70' climate-controlled building, previously used as a dog kennel business
- 42'x40' insulated shop with attached 12'x40' lean-to
- 1 acre stocked pond with a beautiful arched bridge
- Deer and turkey hunting opportunities
- Less than a mile from Carthage
- Less than 7 miles to Joplin Regional Stockyards



# CUSTOM BUILT HOME

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This well-built home is loaded with extra features and designed for comfort, making it an ideal primary residence or headquarters for your farming operation.



# 3 BED/2 BATH



# 56'X70' CLIMATE-CONTROLLED BUILDING

A 56'x70' climate-controlled building, previously operated as a dog kennel business, provides incredible versatility for a variety of uses—whether continuing a business venture, workshop space, or specialty livestock operation.



# 42'X40' INSULATED SHOP

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# EXCEPTIONAL GRAZING

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The farm is ideally set up for efficient livestock management and features primarily Class II and III soils.



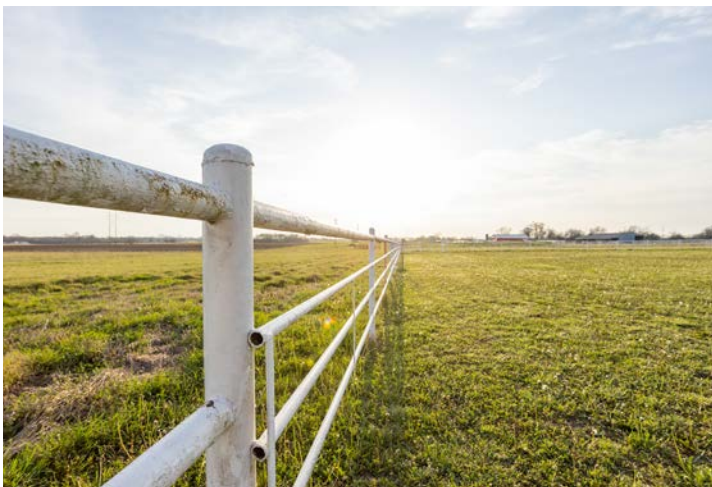
# 5 CATTLE WATERERS

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## FULLY FENCED & CROSS-FENCED

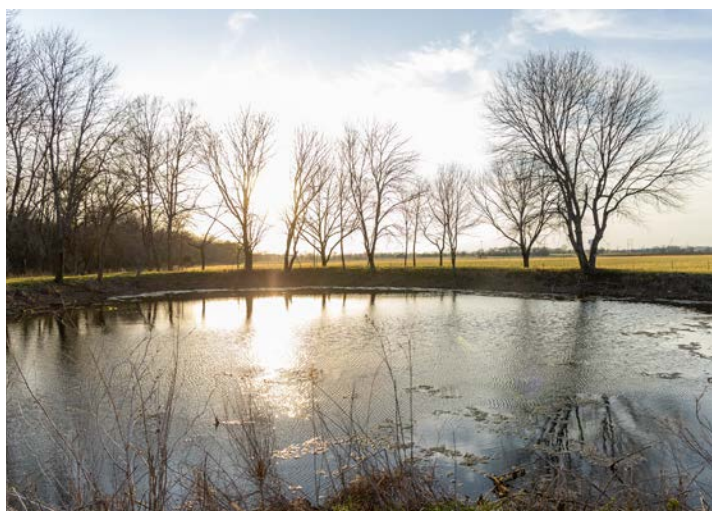
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# 1 ACRE STOCKED POND WITH BRIDGE

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Situated to the south of the property is a picturesque 1-acre stocked pond, complete with a beautiful arched bridge. Around the pond is a park-like area that has hosted many gatherings for folks to enjoy its peaceful serenity. Throwing a line in the pond to catch bass is a must!

