

MIDWEST LAND GROUP PRESENTS



McDONALD COUNTY, MO

19.4 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

EXCEPTIONAL HOBBY FARM WITHIN CLOSE PROXIMITY OF NORTHWEST ARKANSAS

Offering the tranquility of country living with the convenience of an easy commute to Northwest Arkansas, this exceptional hobby farm in Southwest City, Missouri checks all the boxes! Situated on nearly 20 fully fenced and cross-fenced acres of productive pasture, the land is ready for your livestock. The land is cattle tight with a potential waterer in place, hooked to the private well. The cross fences are split into multiple paddocks for rotational grazing of livestock or to keep animals separate.

Currently home to multiple horses, the added horse arena can be used for training and breaking horses or just relaxing rides. Fresh dirt work, electric available, and

pipe fencing allows for a great space for horse lovers to utilize. The nearby barn offers stalls and storage for all your horse and livestock needs.

The 2,340 square foot, 3 bedroom, 2 bathroom home is beautifully remodeled, providing a comfortable country feel. It features a spacious floor plan with an incredible sunroom to relax and enjoy that early morning coffee. Step out the front door and enjoy the view of the farm while horses and cattle run in the pasture. If you are in the market for a relaxing country home on acreage within a close distance to northwest Arkansas, then call today to schedule your showing!



PROPERTY FEATURES

COUNTY: **McDONALD** | STATE: **MISSOURI** | ACRES: **19.4**

- Fully fenced and cross-fenced
- Lush pasture ready for livestock
- Horse arena
- Livestock barn
- 2,340 sq. ft. 3 bed / 2 bath ranch-style home
- Secluded homesite
- Long private drive off blacktop
- Private well with waterer
- Scenic country views
- 22 minutes to Anderson, MO
- 40 minutes to Bentonville, AR
- 60 minutes to Joplin, MO

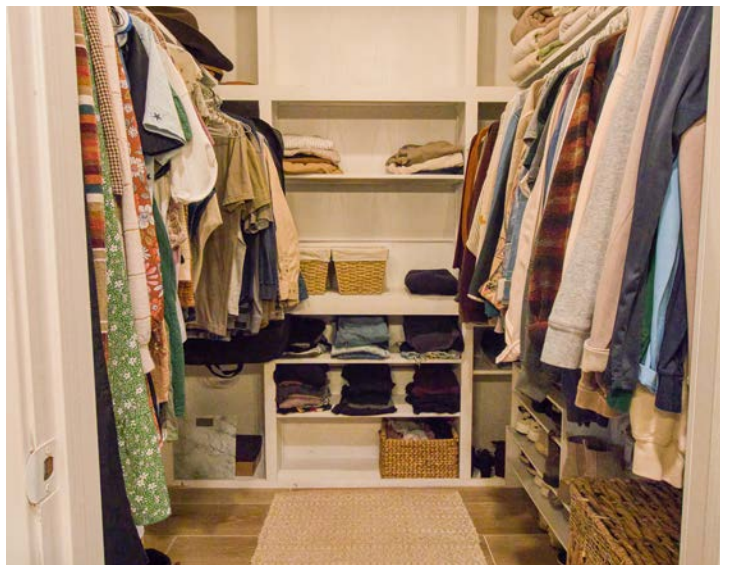


2,340 SQ. FT. RANCH-STYLE HOME

The 2,340 square foot, 3 bedroom, 2 bathroom home is beautifully remodeled, providing a comfortable country feel. It features a spacious floor plan with an incredible sunroom to relax and enjoy that early morning coffee.



