

MIDWEST LAND GROUP PRESENTS



# BARTON COUNTY, MO

296 ACRES



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# BARTON COUNTY LEGACY FARM: INVESTMENT, RECREATION, & FARMING OPPORTUNITIES

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Discover an extraordinary opportunity to own 296 +/- acres of highly productive farmland, premium hunting habitat, and first-class improvements in Barton County, Missouri. Featuring predominantly Class II and III soils with approximately 12 feet of rich, fertile topsoil, this property is built for both profitability and long-term sustainability. Currently operating as a successful cattle and sheep farm, the acreage is fully fenced and cross-fenced with an outstanding livestock infrastructure that includes eight-plus cattle waterers, a deep well with a 3-phase pump, and approximately one mile of underground water lines providing dependable water throughout the farm.

Horse Creek meanders through the property, complementing three stocked ponds to create an exceptional recreational setting. Several very large bass have been caught from the ponds, and waterfowl seem to frequent the farm in the winter. Before becoming

a working livestock farm, the land was a hunting playground for an avid hunter. In an area known for phenomenal hunting, this property needs very little work to produce high-level turkey, deer, and waterfowl hunting opportunities. It features multiple box blinds, food plot areas, mature timber, pinch points, funnels, great bedding, and crop ground. Whether you're an avid outdoorsman or simply enjoy the beauty of nature, you'll appreciate the incredible populations of whitetail deer, turkey, and waterfowl that call this property home.

The improvements on this farm are second to none. A commercial shop currently serves as the home to two thriving businesses, while the additional outbuildings include a 28'x60' horse barn complete with tack room, a steel Quonset barn, hay barn, spacious 55'x60' sheep barn, and a 35'x70' shop—offering endless possibilities for livestock, equipment storage, or expanding your operation. This farm has state-of-the-art improvements



allowing the next buyer to run a successful farming operation. Everything is less than five years old and has been newly constructed. A bonus of the improvements is that the next buyer would immediately have \$2-3 million of straight depreciation, with some items qualifying for double depreciation.

The residential improvements are equally impressive, featuring a stunning 3,500 square foot custom-built home designed with premium finishes and quality craftsmanship. In addition, a brand-new custom home is currently under construction and will be completed in early fall. Buyers would have the option for personalization of certain items if purchased during construction. Both of the homes are state-of-the-art builds with over-engineered practices to support

longevity. They create a unique opportunity for multi-generational living, employee housing, or an additional luxury residence. The seller would consider splitting the homes and land if it made sense to do so.

Despite its peaceful rural setting, the property offers excellent accessibility, located just 15 minutes from Sheldon, 30 minutes from Lamar, and 30 minutes from Stockton. Whether you're searching for a productive livestock operation, an income-producing investment farm, a recreational paradise, or a true legacy property, this remarkable 296 +/- acres offers an unmatched combination of agricultural productivity, luxury improvements, and world-class outdoor recreation. Call today to schedule a showing!



## PROPERTY FEATURES

COUNTY: **BARTON** | STATE: **MISSOURI** | ACRES: **296**

- Primarily Class II and III soils
- Farmland is 12 ft. deep with fertile topsoil
- Fully fenced and cross-fenced
- 8+ cattle waterers
- Deep well, 3-phase pump, mile of underground waterlines
- Currently in cattle and sheep production
- Incredible deer, turkey, and duck hunting
- 3 stocked ponds
- Horse Creek runs through the property
- Commercial shop: home to two businesses
- 28'x60' horse barn with tack room
- Steel Quonset barn
- Hay barn
- 55'x60' sheep barn
- 35'x70' shop
- 3,500 sq. ft. premium custom-built home
- Brand new custom-built home to be completed
- Immediate \$2-3 million depreciable assets
- Variable acres
- 15 minutes to Sheldon
- 30 minutes to Lamar
- 30 minutes to Stockton



