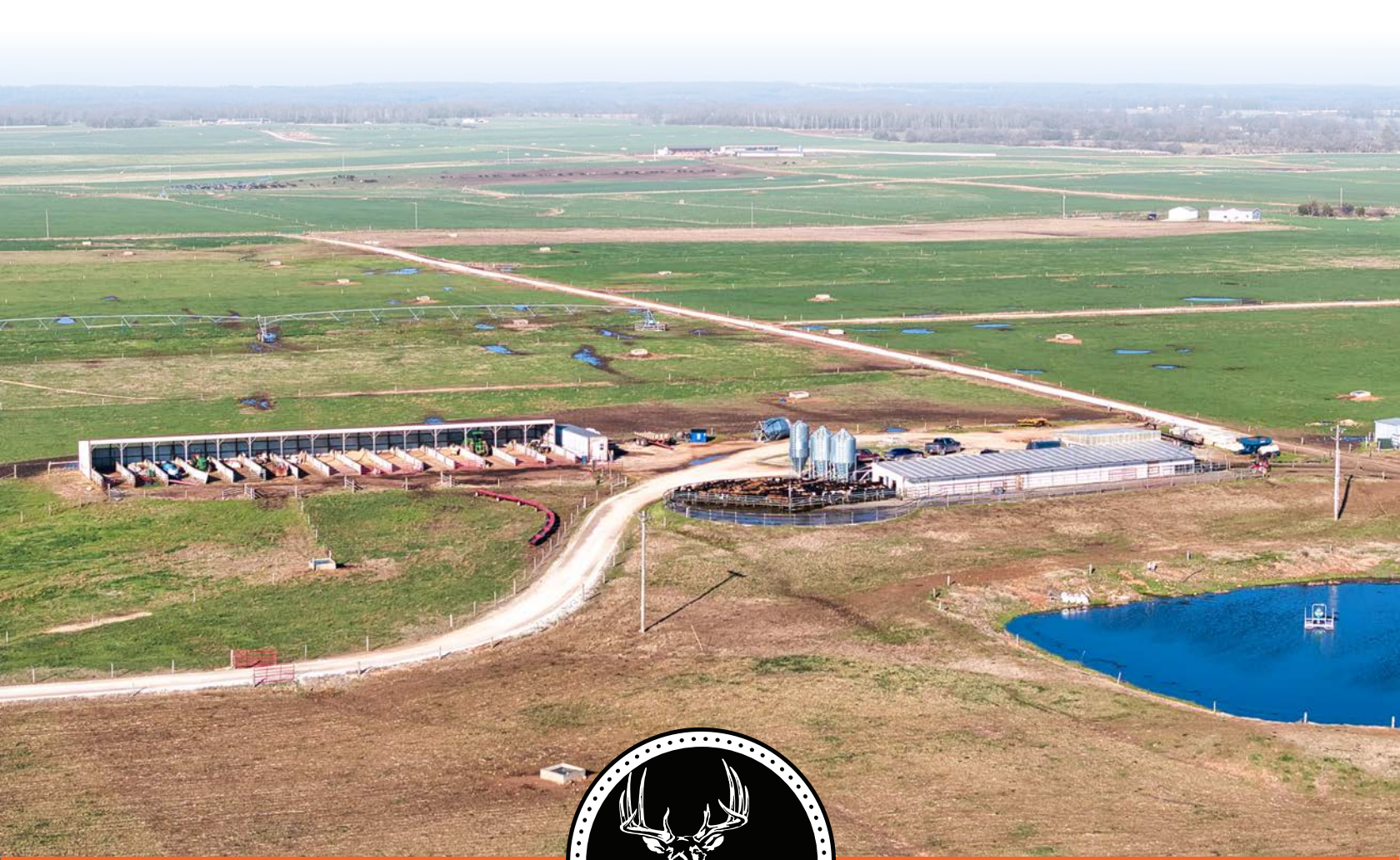


MIDWEST LAND GROUP PRESENTS

2,132 ACRES IN

NEWTON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

MISSOURI'S PREMIER GRAZING DAIRY

Welcome to one of the most exceptional agricultural offerings in the Midwest—Missouri's Premier Grazing Dairy, a rare opportunity to own a large-scale, fully operational dairy farm specializing in pastoral grazing using the latest research from New Zealand and the United States.

