

MIDWEST LAND GROUP PRESENTS

132.9 ACRES IN

JASPER COUNTY MISSOURI



5492 CEDAR LANE, REEDS, MISSOURI 64859

MIDWEST LAND GROUP IS HONORED TO PRESENT

A SPORTSMAN'S PARADISE AND INVESTMENT FARM WITH CENTER CREEK FRONTAGE

Welcome to your dream homestead or private retreat—133 +/- stunning, secluded acres offering peace, privacy, and potential. Nestled in nature with approximately 3/4 mile of creek frontage, this rare property features a crystal-clear stream perfect for fishing, swimming, kayaking, or simply soaking in the serene surroundings. Natural springs bubble up across the land, and a picturesque wet-weather lagoon offers the opportunity to create your own stocked fishing pond.

The land itself is a true asset—85 acres are planted in a low-maintenance miscanthus crop, providing a reliable annual income, transferable to new owners, with minimal upkeep. Whether you're looking for an income-producing investment, a hobby farm, or a hunting and recreation haven, this property delivers.

Multiple deer stands are in place with natural trails leading in and out of the timber. A 500-yard shooting range is already established, offering more income potential. The 3 bedroom, 1 bath farmhouse is a

fixer-upper, ready for your vision to transform it into a charming country home. In addition to the bedrooms, the home features a spacious kitchen (refrigerator, stove, and microwave included), walk-in pantry, laundry room, sunroom, mudroom, and a covered back porch. It is equipped with central heating and air conditioning.

Outbuildings abound—including a large 2-story Quonset building, tractor/mower shed, woodworking shop, detached garage, former milk barn used for storage, and other versatile structures. Several outbuildings are heated with wood stoves.

Water is supplied by a private well. Select farm equipment, implements, and tools, as well as a large fifth-wheel RV, may be included with the right offer.

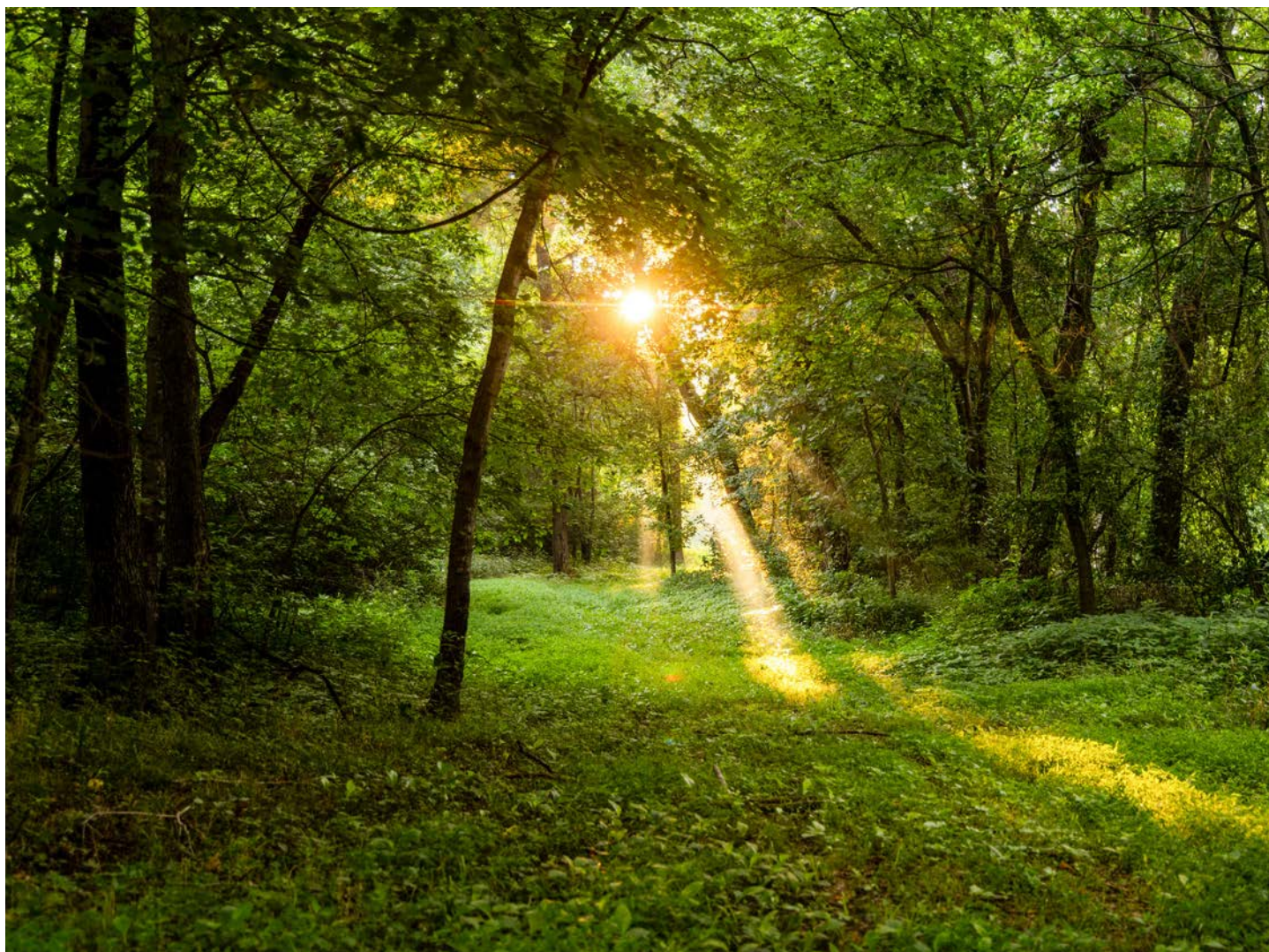
Don't miss this rare opportunity to own a unique and versatile piece of land with income potential, natural beauty, and room to grow. Schedule your private showing today!