# 3,500 SQ. FT. PREMIUM CUSTOM-BUILT HOME

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# ADDITIONAL INTERIOR PHOTOS





# TO BE COMPLETED CUSTOM-BUILT HOME

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## 55'X60' SHEEP BARN

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## COMMERCIAL SHOP

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# ADDITIONAL OUTBUILDINGS

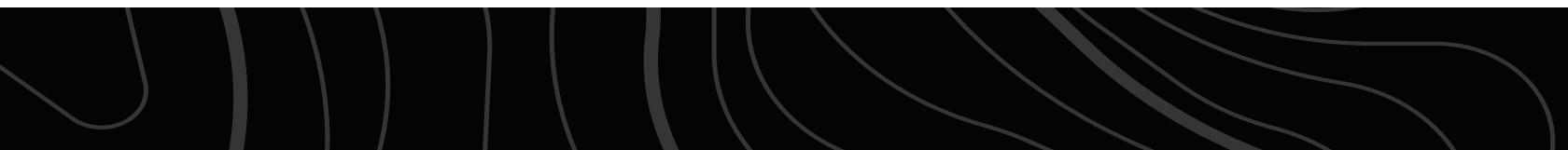
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# FULLY FENCED AND CROSS-FENCED

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# HORSE CREEK

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## 3 STOCKED PONDS

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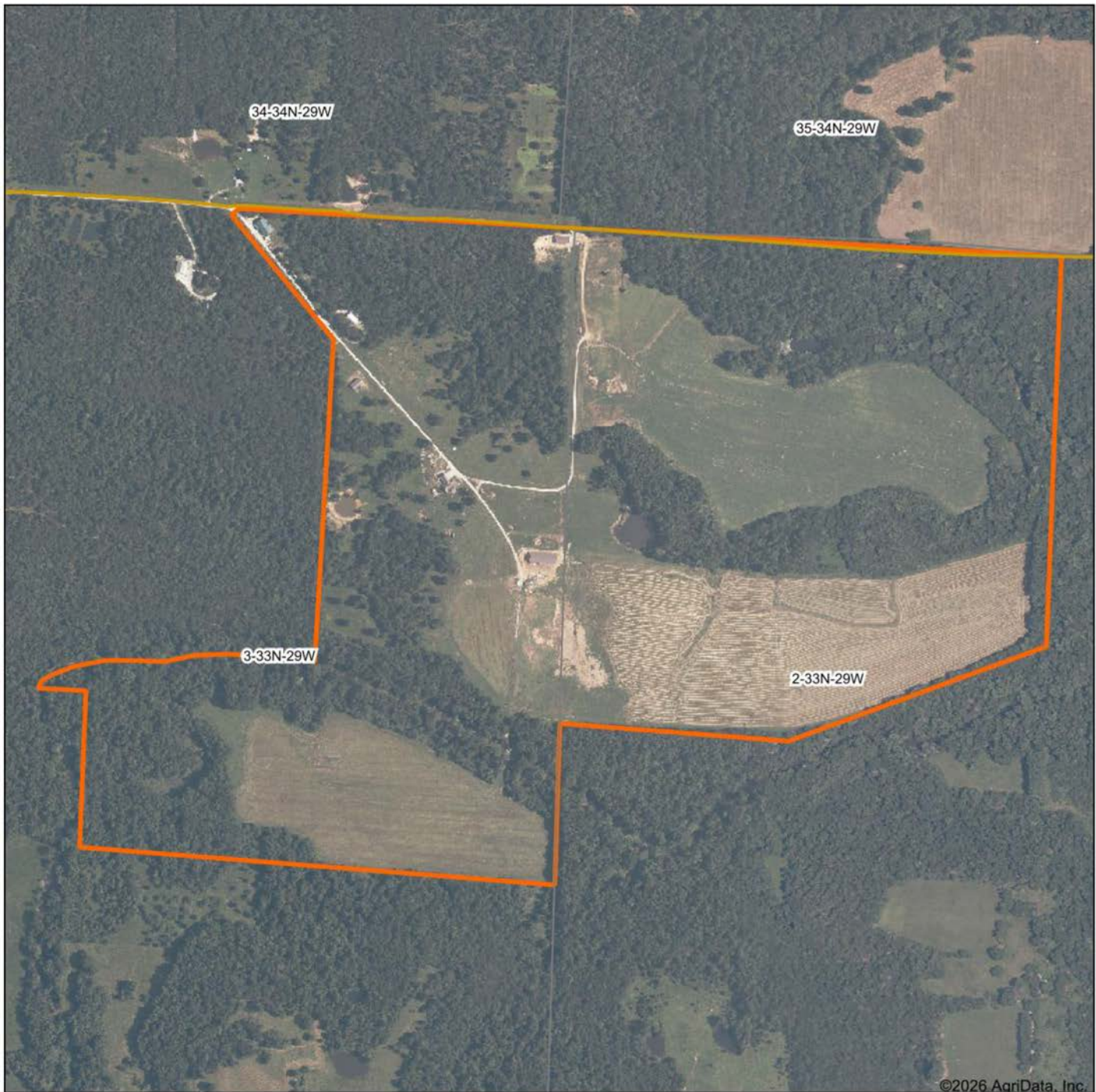
# OUTSTANDING INFRASTRUCTURE

