

MIDWEST LAND GROUP PRESENTS

27 ACRES IN

BARRY COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SECLUDED BARRY COUNTY RETREAT

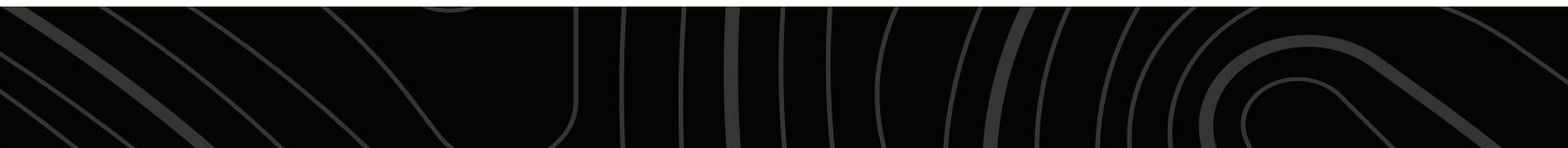
Welcome to your very own private retreat in Barry County, Missouri! Tucked away at the end of a private drive, this exceptional 27 +/- acres offers the perfect blend of seclusion and natural beauty. A scenic mix of open pasture and mature timber creates a picturesque setting, highlighted by breathtaking views of the surrounding rolling hills. A little under a mile of gravel road leads down to the heart of the property: the homestead.

The custom-built 1,330 square foot cabin provides a comfortable and inviting place to unwind, whether you're looking for a full-time residence or a weekend getaway. The charming wood-burning stove keeps things rustic but cozy when it's cool, and a mini-split keeps things cool and comfortable in the warmer months. Enjoy cooking in the kitchen with custom cabinets and a large island.

The cabin features 4 bedrooms and 1.5 baths, with the master being downstairs and 3 additional upstairs.

A natural spring enhances the property's appeal, while established trails wind throughout, making it easy to explore every corner. Wildlife is abundant, offering excellent opportunities for hunting or simply enjoying the outdoors. It's a common sight to see eagles soaring through the sky and hear turkeys gobbling in the spring. Despite its private setting, the property remains conveniently located—just 12 minutes south of Aurora, 20 minutes to Monett, and 30 minutes to Cassville.

This is a rare opportunity to own your very own peaceful slice of the Ozarks. Call land agent Kellen Bounous today to schedule your showing!



PROPERTY FEATURES

COUNTY: **BARRY** | STATE: **MISSOURI** | ACRES: **27**

- 27 +/- secluded acres
- Situated at the end of a private drive
- Beautiful mix of open pasture and mature timber
- Breathtaking views of the rolling hills
- Custom-built 1,330 square foot cabin
- Natural spring
- Abundance of wildlife
- Established trails
- 12 minutes south of Aurora
- 20 minutes to Monett
- 30 minutes to Cassville



CUSTOM-BUILT CABIN

The custom-built 1,330 square foot cabin provides a comfortable and inviting place to unwind, whether you're looking for a full-time residence or a weekend getaway.