PROPERTY FEATURES

COUNTY: **JASPER** | STATE: **MISSOURI** | ACRES: **132.9**

- Recreational oasis
- 3/4 mile of Center Creek frontage
- Full of smallmouth bass, crappie, perch, catfish, carp, and more
- Abundance of deer, turkey, and ducks
- Primarily Class II and III soils
- 85 +/- acres currently in miscanthus grass
- Miscanthus crop provides \$27,000 annual income
- Great mix of mature timber: walnuts, hickory, and oaks
- Area for a pond
- Private shooting range
- Comfortable 3 bed, 1 bath home
- Workshop
- Quonset building
- Large shop area
- Additional outbuildings
- Multiple build sites
- 9 minutes to Sarcoxie
- 15 minutes to Carthage
- 30 minutes to Joplin
- Less than an hour to Springfield



COMFORTABLE 3 BED, 1 BATH HOME

The improvements include a comfortable 3 bedroom, 1 bath home that's perfect as a full-time residence, hunting lodge, or weekend retreat.



MULTIPLE BUILD SITES

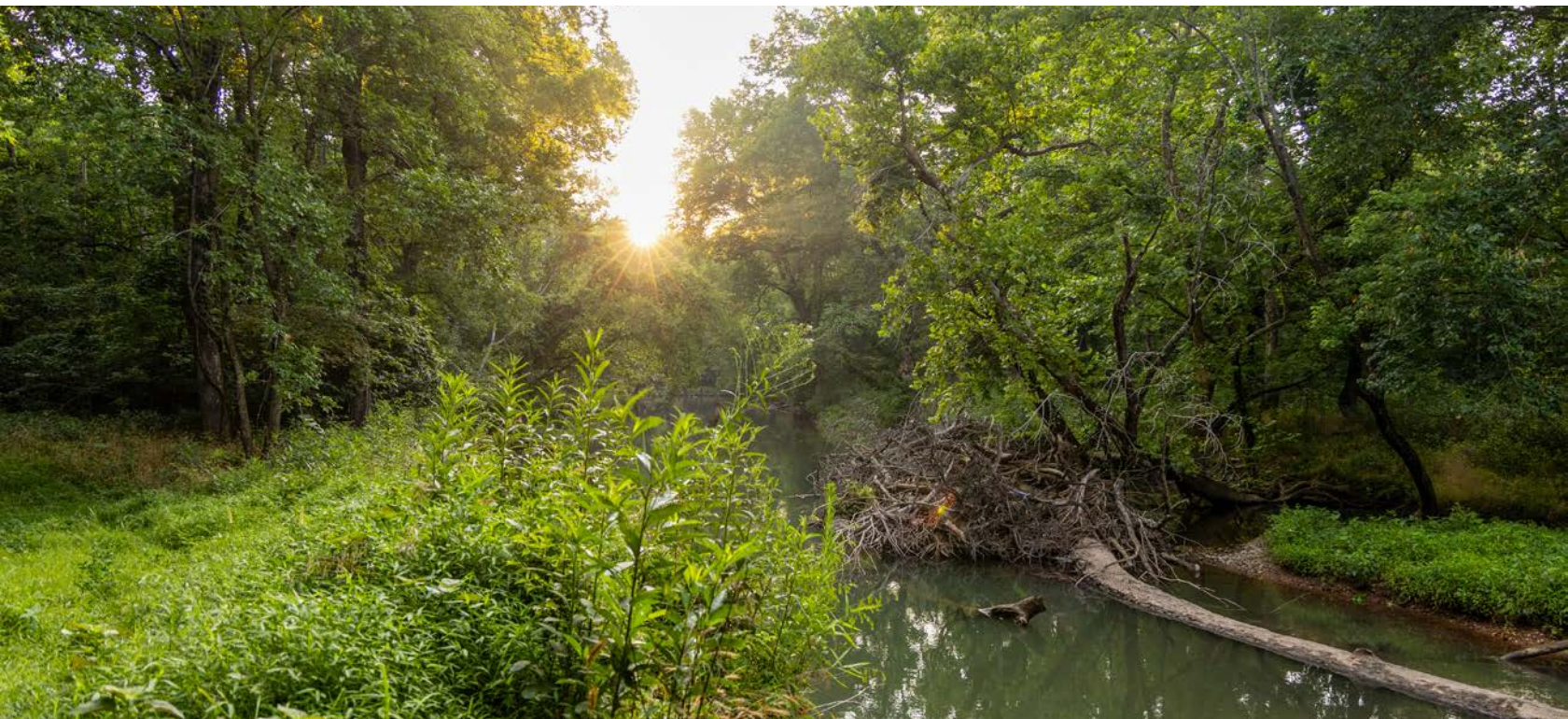


ADDITIONAL OUTBUILDINGS



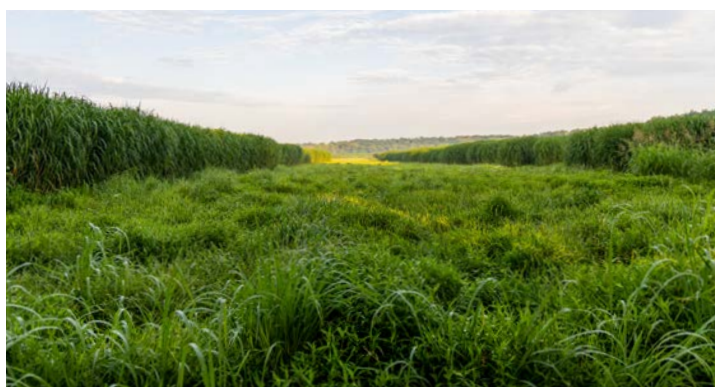
3/4 MILE OF CENTER CREEK FRONTAGE

With approximately 3/4 mile of Center Creek frontage, this one-of-a-kind property provides endless opportunities for outdoor recreation. The year-round creek is loaded with smallmouth bass, crappie, perch, catfish, carp, and other species, making it a true destination for anglers.



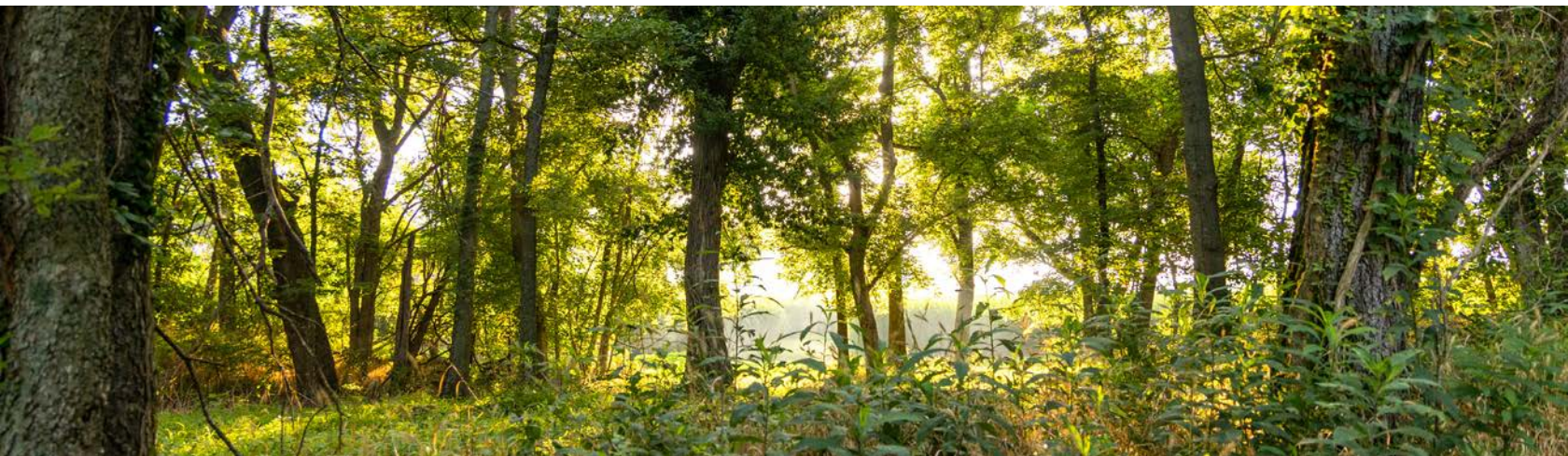
85 +/- ACRES CURRENTLY IN MISCANTHUS

The farmland consists primarily of Class II and III soils, specifically, Cedargap, Bearthicket, and Verdigris soils. The creek bottom ground would provide excellent row crop production but is currently enrolled in a grass contract with Renew Biomass. Approximately 85 +/- acres are currently established in miscanthus, averaging 7.5 tons per acre and generating an impressive \$27,000 in annual income.



