

MIDWEST LAND GROUP PRESENTS



7.5 ACRES
BARTON COUNTY, MO

521 Northwest 30th Lane, Lamar, Missouri, 64759



MIDWEST LAND GROUP IS HONORED TO PRESENT

OFF GRID HOME WITH DOG KENNELS, HORSE STALLS AND MULTIPLE OUTBUILDINGS

This beautiful 2,700 square foot home with multiple outbuildings is a homesteader's dream come true. Located just a couple of miles off blacktop, this peaceful 7.5 +/- acres has everything you need for a successful homestead. The home has a large kitchen with custom Amish cabinets throughout and lots of counter space for prep work. A large cellar that is accessible from inside the house makes using and storing food easy regardless of the weather outside. The living area is open with great natural lighting, and lots of wood finishes make the space feel warm and inviting. The master bedroom and two full baths are located on the ground level. Upstairs, you will find 5 bedrooms with a full bath. A large 24'x50' attached garage has an overhead door with plenty

of room for storing vehicles, outdoor gear, ATVs, and processing food for storage. An insulated 16'x72' metal building with concrete floors is currently being used for breeding dogs. With 10 indoor kennels along with a lean-to with outdoor runs, it's the perfect opportunity for an at-home business. A 24'x40' insulated shop with an overhead door and concrete floors is more than enough room for repairs and storage of small farm equipment out of the weather. If you are a welder or woodworker, this would make a great workshop just a short distance from your front door. The large 54'x72' barn with multiple stalls, a tack room, and an outdoor round pen makes this an ideal fit for anyone with livestock, especially horses.



PROPERTY FEATURES

COUNTY: **BARTON** | STATE: **MISSOURI** | ACRES: **7.5**

- 7.5 +/- acres
- 6 bed, 3 bath, 2,700 sq. ft. home
- 24'x40' insulated workshop with lean-to
- 16'x72' insulated building with 10 kennels
- 54'x72' barn with horse stalls and tack room
- Round pen
- Perimeter fenced
- Solar
- Rural water
- 1,000 gallon propane tank
- 20 minutes from Lamar
- 45 minutes from Joplin



6 BED, 3 BATH, 2,700 SQ. FT. HOME



24'X40' INSULATED WORKSHOP & LEAN-TO



16'X72' INSULATED BUILDING & 10 KENNELS



BARN WITH HORSE STALLS & TACK ROOM

The large 54'x72' barn with multiple stalls, a tack room, and an outdoor round pen makes this an ideal fit for anyone with livestock, especially horses.



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 37° 34' 40.94, -94° 20' 58.72

0ft 164ft 328ft



Maps Provided By:



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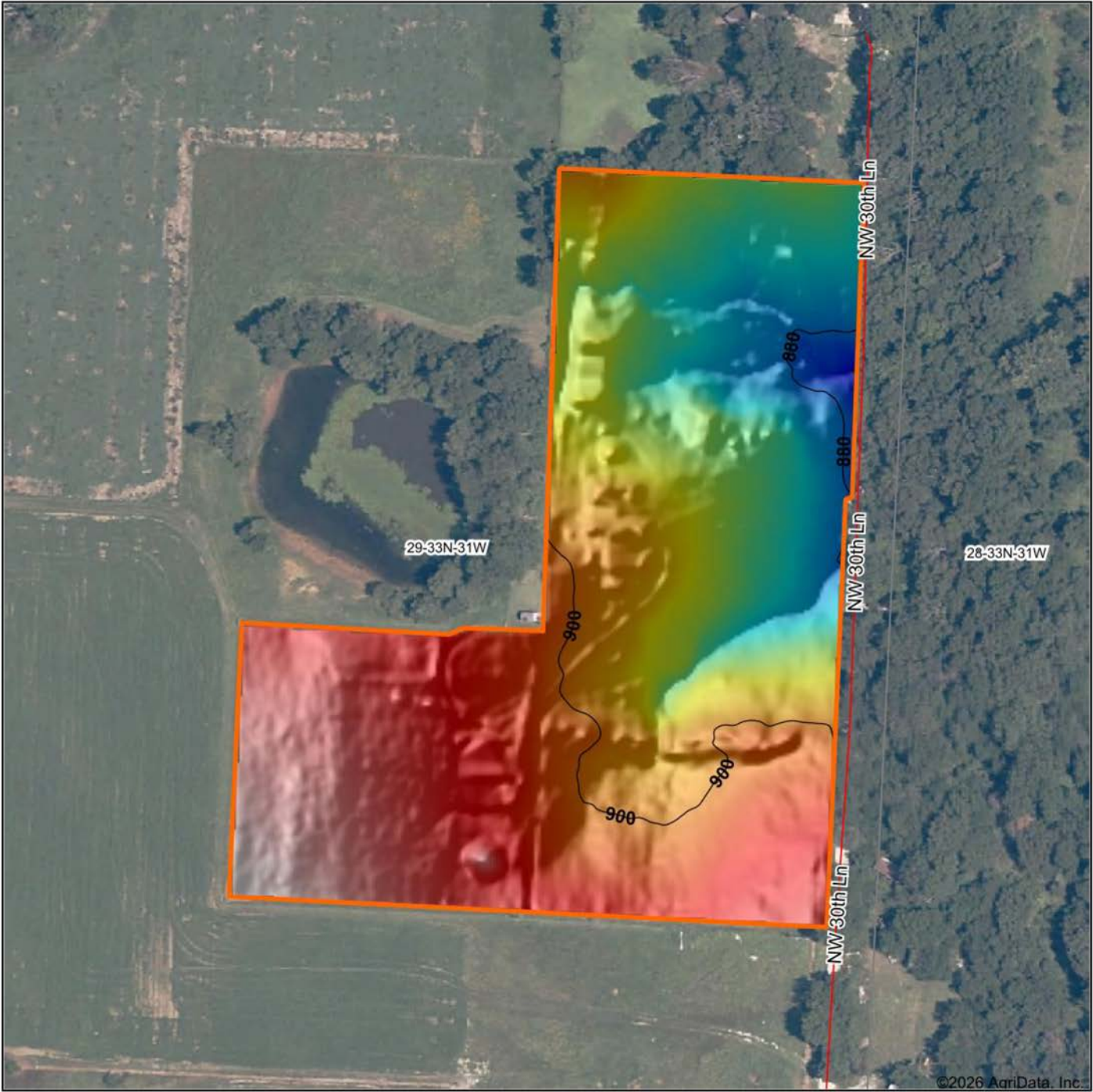
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29-33N-31W
Barton County
Missouri