4 BEDROOMS, 1.5 BATHROOMS



NATURAL SPRING

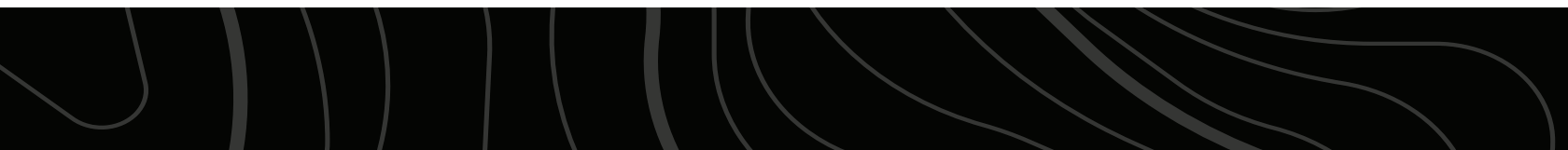


PASTURE & MATURE TIMBER

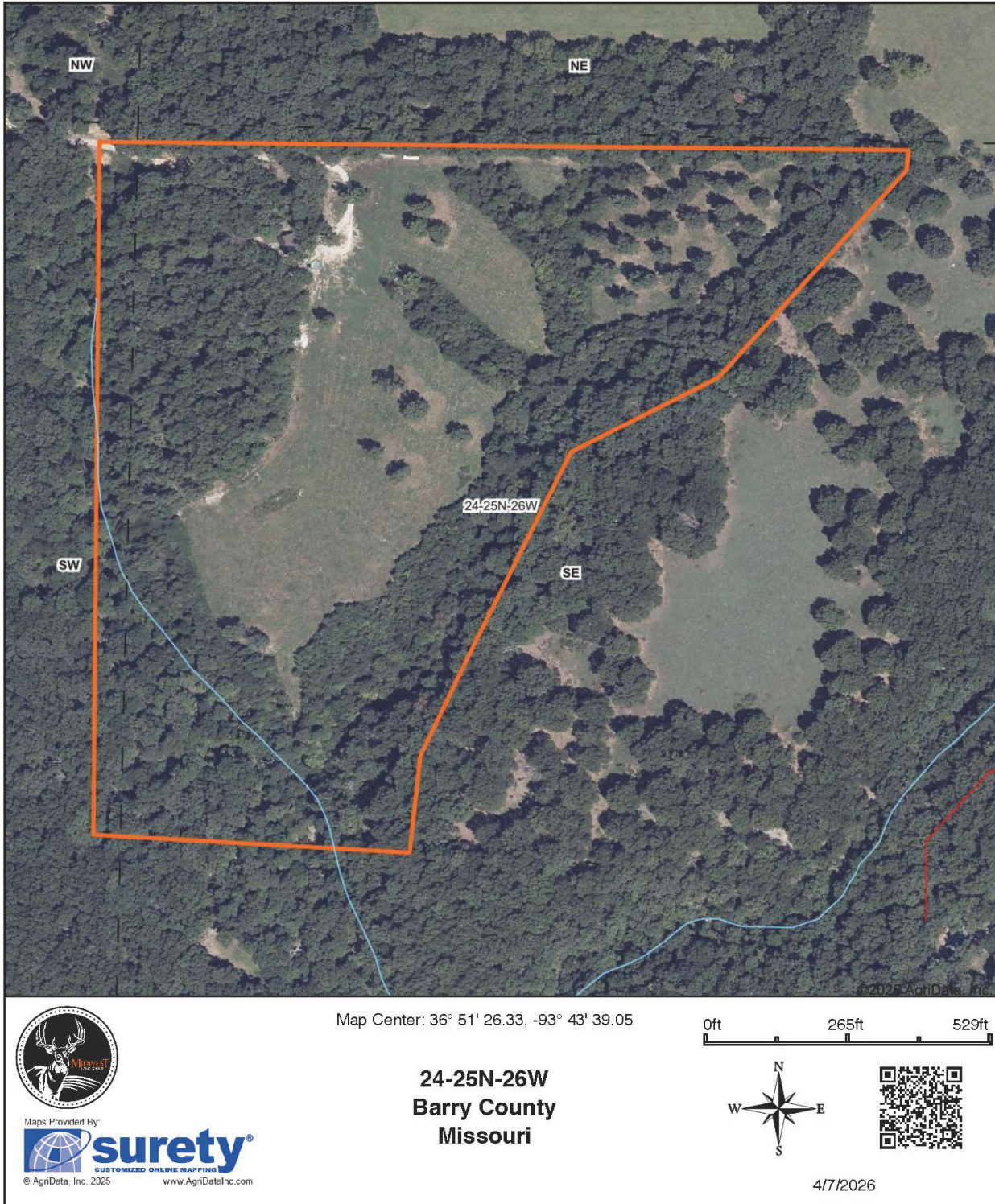


ABUNDANT WILDLIFE

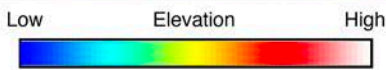