3 BEDROOMS, 2 BATHROOMS



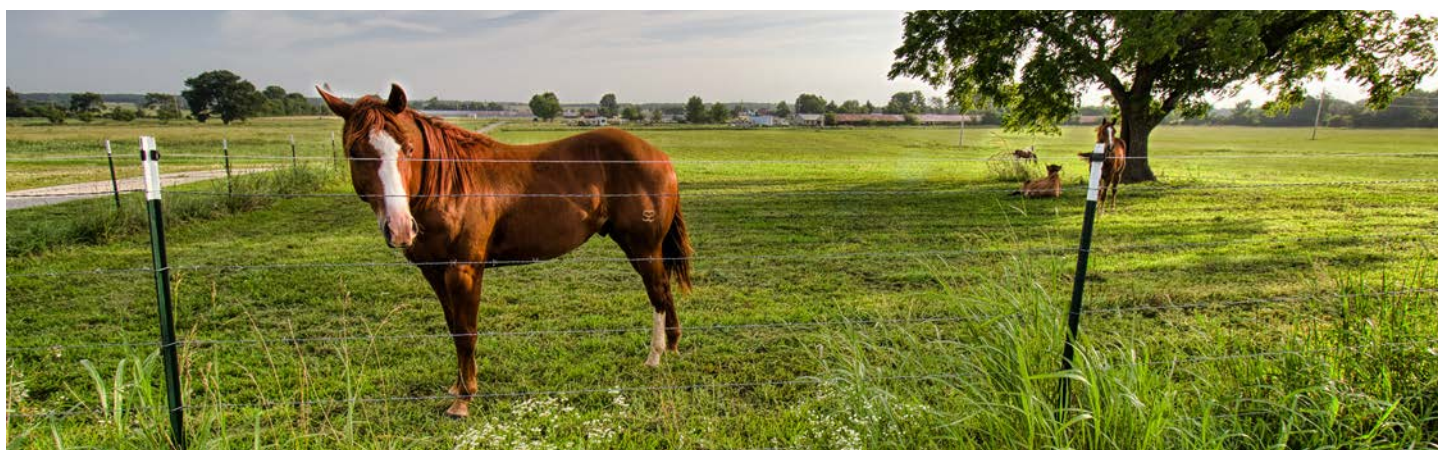
HORSE ARENA

Currently home to multiple horses, the added horse arena can be used for training and breaking horses or just relaxing rides. Fresh dirt work, electric available, and pipe fencing allows for a great space for horse lovers to utilize.



TURN-KEY LIVESTOCK SETUP

Situated on nearly 20 fully fenced and cross-fenced acres of productive pasture, the land is ready for your livestock. The land is cattle tight with a potential waterer in place, hooked to the private well. The cross fences are split into multiple paddocks for rotational grazing of livestock or to keep animals separate.



AERIAL MAP



Boundary Center: 36° 31' 44.67, -94° 34' 6.03

0ft 271ft 543ft



Maps Provided By:



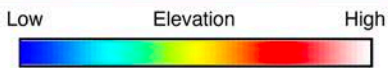
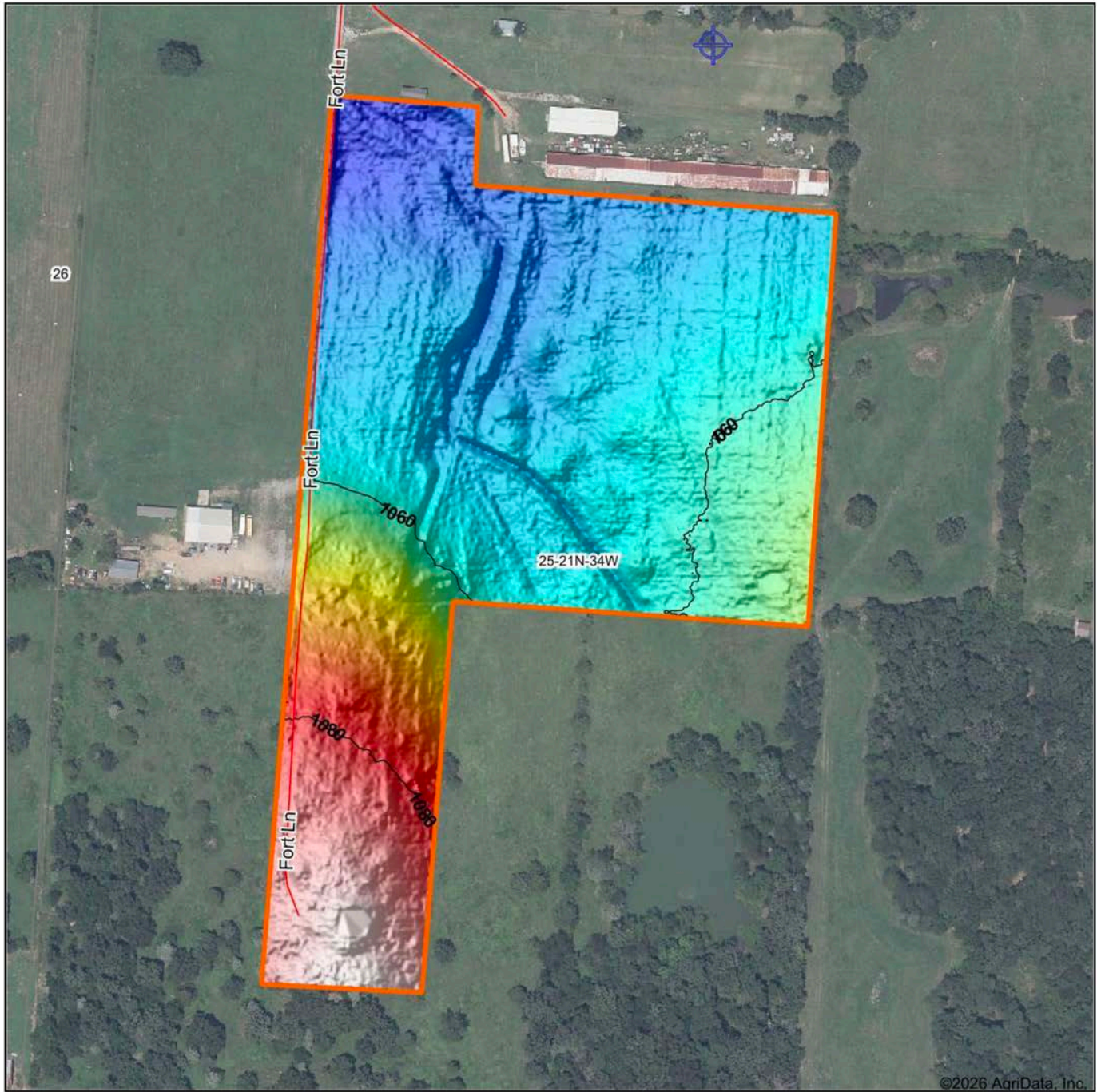
© AgriData, Inc. 2025 www.AgriDataInc.com