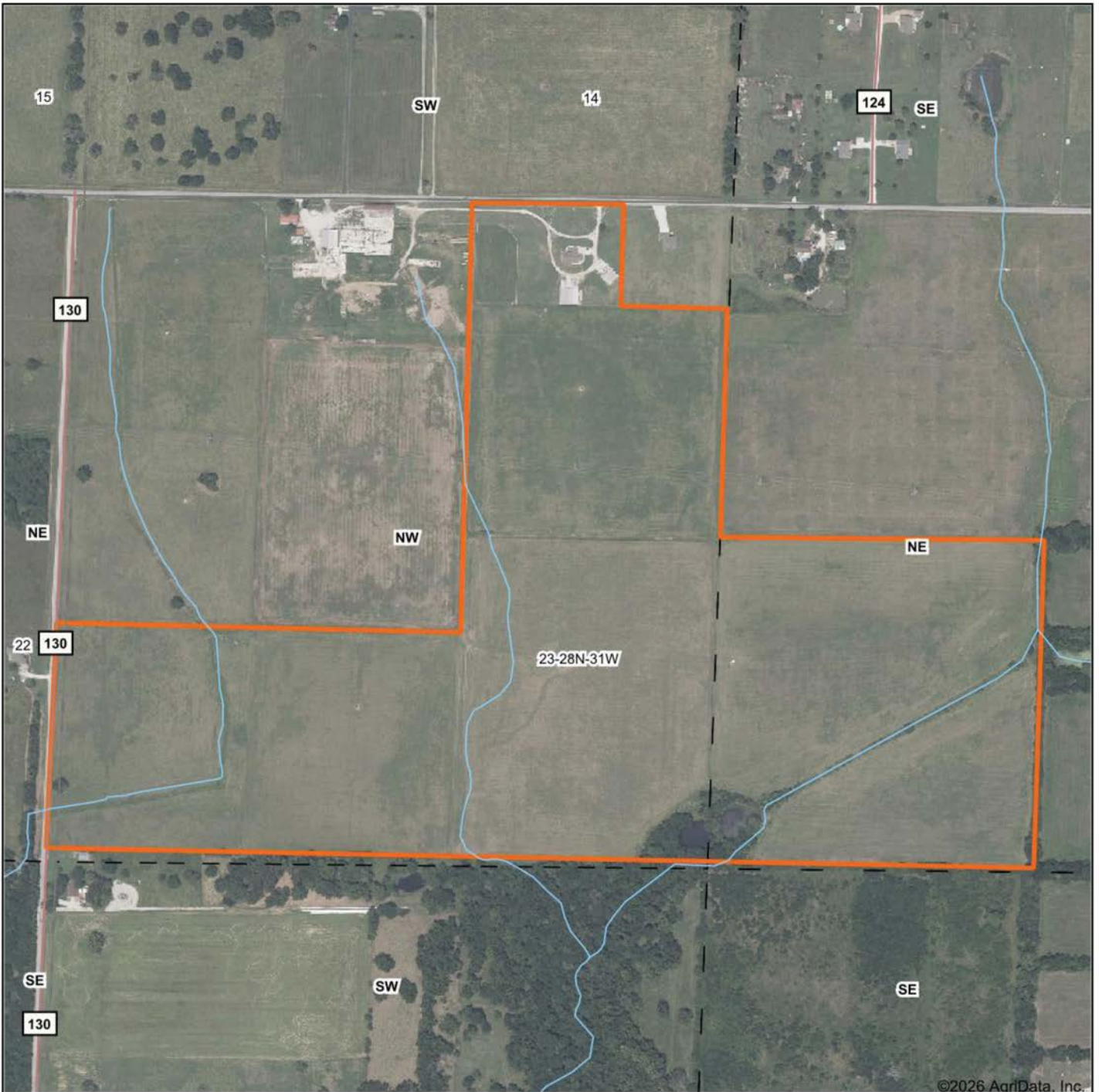


# DEER & TURKEY HUNTING OPPORTUNITIES

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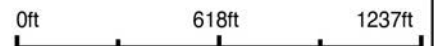


# AERIAL MAP



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Boundary Center: 37° 8' 11.43, -94° 17' 9.33