7/3/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 20
Min: 875.4
Max: 914.6
Range: 39.2
Average: 897.4
Standard Deviation: 8.86 ft

0ft 160ft 321ft

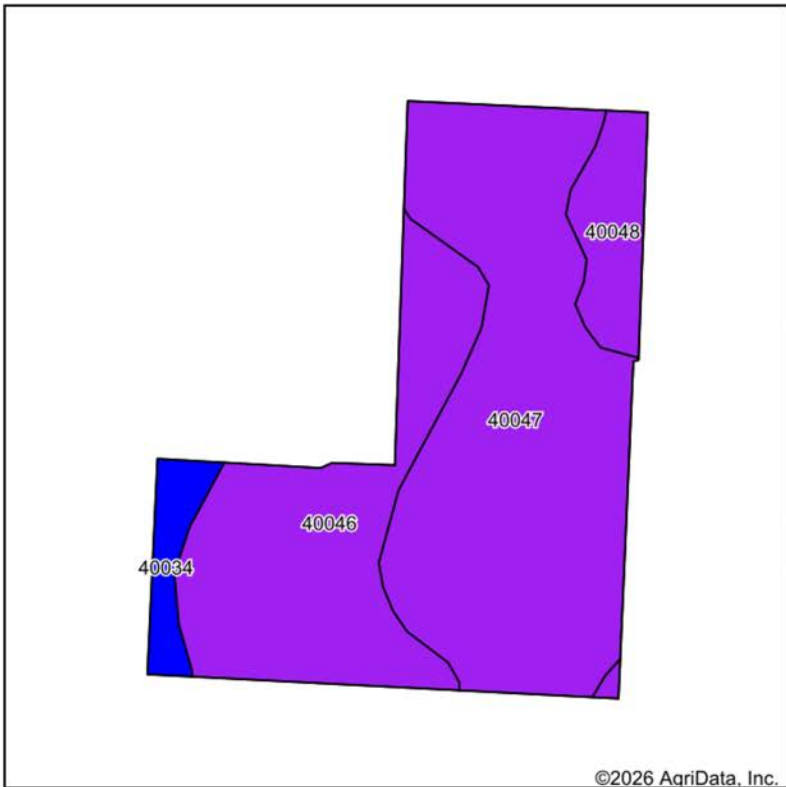


7/3/2026

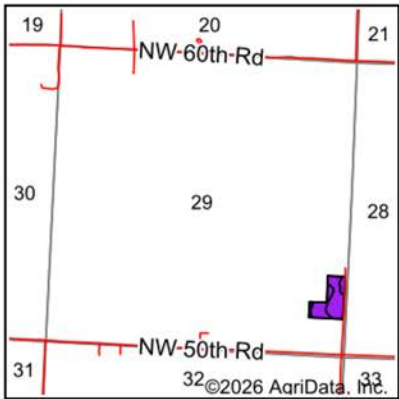
29-33N-31W
Barton County
Missouri

Boundary Center: 37° 34' 40.94, -94° 20' 58.72

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Barton**
Location: **29-33N-31W**
Township: **Union**
Acres: **7.5**
Date: **7/3/2026**