GREAT MIX OF TIMBER

The remaining acreage features a beautiful mix of mature timber and open ground that provides excellent habitat and scenic beauty. Meticulously maintained waterways not only help with water drainage but also provide shooting lanes for cruising bucks following the path of least resistance.



SHOOTING LANE

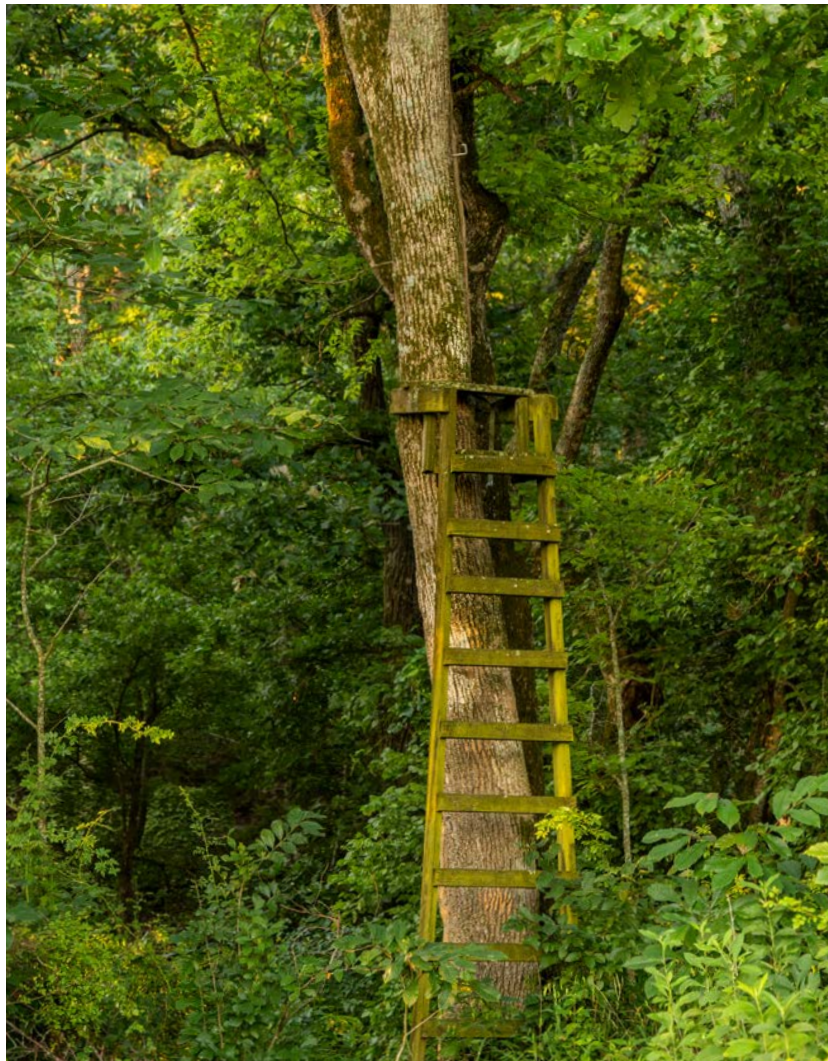


AREA FOR POND

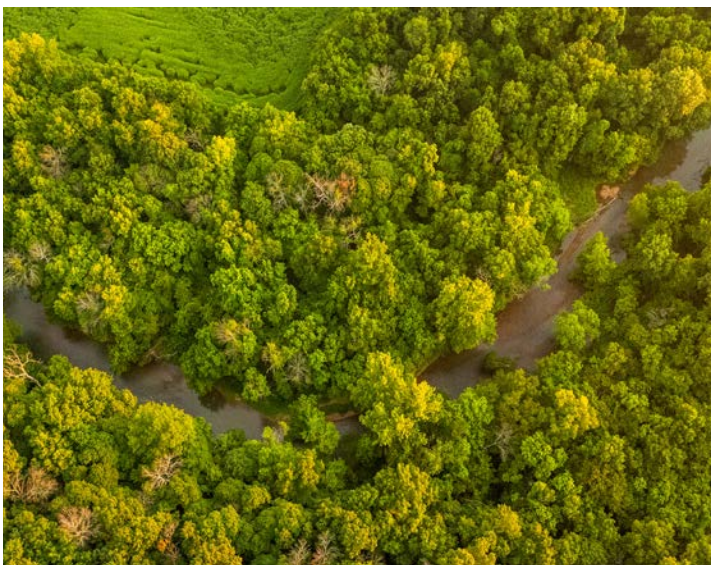