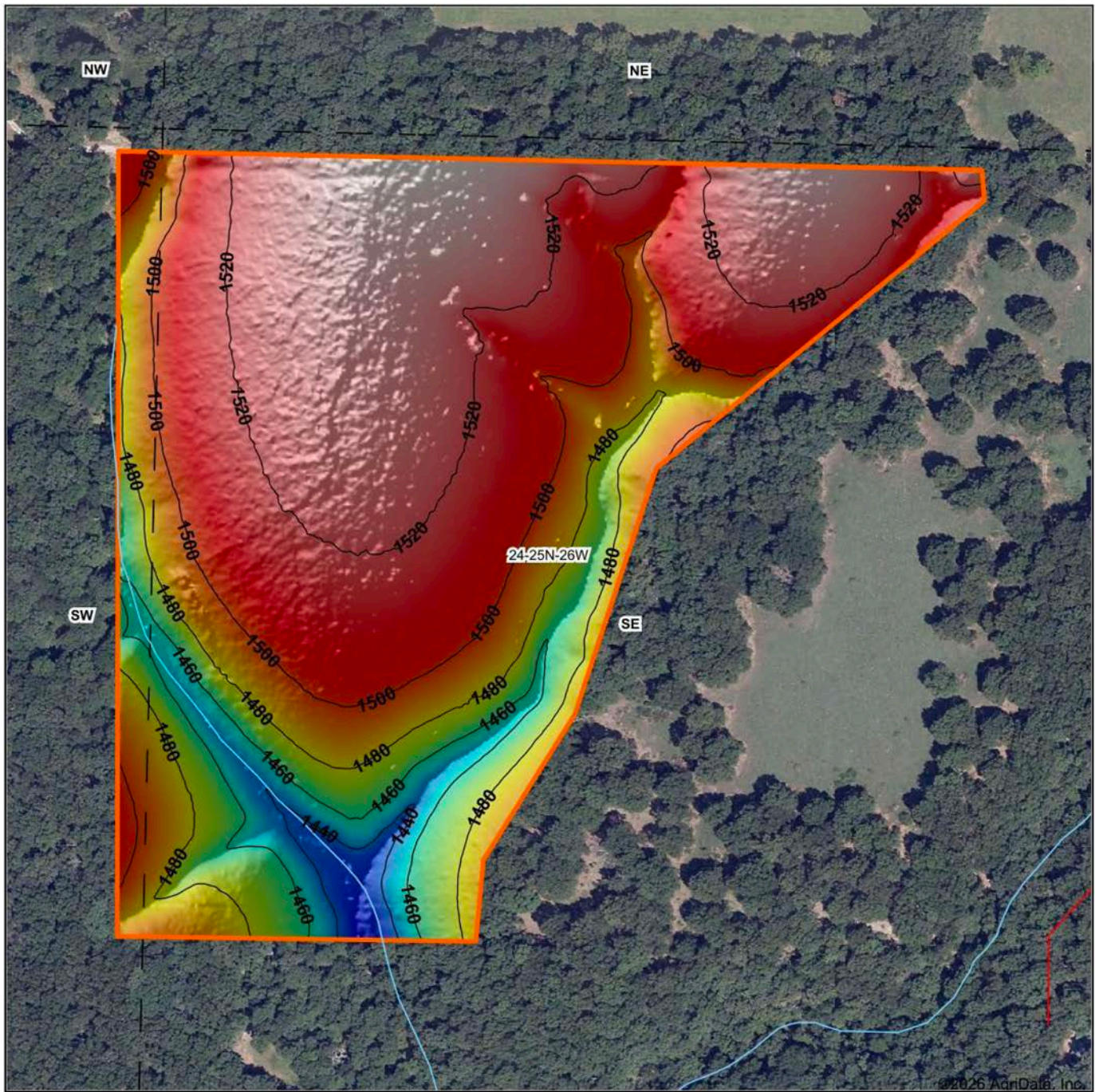
Wildlife is abundant, offering excellent opportunities for hunting or simply enjoying the outdoors. It's a common sight to see eagles soaring through the sky and hear turkeys gobbling in the spring.