Spanning an impressive 2,132 +/- acres, this turn-key operation is thoughtfully designed with a fully fenced and cross-fenced layout that supports an advanced and highly efficient pasture-based grazing system. The property features a beautiful balance of lush pasture and productive tillable ground, enhanced by 8 center pivot irrigators that ensure consistent forage production and optimal land utilization. Effluent is spread via a travelling irrigator to the land from in-ground lagoons. All forage (consisting of hay, grass silage, and corn silage) is grown inside the business, meaning the margin over milk is excellent.

Infrastructure throughout the farm is highlighted by four well-equipped milking parlors and an extensive, established watering system with strategically placed waterers to support rotational grazing. The operation is capable of producing approximately 150,000 +/- CWT of milk each year from cows specifically bred for their ability to be fertile, walk to and harvest pasture. The milk produced is non-GMO, pasture-fed, A2, and animal welfare certified—positioning this dairy at the

forefront of premium milk production. All certifications and policies will be made available to qualified buyers.

The cows are pastured outside 24 hours a day/365 days of the year. The milk they produce is sought after by commercial milk brands that sell into national niche retailers. In 2025, the payments received over basis were greater than \$9.50/CWT. The herd is predominantly Jersey breed, which means they have additional payments for high solids and fat over basis class III payments. In total, the average payment for milk for the business in the 2025 calendar year was \$29.50/CWT.

For investors or operators seeking flexibility, the offering would include milk contracts and an option to purchase cattle and rolling stock separate from the real estate. A sale-leaseback option for up to two years could also be an option, allowing for a seamless transition and continued income potential. Financials are available to view, and the ROI is currently estimated at around 3% to 3.5% based on current figures. Should buyers not wish to continue the dairy enterprise, the land only is also available for purchase.

This is more than just a farm—it's a legacy-caliber dairy operation offering scale, efficiency, and premium production in one remarkable package. Call land agent Kellen Bounous today to schedule your showing!

PROPERTY FEATURES

COUNTY: **NEWTON** | STATE: **MISSOURI** | ACRES: **2,132**

- Fully fenced and cross-fenced
- Extensive pastoral grazing systems
- Beautiful mix of pasture and tillable ground
- 8 center pivot irrigators
- Established waterers/watering system
- 4 milking parlors
- 13 houses to accommodate staff
- Milk produced is non-GMO, pasture-fed, A2, and animal welfare certified
- 150,000 +/- CWT of milk produced annually
- Milk contracts available
- Sale and lease-back option for up to two years
- Potential to subdivide
- 8 minutes to Granby
- 18 minutes to Neosho
- 43 minutes to Joplin
- 60 minutes to Bentonville, AR