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# AERIAL MAP



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Map Center: 37° 38' 8.59, -94° 5' 31.76

0ft 843ft 1687ft



Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING  
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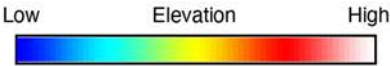
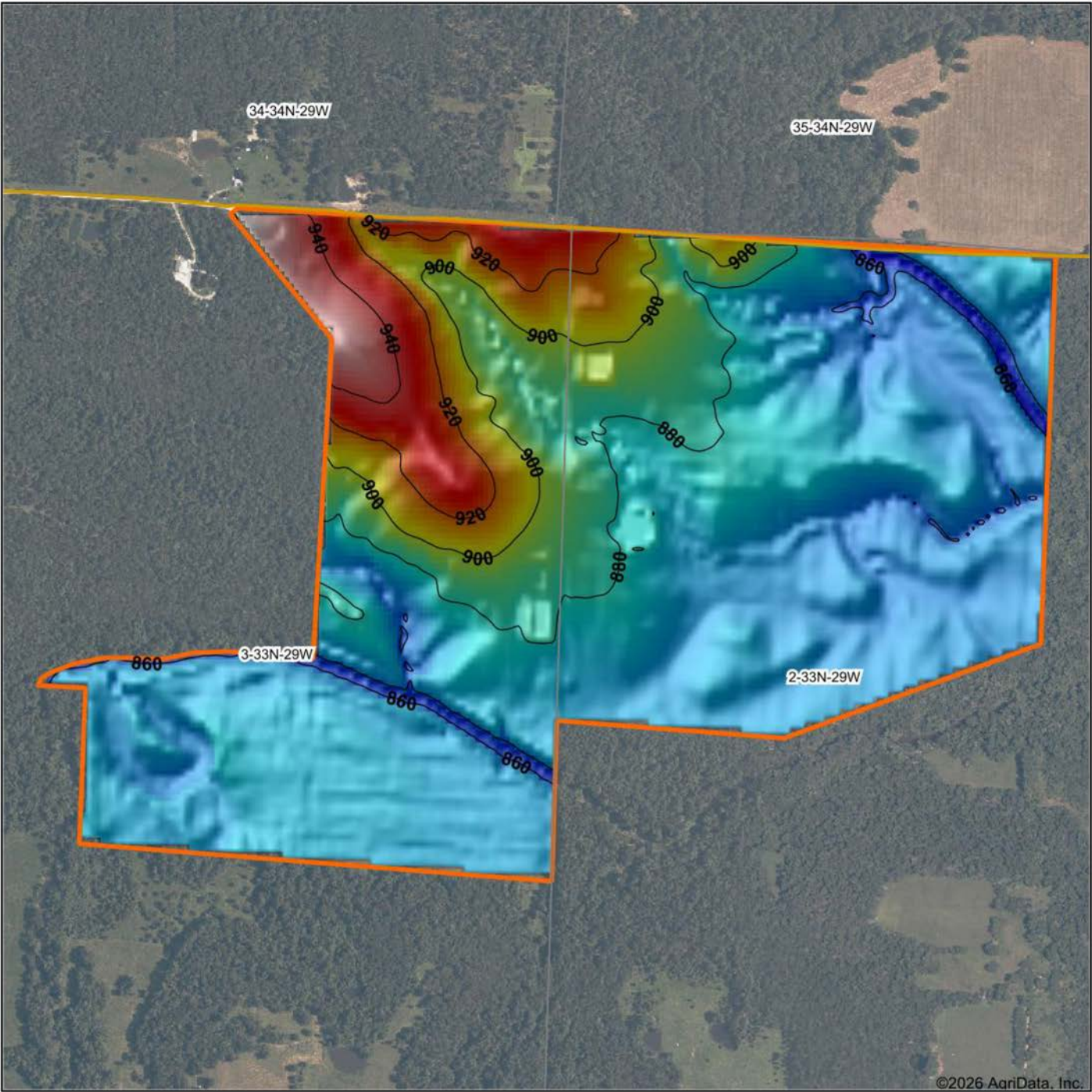
**3-33N-29W**  
**Barton County**  
**Missouri**