Maps Provided By:



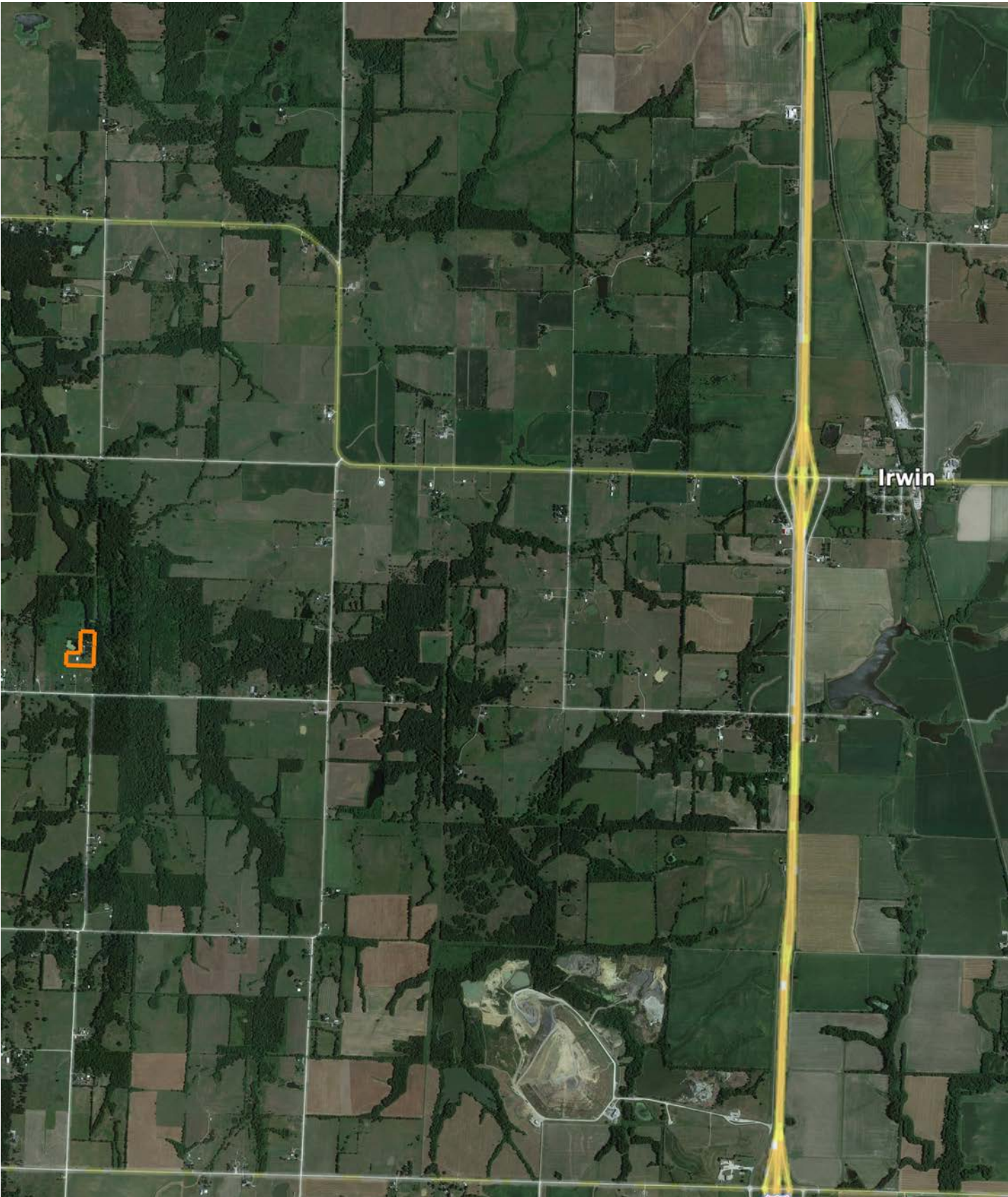
Area Symbol: MO011, Soil Area Version: 29							
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class *c	*n NCCPI Overall
40047	Collinsville fine sandy loam, 5 to 14 percent slopes	4.19	55.8%		Well drained	VIs	42
40046	Collinsville fine sandy loam, 2 to 5 percent slopes	2.42	32.3%		Well drained	VIs	44
40048	Collinsville fine sandy loam, 2 to 14 percent slopes, stony	0.57	7.6%		Well drained	Vlls	44
40034	Barco loam, 2 to 5 percent slopes	0.32	4.3%		Well drained	Ile	60
Weighted Average						5.91	*n 43.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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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