**23-28N-31W**  
**Jasper County**  
**Missouri**



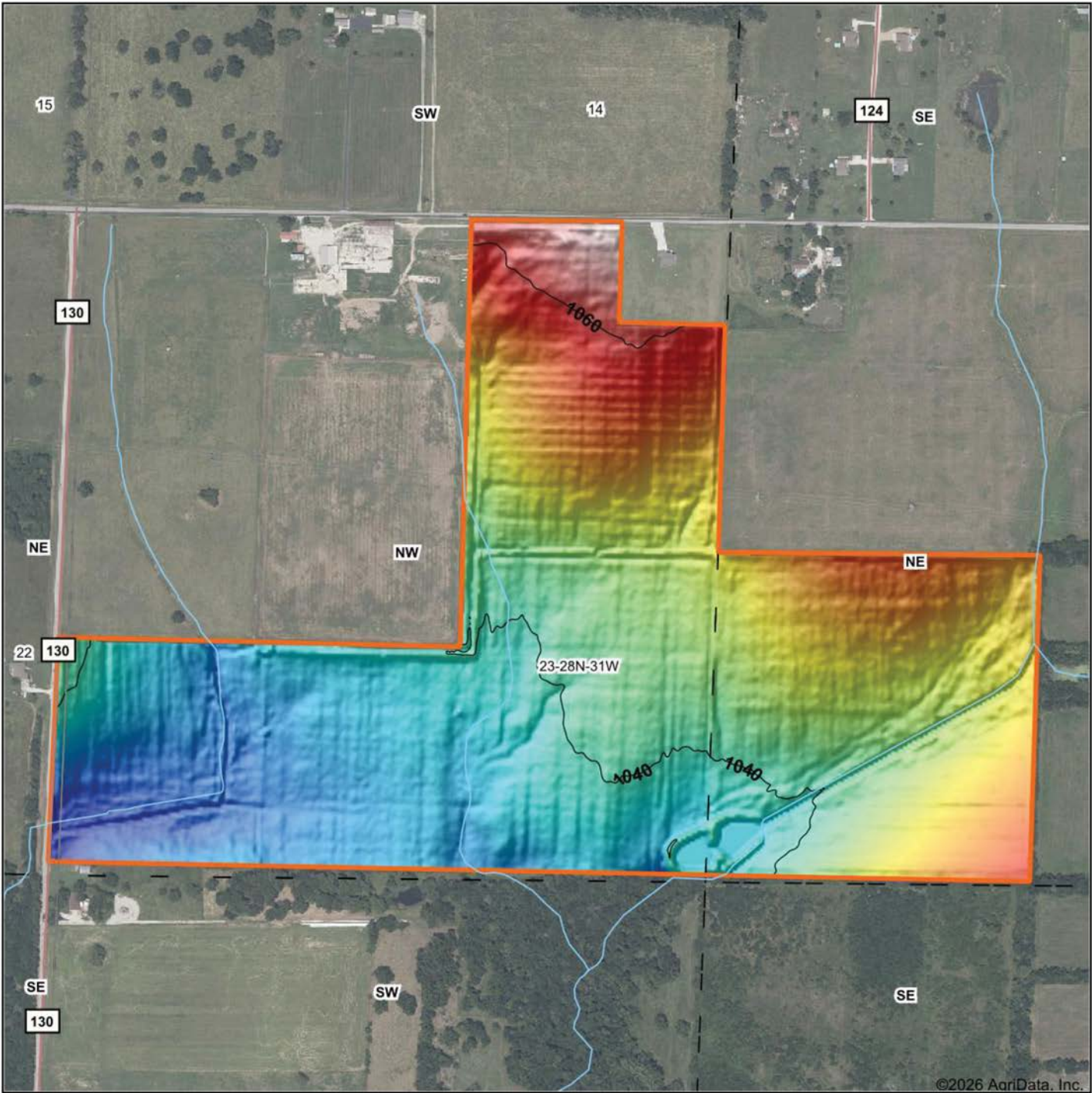
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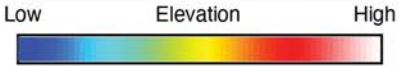
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4/1/2026

# HILLSHADE MAP



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Source: USGS 3 meter dem  
 Interval(ft): 20  
 Min: 1,027.7  
 Max: 1,071.1  
 Range: 43.4  
 Average: 1,043.4  
 Standard Deviation: 8.01 ft



