

MIDWEST LAND GROUP PRESENTS

34 ACRES IN

BARTON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HOMESTEAD WITH MULTIPLE OUTBUILDINGS ON 34 +/- ACRES

It is not often that a home with barns and large acreage comes on the market. The quaint 3 bed, 2 bath home sits right off the paved road just north of Golden City and is surrounded by 34 +/- acres of pasture with a pond. This property has everything you need to start a thriving homestead out of the big city. A 30'x40' shed with concrete floors and a large overhead door provides cover for farm equipment, feed, and anything else you need stored out of the elements. A 25'x34' barn provides more than enough space for small livestock, a couple of horses, or a dairy cow or two. A 12'x15' garden shed is

just the right size for storing a tiller, mower, and all those tools you need to keep out of the rain.

The pasture is mostly open with a small pond on the south side providing year-round water for livestock. A gravel road runs along the north end of the pasture, which allows multiple points of access for hay equipment in the spring. If you are looking for a quiet place outside of the city where you can sit on your porch, listen to Bobwhite quail whistle their song while your cows graze the pastures, this is the place for you.



PROPERTY FEATURES

COUNTY: **BARTON** | STATE: **MISSOURI** | ACRES: **34**

- 34 +/- acres of pasture
- 3 bed, 2 bath home
- 30'x40' shed with concrete floors
- 25'x34' barn
- 12'x15' garden shed
- 1,000-gallon propane tank
- Rural water
- Highway access
- Perimeter fenced
- Pond
- 1 hour from Joplin
- 1 hour from Springfield