MIX OF PASTURE AND TILLABLE GROUND



POTENTIAL TO SUBDIVIDE



8 CENTER PIVOT IRRIGATORS



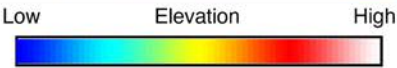
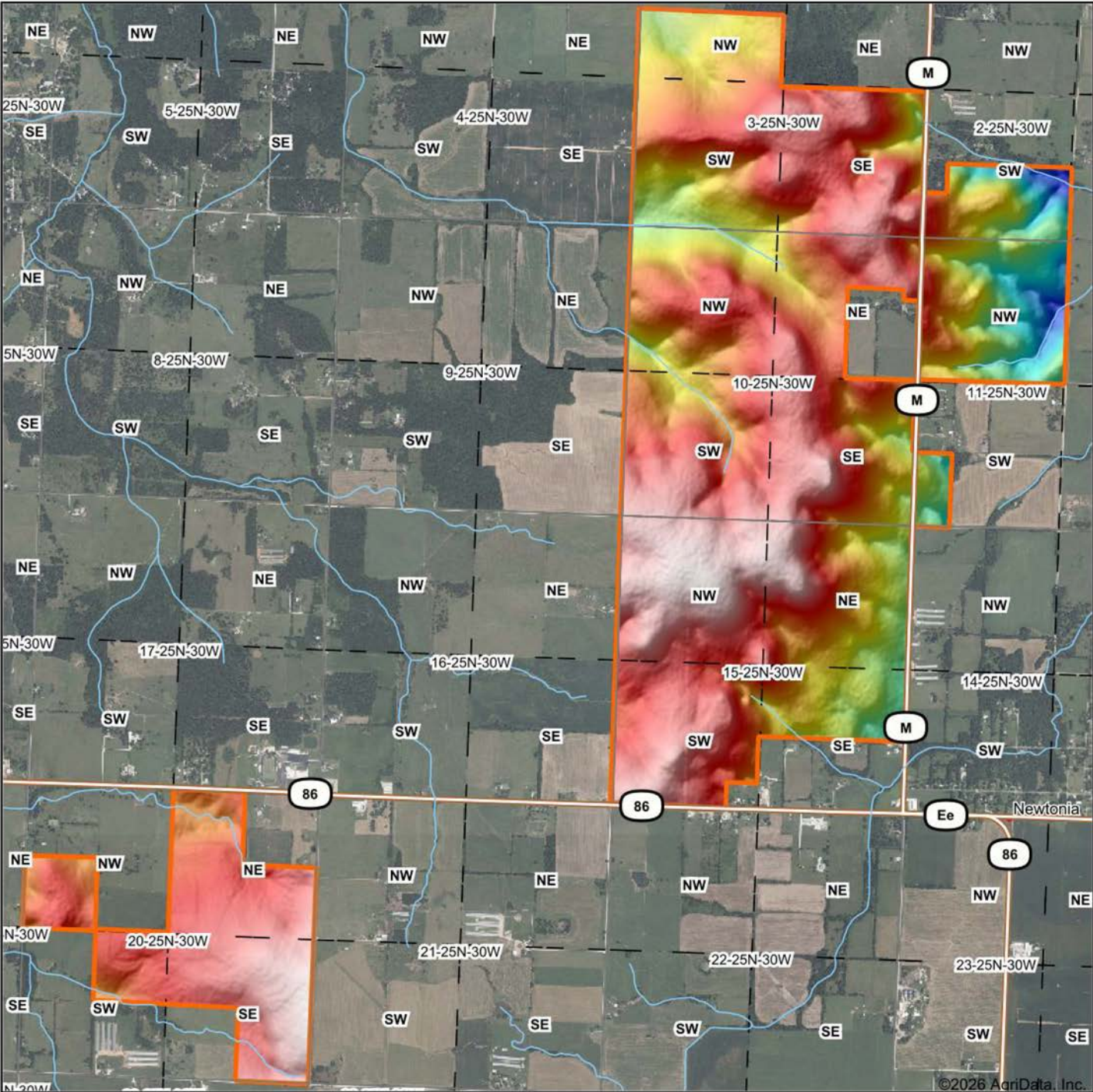
4 MILKING PARLORS



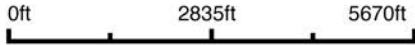
ADDITIONAL PHOTOS



HILLSHADE MAP



Source: USGS 10 meter dem
 Interval(ft): 0
 Min: 1,170.3
 Max: 1,286.3
 Range: 116.0
 Average: 1,245.8
 Standard Deviation: 20.21 ft