4/1/2026

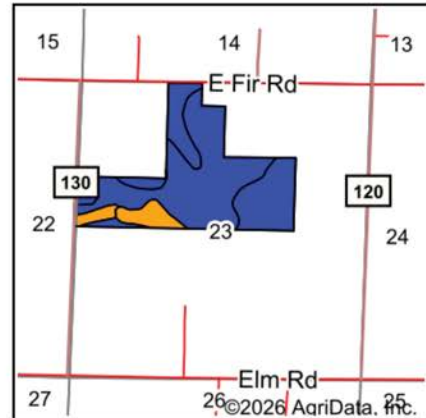
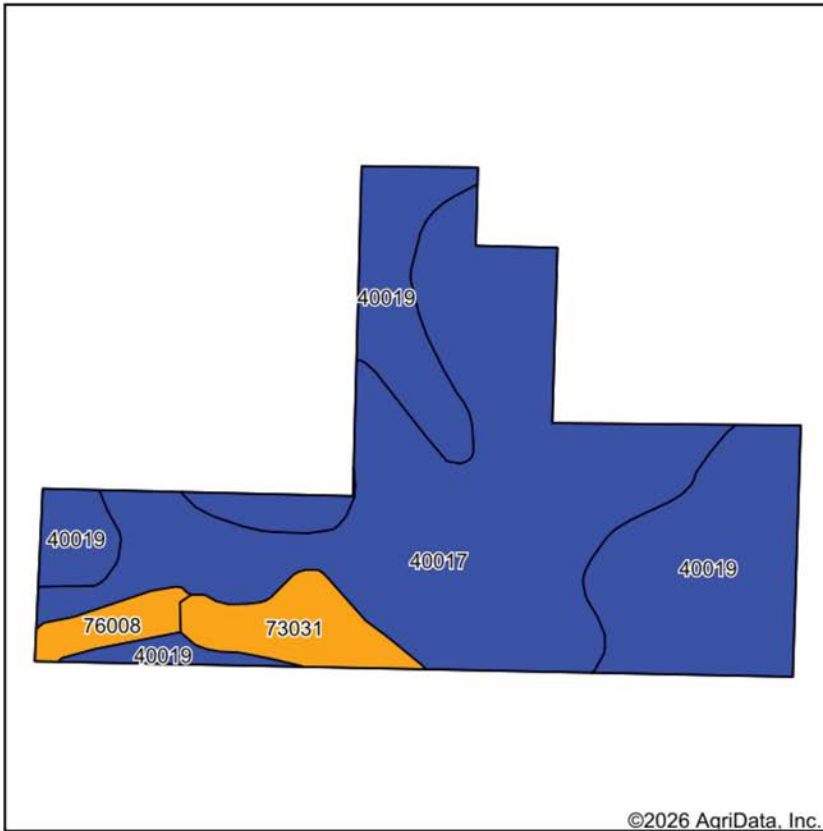
**23-28N-31W**  
**Jasper County**  
**Missouri**

Boundary Center: 37° 8' 11.43, -94° 17' 9.33



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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# SOILS MAP



State: **Missouri**  
 County: **Jasper**  
 Location: **23-28N-31W**  
 Township: **Union**  
 Acres: **128.51**  
 Date: **4/1/2026**



Maps Provided By:  
  