3 BED, 2 BATH HOME



POND



PASTURE, PERIMETER FENCED



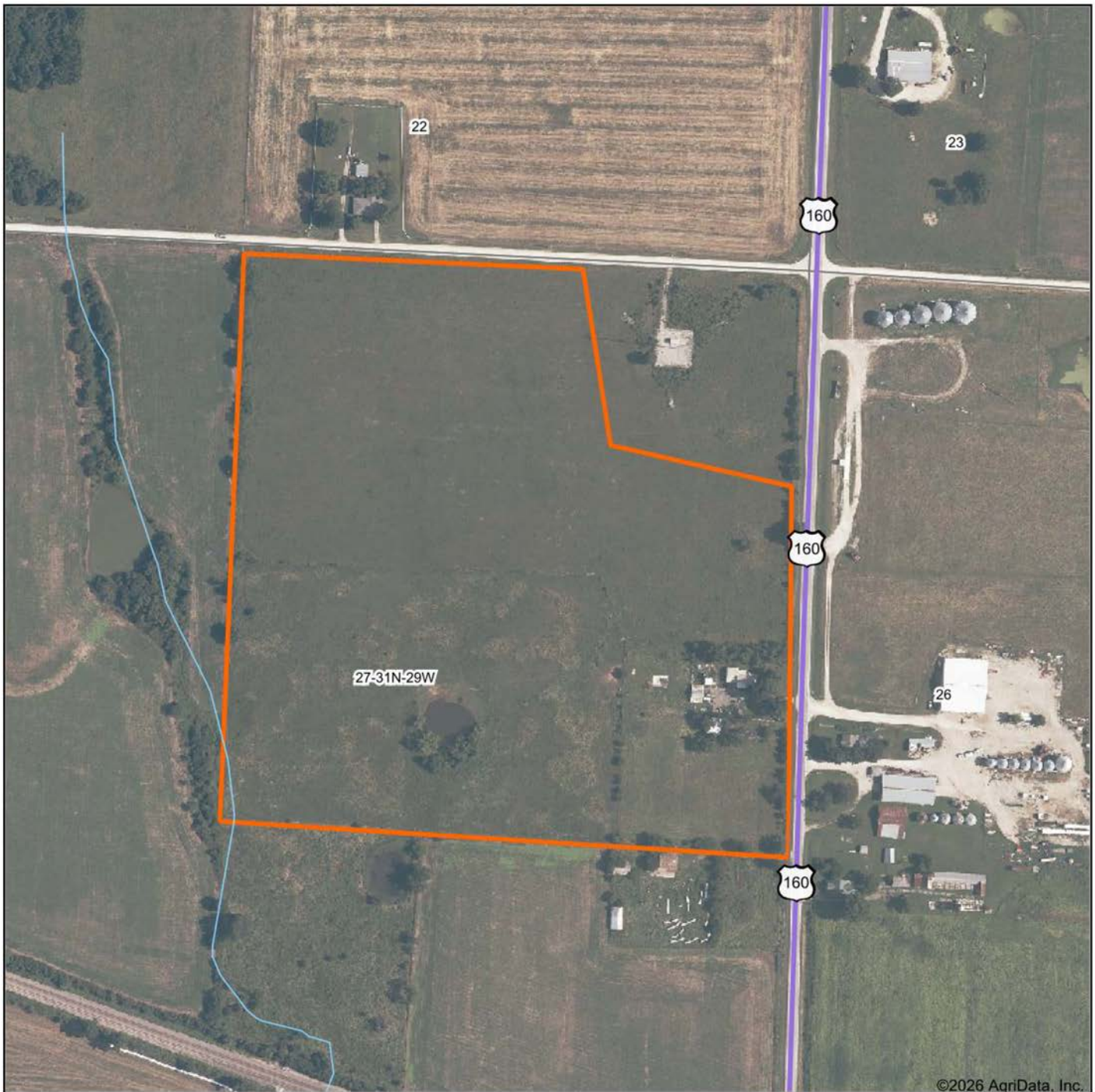
HIGHWAY ACCESS



BARN, GARDEN SHED, AND SHED



AERIAL MAP



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Boundary Center: 37° 24' 21.51, -94° 6' 2.87



Maps Provided By:



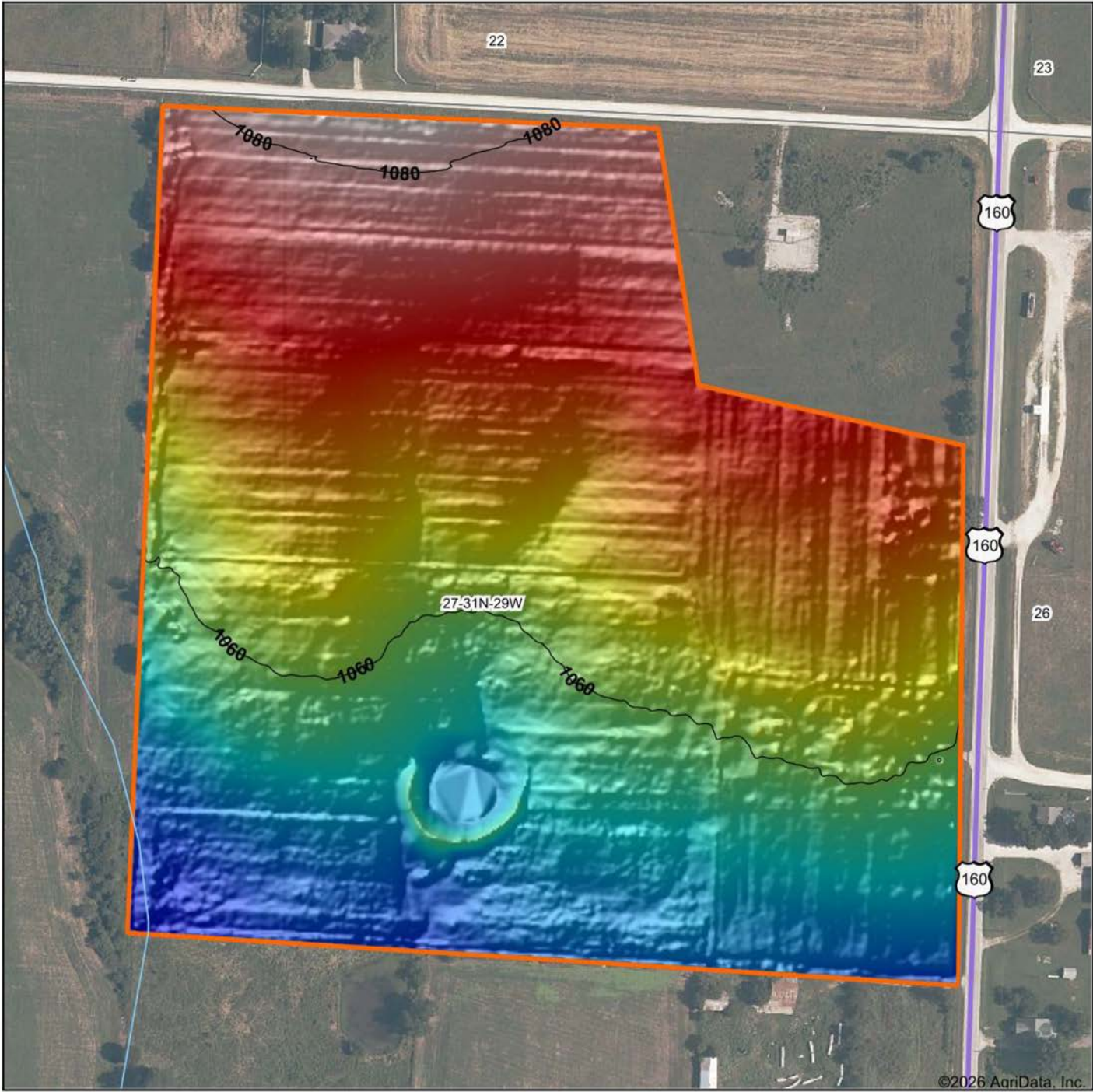
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27-31N-29W
Barton County
Missouri