7/13/2026



# HILLSHADE MAP

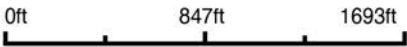


Maps Provided By:



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Source: USGS 10 meter dem  
Interval(ft): 20  
Min: 848.1  
Max: 961.1  
Range: 113.0  
Average: 881.0  
Standard Deviation: 21.52 ft



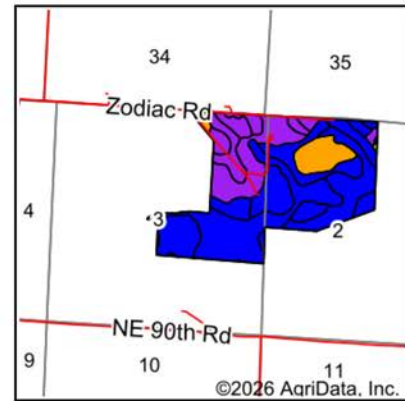
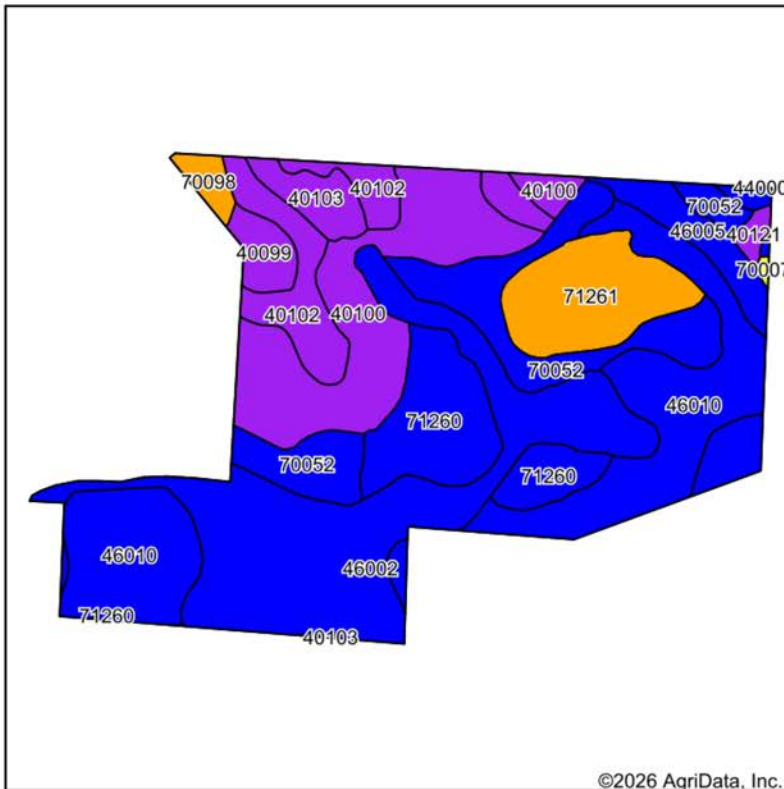
7/13/2026