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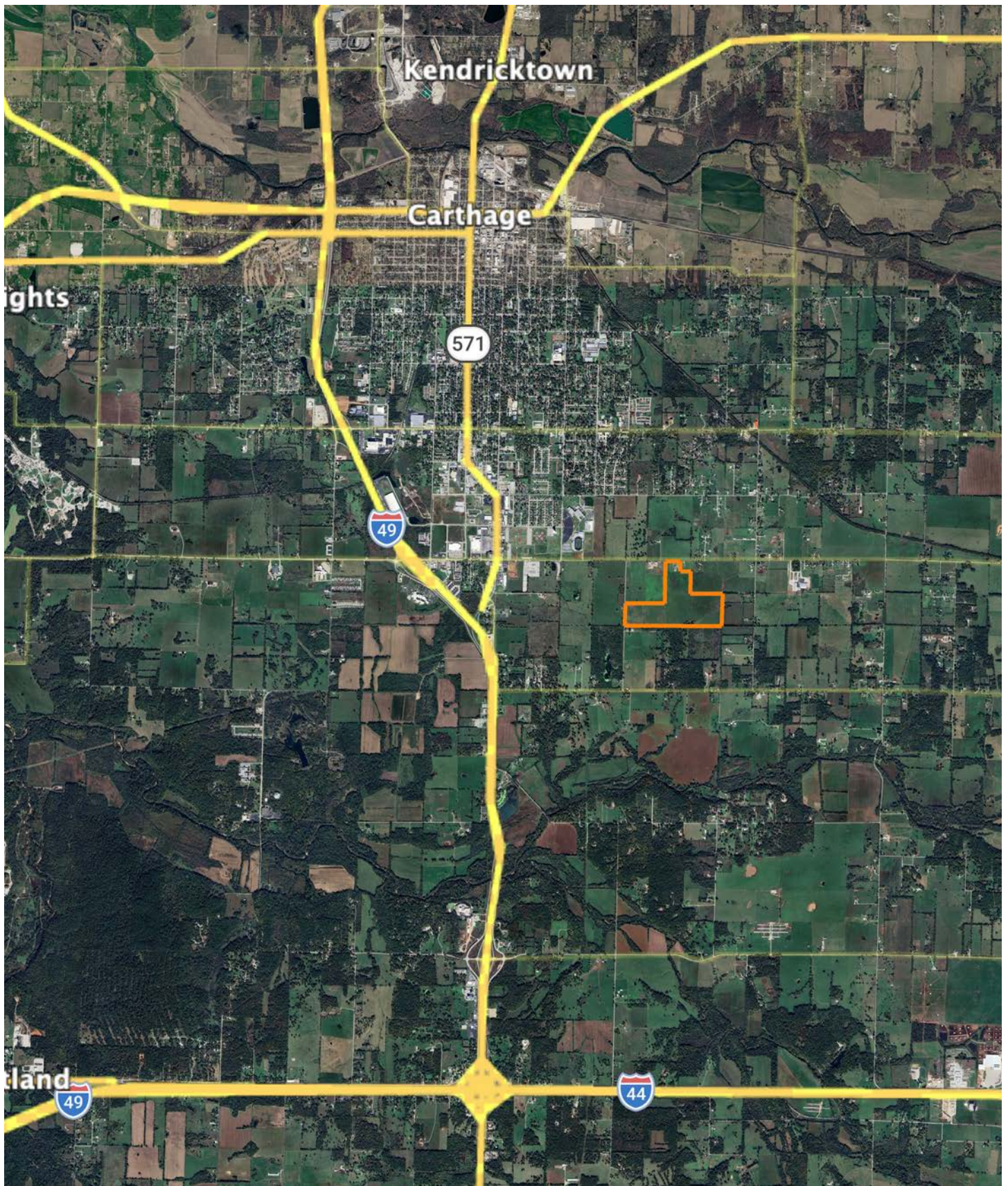
Soils data provided by USDA and NRCS.

Area Symbol: MO097, Soil Area Version: 29

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
40017	Maplegrove silt loam, 1 to 3 percent slopes	69.70	54.3%		Moderately well drained	Ile	74	74	68	60
40019	Newtonia-Eldorado silt loams, 1 to 3 percent slopes	46.70	36.3%		Well drained	Ile	85	85	73	68
73031	Gerald silt loam, 0 to 2 percent slopes	8.32	6.5%		Somewhat poorly drained	Illw	66	66	60	48
76008	Cedargap gravelly silt loam, 1 to 3 percent slopes, frequently flooded	3.79	2.9%		Well drained	Illw	65	65	53	55
<b>Weighted Average</b>						<b>2.09</b>	<b>*n 77.2</b>	<b>*n 77.2</b>	<b>*n 68.9</b>	<b>*n 62</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.



**KELLEN BOUNOUS,**

LAND AGENT

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**MidwestLandGroup.com**

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