4/14/2026

HILLSHADE MAP



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Low Elevation High



Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem
Interval(ft): 20
Min: 1,045.5
Max: 1,082.3
Range: 36.8
Average: 1,063.8
Standard Deviation: 9.22 ft

0ft 243ft 487ft

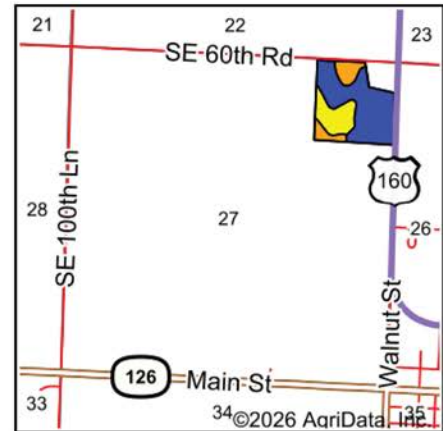
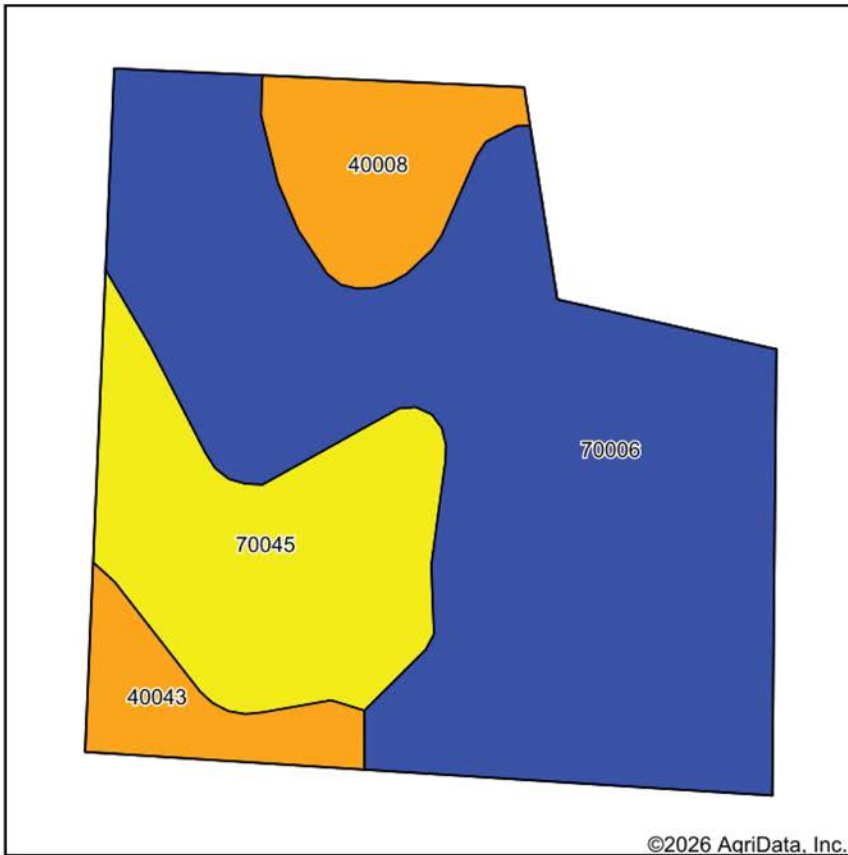


4/14/2026

27-31N-29W
Barton County
Missouri

Boundary Center: 37° 24' 21.51, -94° 6' 2.87

SOILS MAP



State: **Missouri**
 County: **Barton**
 Location: **27-31N-29W**
 Township: **Golden City**
 Acres: **34**
 Date: **4/14/2026**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