25-21N-34W
McDonald County
Missouri



7/8/2026

HILLSHADE MAP



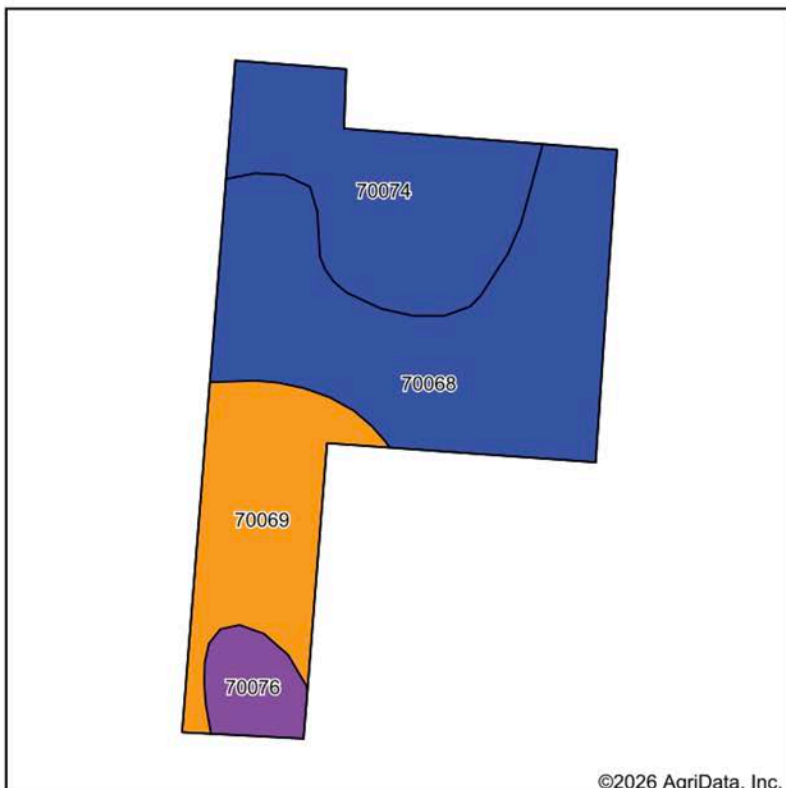
Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 1 meter dem
 Interval(ft): 20
 Min: 1,047.2
 Max: 1,089.7
 Range: 42.5
 Average: 1,061.6
 Standard Deviation: 11.12 ft

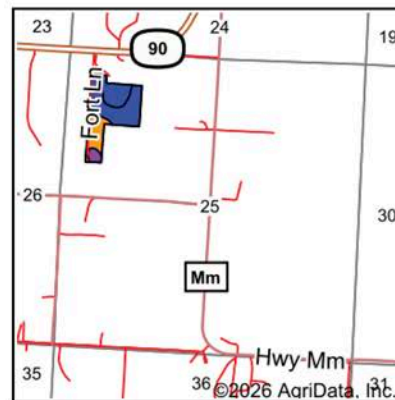


7/8/2026
25-21N-34W
McDonald County
Missouri
 Boundary Center: 36° 31' 44.67, -94° 34' 6.03

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **McDonald**
 Location: **25-21N-34W**
 Township: **Prairie**
 Acres: **20.75**
 Date: **7/8/2026**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com