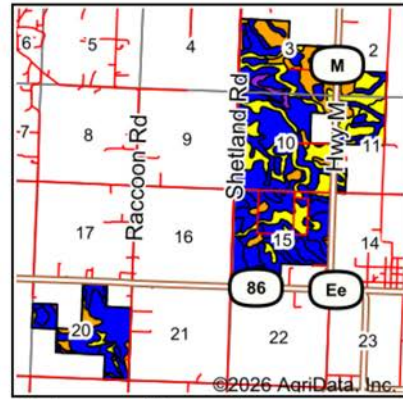
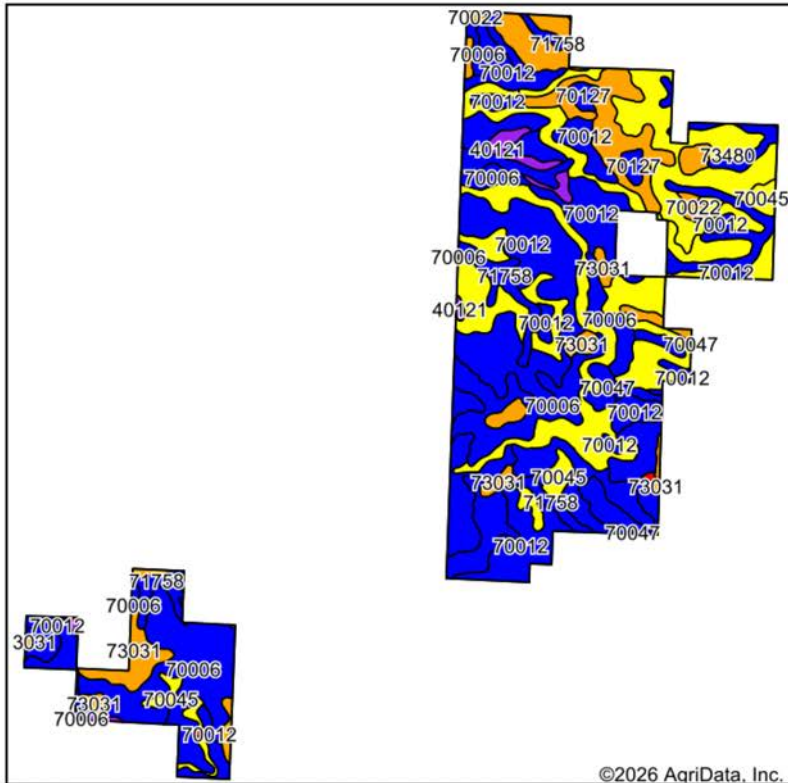
16-25N-30W
 Newton County
 Missouri

Boundary Center: 36° 53' 23.53, -94° 12' 50.98



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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SOILS MAP