**3-33N-29W**  
**Barton County**  
**Missouri**

Boundary Center: 37° 38' 8.59, -94° 5' 31.76



# SOILS MAP



State: **Missouri**  
 County: **Barton**  
 Location: **3-33N-29W**  
 Township: **Milford**  
 Acres: **296.89**  
 Date: **7/13/2026**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MO011, Soil Area Version: 29  
 Area Symbol: MO217, Soil Area Version: 29

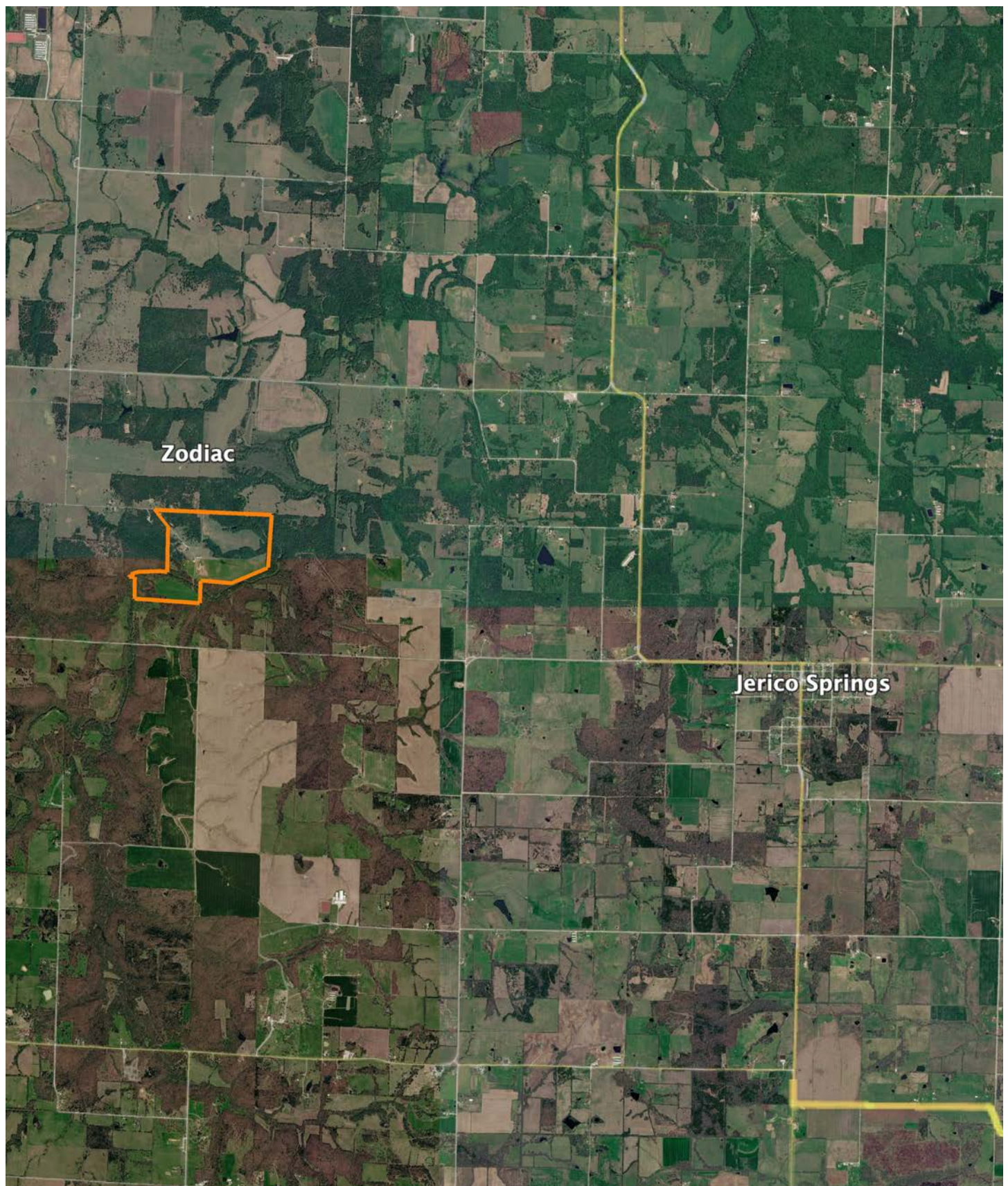
| Code  | Soil Description                                                        | Acres | Percent of field | Non-Irr Class Legend | Soil Drainage           | Non-Irr Class | *n NCCPI Overall | *n NCCPI Corn | *n NCCPI Soybeans |
|-------|-------------------------------------------------------------------------|-------|------------------|----------------------|-------------------------|---------------|------------------|---------------|-------------------|
| 46002 | Hepler silt loam, 0 to 2 percent slopes, occasionally flooded           | 67.20 | 22.6%            |                      | Somewhat poorly drained | IIw           | 85               | 85            | 80                |
| 46010 | Hepler silt loam, overwash, 0 to 1 percent slopes, occasionally flooded | 57.41 | 19.3%            |                      | Somewhat poorly drained | IIw           | 87               | 87            | 82                |
| 40100 | Hector fine sandy loam, 5 to 14 percent slopes                          | 41.27 | 13.9%            |                      | Well drained            | VIIs          | 30               | 29            | 17                |
| 70052 | Arnica loam, 2 to 5 percent slopes                                      | 32.81 | 11.1%            |                      | Moderately well drained | Ile           | 77               | 68            | 69                |
| 71260 | Arnica silt loam, 2 to 5 percent slopes                                 | 25.79 | 8.7%             |                      | Moderately well drained | Ile           | 80               | 66            | 71                |