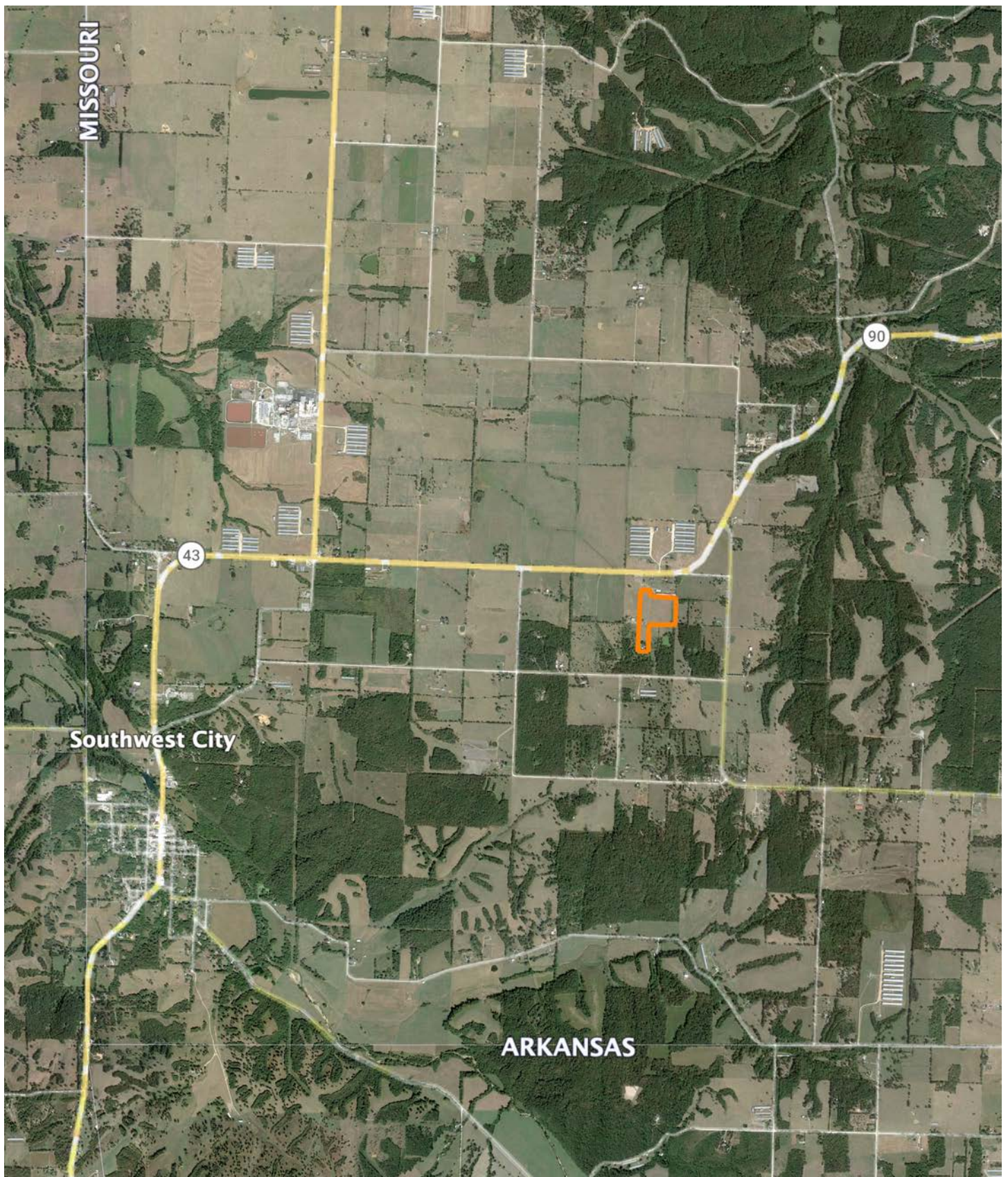
Area Symbol: MO119, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class *c	Corn Bu	*n NCCPI Overall
70068	Bendavis-Jollymill-Crackerneck complex, karst, 1 to 3 percent slopes	9.49	45.7%		Moderately well drained	Ile	1	43
70074	Townhole silt loam, 1 to 5 percent slopes	5.68	27.4%		Moderately well drained	Ile		51
70069	Jollymill-Crackerneck complex, karst, 3 to 8 percent slopes	4.39	21.2%		Moderately well drained	IIle	3	45
70076	Clarksville-Noark complex, 3 to 15 percent slopes	1.19	5.7%		Somewhat excessively drained	VIe		42
Weighted Average						2.44	1.1	*n 45.6

*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.



KELLEN BOUNOUS,
LAND AGENT
417.313.3123
KBounous@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, North Dakota, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.