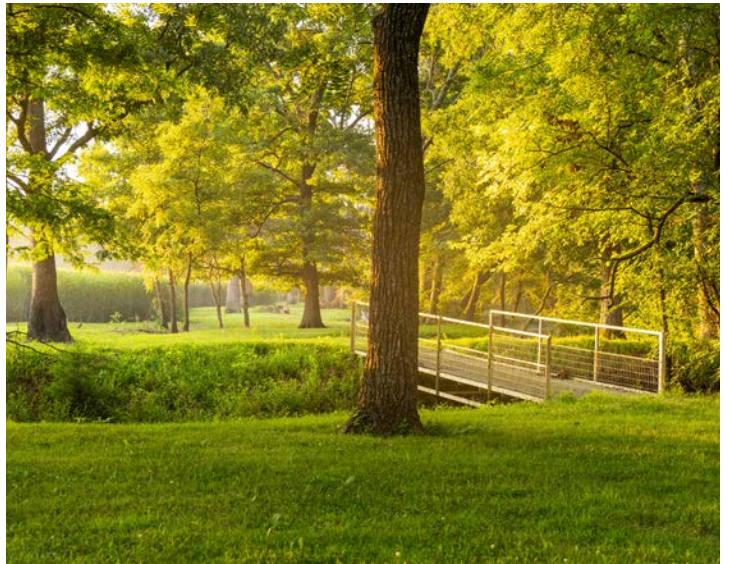


ABUNDANT WILDLIFE

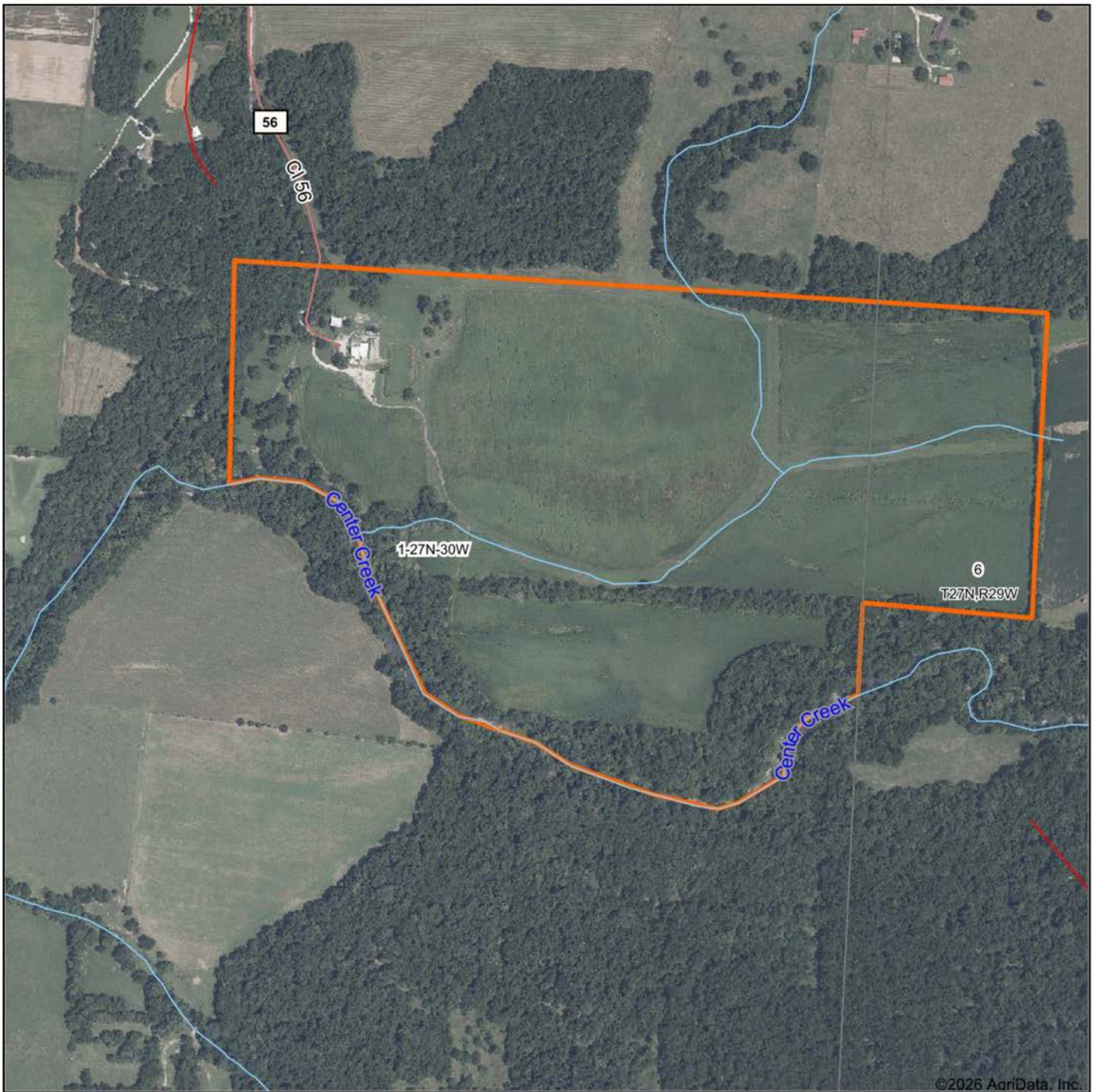
Wildlife is abundant throughout the farm, with thriving populations of whitetail deer, wild turkey, and ducks, creating outstanding hunting opportunities year-round. Multiple deer stands are in place with natural trails leading in and out of the timber. Pinch points, funnels, bedding-this farm has it all!