| 71261 | Arnica silt loam, 2 to 5 percent slopes, eroded                         | 21.36 | 7.2%             |                      | Moderately well drained | IIle          | 76               | 63            | 65                |
| 40102 | Hector fine sandy loam, 5 to 14 percent slopes, stony                   | 20.05 | 6.8%             |                      | Well drained            | VIIIs         | 27               | 26            | 15                |
| 46005 | Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded        | 12.99 | 4.4%             |                      | Well drained            | IIw           | 82               | 82            | 75                |
| 40103 | Hector fine sandy loam, 14 to 30 percent slopes, stony                  | 6.61  | 2.2%             |                      | Well drained            | VIIIs         | 23               | 23            | 13                |
| 40099 | Hector fine sandy loam, 2 to 5 percent slopes                           | 5.18  | 1.7%             |                      | Well drained            | VIIs          | 29               | 28            | 16                |
| 70098 | Bolivar fine sandy loam, 2 to 5 percent slopes                          | 2.99  | 1.0%             |                      | Well drained            | IIle          | 58               | 58            | 43                |
| 40121 | Hepler silt loam, 0 to 3 percent slopes, frequently flooded             | 1.69  | 0.6%             |                      | Somewhat poorly drained | Vw            | 72               | 72            | 64                |

Soils data provided by USDA and NRCS.



# OVERVIEW MAP

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# AGENT CONTACT

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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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