State: **Missouri**
 County: **Newton**
 Location: **16-25N-30W**
 Township: **Granby**
 Acres: **2124.22**
 Date: **3/31/2026**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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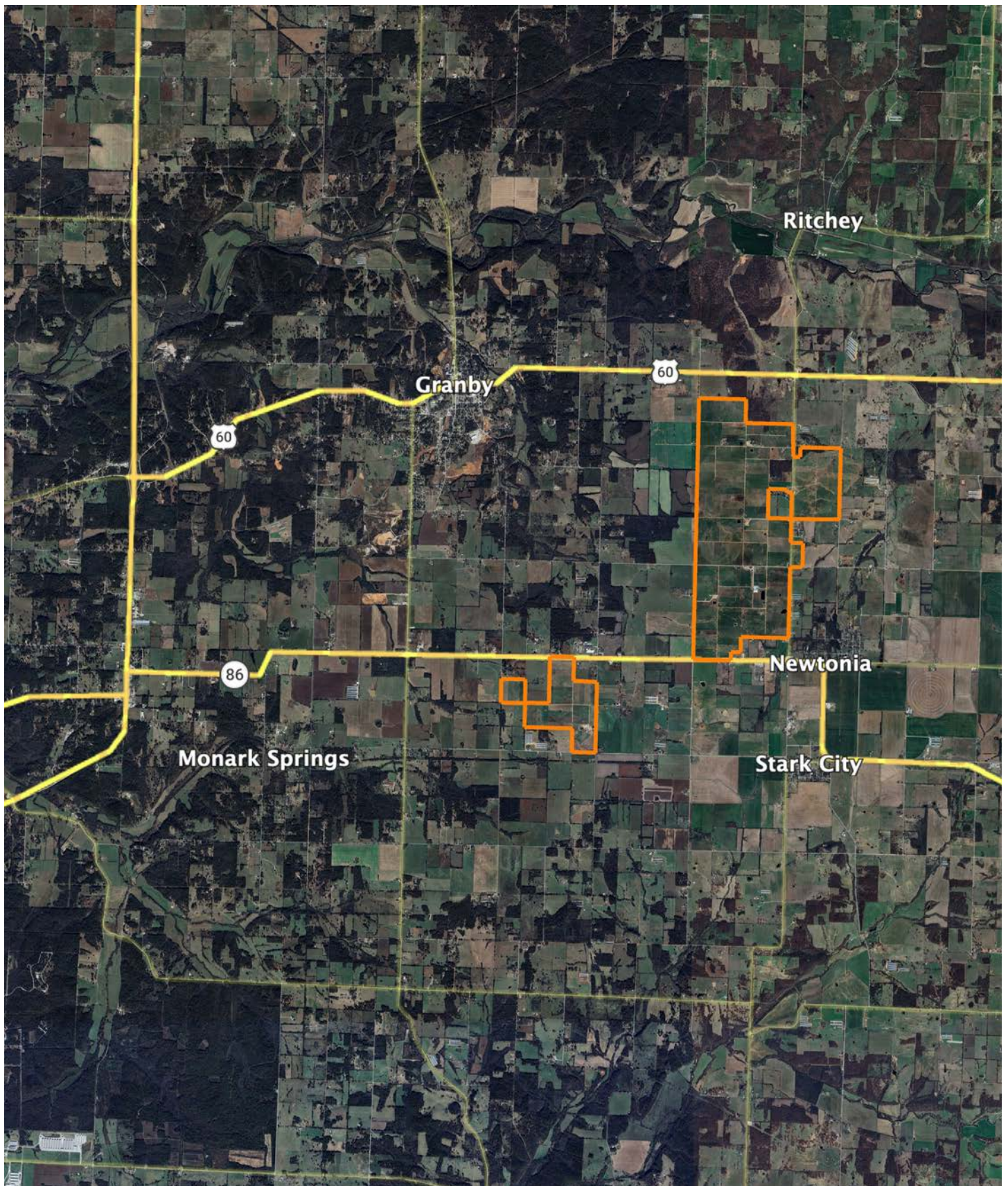


Soils data provided by USDA and NRCS.

Area Symbol: MO145, Soil Area Version: 27

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
70012	Hoberg silt loam, 2 to 5 percent slopes	600.60	28.4%		Moderately well drained	Ile	64	64	52	45
70006	Creldon silt loam, 1 to 3 percent slopes	428.35	20.2%		Moderately well drained	Ile	58	58	51	46
70045	Keeno gravelly silt loam, 3 to 8 percent slopes	412.18	19.4%		Moderately well drained	IVs	43	43	34	27
71758	Secesh-Cedargap complex, 1 to 3 percent slopes, frequently flooded	179.74	8.5%		Well drained	Ilw	78	72	62	59
73480	Nixa very gravelly silt loam, 3 to 8 percent slopes	153.37	7.2%		Moderately well drained	IVs	31	31	30	19
70022	Tonti silt loam, 3 to 8 percent slopes	147.37	6.9%		Moderately well drained	Ille	42	42	36	30
73031	Gerald silt loam, 0 to 2 percent slopes	104.06	4.9%		Somewhat poorly drained	Illw	66	66	60	48
70047	Wanda silt loam, 2 to 5 percent slopes	37.08	1.7%		Well drained	Ile	85	85	72	73
40121	Hepler silt loam, 0 to 3 percent slopes, frequently flooded	30.79	1.4%		Somewhat poorly drained	Vw	72	72	54	64
70127	Needleye silt loam, 1 to 3 percent slopes	19.04	0.9%		Somewhat poorly drained	Ile	53	44	40	34
71754	Waben-Cedargap, occasionally flooded complex, 2 to 5 percent slopes	8.83	0.4%		Well drained	Ills	46	46	28	31
99001	Water	2.81	0.1%		Subaqueous	VIII				
Weighted Average						2.71	*n 56.3	*n 55.7	*n 46.9	*n 40.7

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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