AERIAL MAP



HILLSHADE MAP



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
 Interval(ft): 20
 Min: 1,426.2
 Max: 1,536.3
 Range: 110.1
 Average: 1,501.3
 Standard Deviation: 24.64 ft

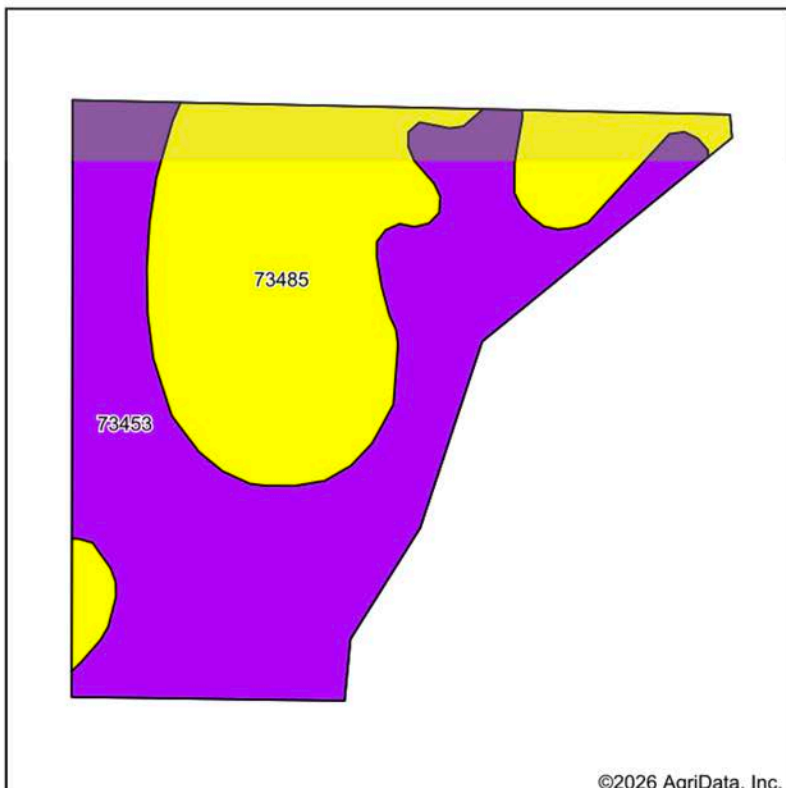


4/8/2026

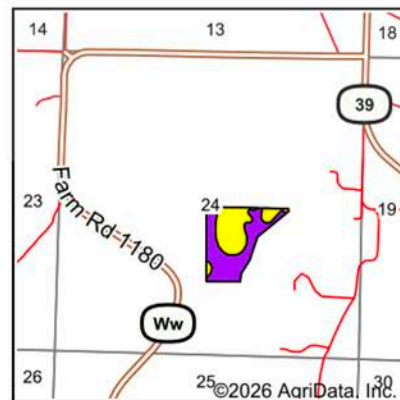
24-25N-26W
Barry County
Missouri

Boundary Center: 36° 51' 26.37, -93° 43' 39.5

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Barry**
 Location: **24-25N-26W**
 Township: **Ozark**
 Acres: **27.37**
 Date: **4/8/2026**



Maps Provided By:

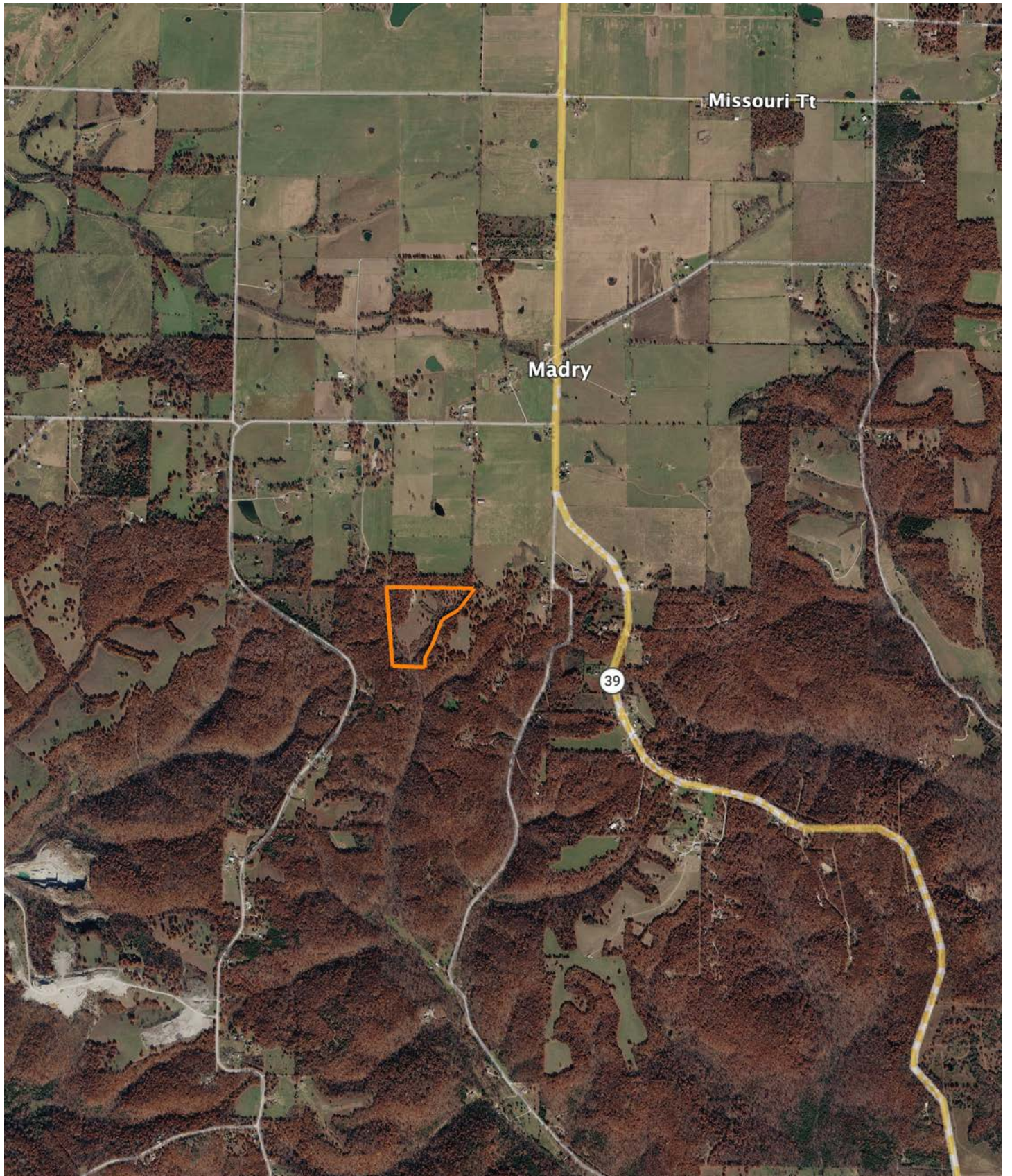


Area Symbol: MO009, Soil Area Version: 31										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
73453	Hailey-Rock outcrop-Moko complex, 35 to 60 percent slopes	15.67	57.3%		Excessively drained	VIIe	4	4	3	2
73485	Nixa-Clarksville complex, 3 to 20 percent slopes	11.70	42.7%		Moderately well drained	IVs	39	38	34	23
Weighted Average						5.72	*n 19	*n 18.5	*n 16.3	*n 11

*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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