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



CUSTOMIZED ONLINE MAPPING
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Boundary Center: 37° 5' 15.02, -94° 9' 6.61

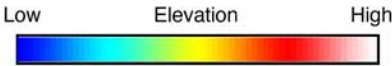
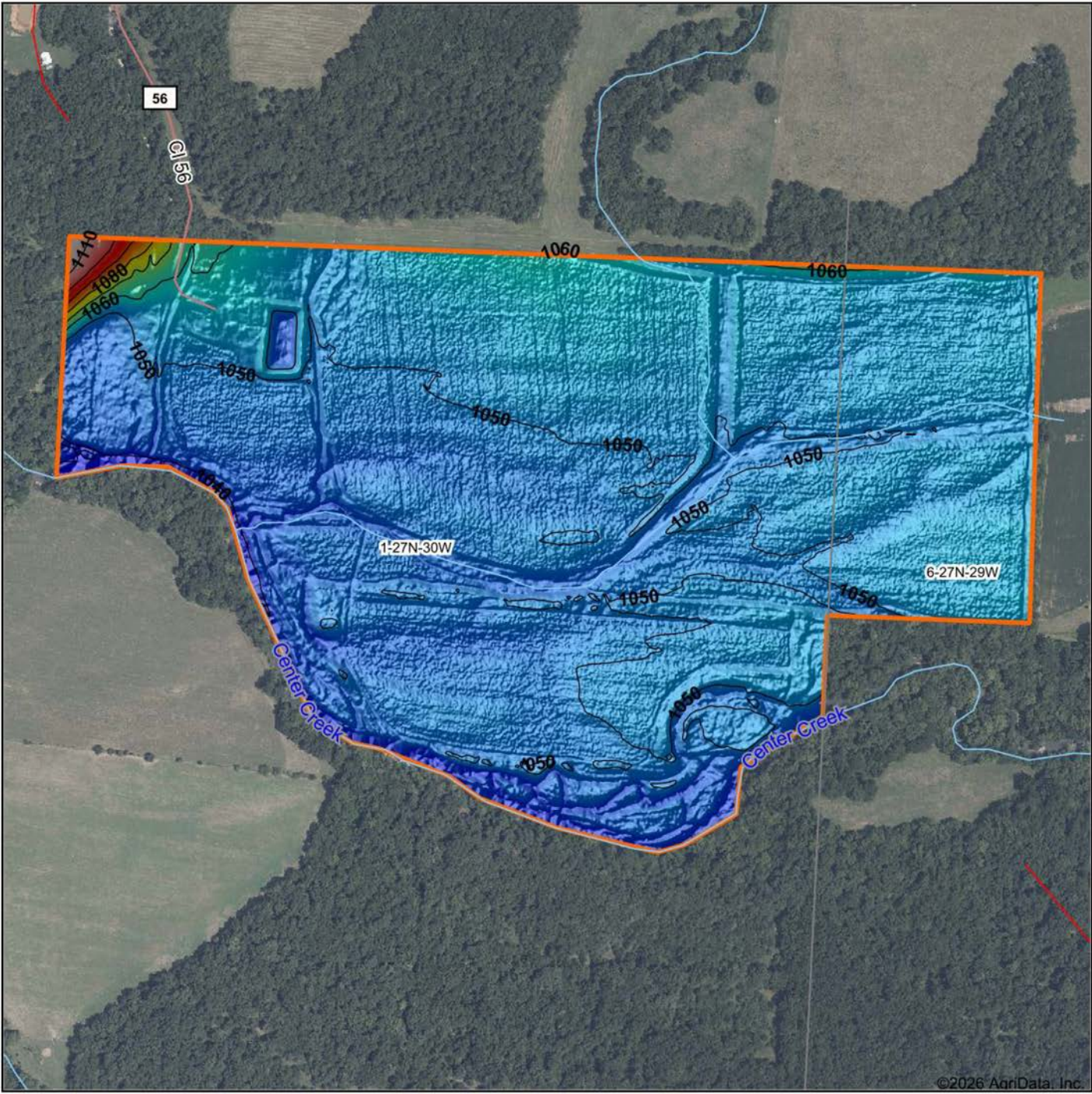
1-27N-30W
Jasper County
Missouri