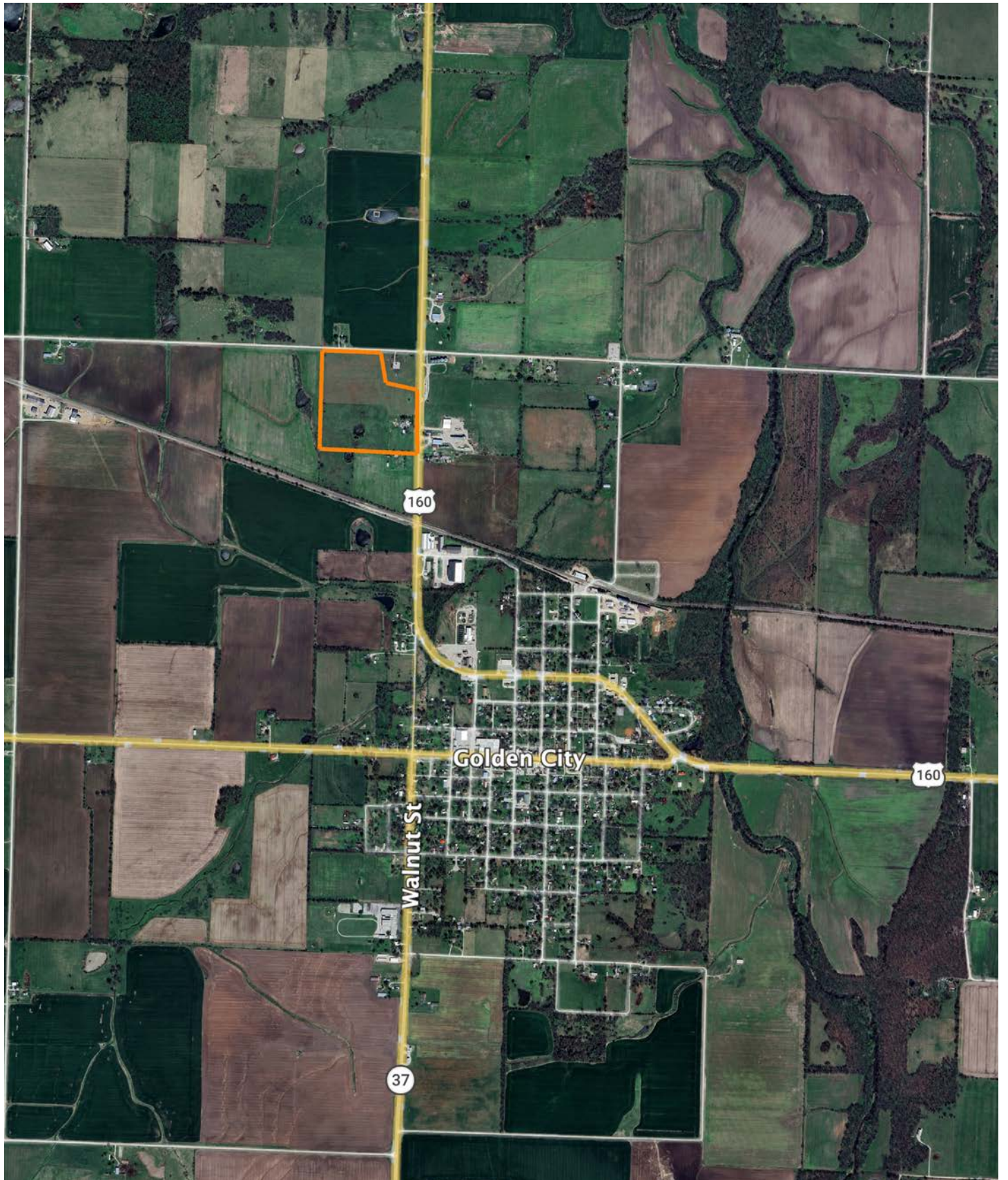
Area Symbol: MO011, Soil Area Version: 29

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
70006	Credon silt loam, 1 to 3 percent slopes	21.70	63.9%		Moderately well drained	Ile	58	58	51	46
70045	Keeno gravelly silt loam, 3 to 8 percent slopes	7.19	21.1%		Moderately well drained	IVs	43	43	34	27
40008	Parsons silt loam, 0 to 1 percent slopes	3.10	9.1%		Somewhat poorly drained	IIIw	83	82	66	69
40043	Carytown silt loam, 0 to 2 percent slopes	2.01	5.9%		Poorly drained	IIIw	56	50	53	48
Weighted Average						2.57	*n 57	*n 56.5	*n 48.9	*n 44.2

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Raised on a farm in Texas, Andy Unruh developed a passion for land from an early age. From working the soil alongside his family to chasing whitetails and Rio Grande turkeys in the Texas Panhandle, he learned firsthand the value of rural property, wildlife habitat, and sustainable land management. That passion has only grown, now driving him to help others find their perfect piece of land.

His journey into land sales began with a personal investment—buying, living on, and later selling his own piece of land through Midwest Land Group. That experience opened his eyes to the security land offers, its ability to provide food and income, and the joy of waking up to wildlife right outside his door. Now, as a land agent, he is committed to helping buyers and sellers navigate every step of the process with the same level of care and expertise that made his own land transactions so rewarding.

With over a decade of experience owning and operating a regionally recognized coffee company, Andy understands sales, marketing, and, most importantly, the value of relationships. Whether working with small business owners or national brands, he knows that success comes from putting clients first—an approach he carries into real estate. His expertise in farming, hunting leases, habitat management, and regenerative agriculture gives him a unique ability to help buyers find the right land for their needs, whether for recreation, hunting, or investment. He would be honored to help you find your dream property or get top value for the land you're selling.



ANDY UNRUH

LAND AGENT

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