0ft 661ft 1323ft



7/20/2026

HILLSHADE MAP



Maps Provided By:



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Source: USGS 3 meter dem
Interval(ft): 10
Min: 1,039.1
Max: 1,114.9
Range: 75.8
Average: 1,051.0
Standard Deviation: 5.61 ft

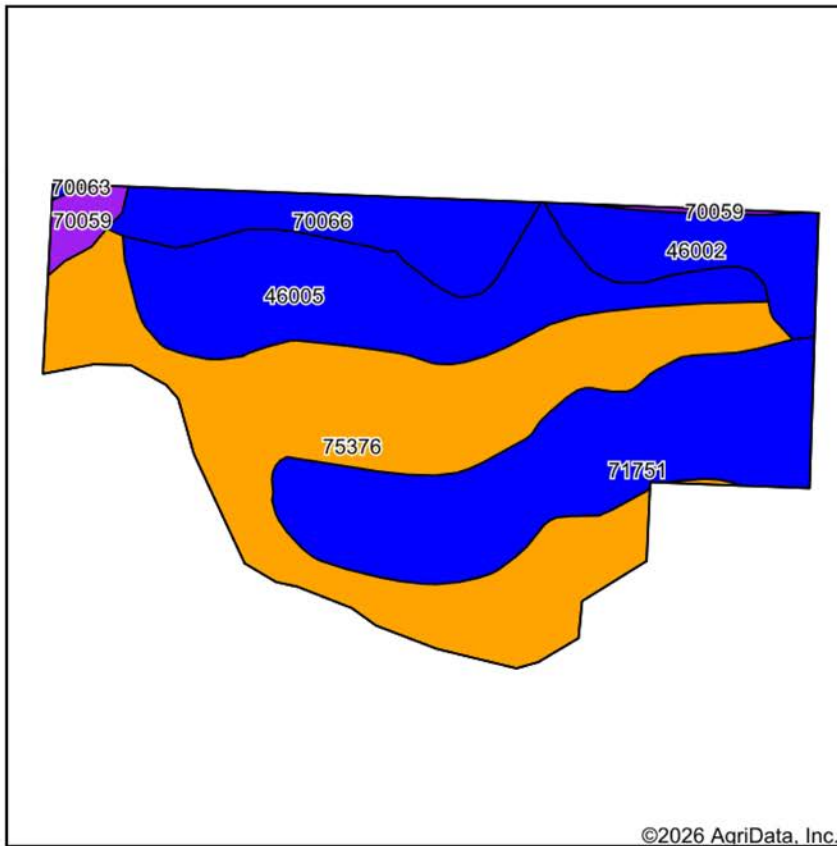


7/20/2026

1-27N-30W
Jasper County
Missouri

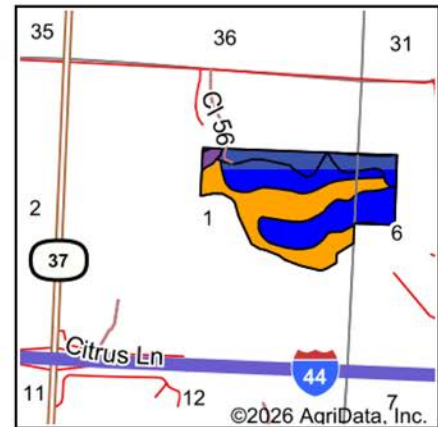
Boundary Center: 37° 5' 14.53, -94° 9' 7.35

SOILS MAP



Soils data provided by USDA and NRCS.

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State: **Missouri**
 County: **Jasper**
 Location: **1-27N-30W**
 Township: **Sarcozie**
 Acres: **127.2**
 Date: **7/20/2026**



Maps Provided By:

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 CUSTOMIZED ONLINE MAPPING
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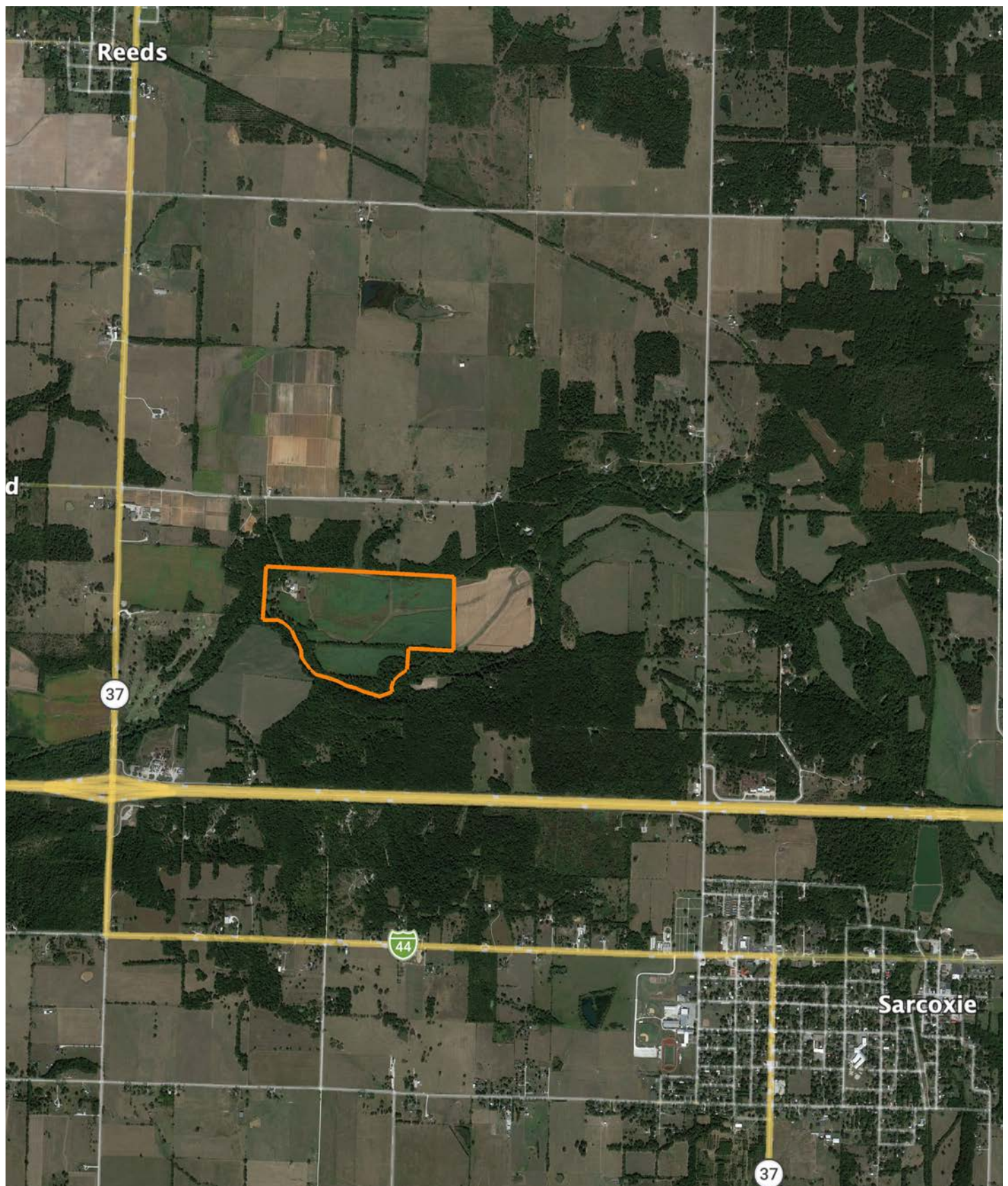


Area Symbol: MO097, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class	Corn Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
75376	Cedargap gravelly silt loam, 0 to 2 percent slopes, frequently flooded	49.21	38.7%		Well drained	Illw		67	67	58
71751	Bearthicket silt loam, 0 to 1 percent slopes, occasionally flooded	30.27	23.8%		Well drained	Ils	3	85	85	79
46005	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	24.68	19.4%		Well drained	Ilw		82	82	75
70066	Winnipeg silt loam, 1 to 3 percent slopes	11.38	8.9%		Well drained	Ile		81	75	75
46002	Hepler silt loam, 0 to 2 percent slopes, occasionally flooded	9.16	7.2%		Somewhat poorly drained	Ilw		85	85	80
70059	Goss extremely gravelly silt loam, 15 to 35 percent slopes, rocky	2.40	1.9%		Well drained	Vle		11	11	4
40019	Newtonia-Eldorado silt loams, 1 to 3 percent slopes	0.10	0.1%		Well drained	Ile		85	85	68
Weighted Average						2.46	0.7	*n 75.7	*n 75.2	*n 68.4

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

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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