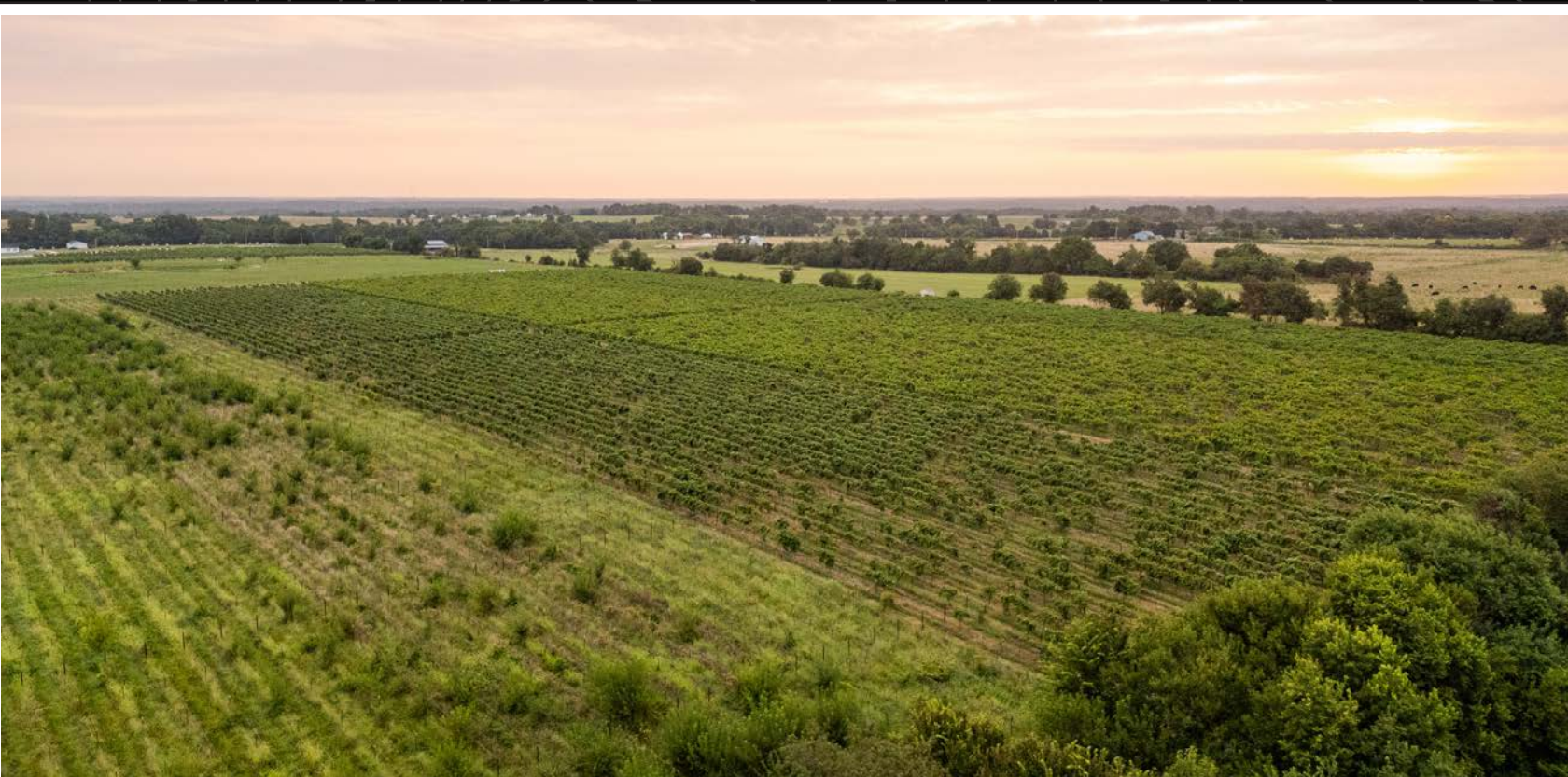


MIDWEST LAND GROUP PRESENTS

LUCKY DOG VINEYARDS IN LAWRENCE COUNTY, MO

10559 LAWRENCE 2160, MOUNT VERNON, MISSOURI 65712



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

LUCKY DOG VINEYARDS: AWARD-WINNING PRODUCTION, ESTABLISHED INFRASTRUCTURE, & TURNKEY VINEYARD POTENTIAL

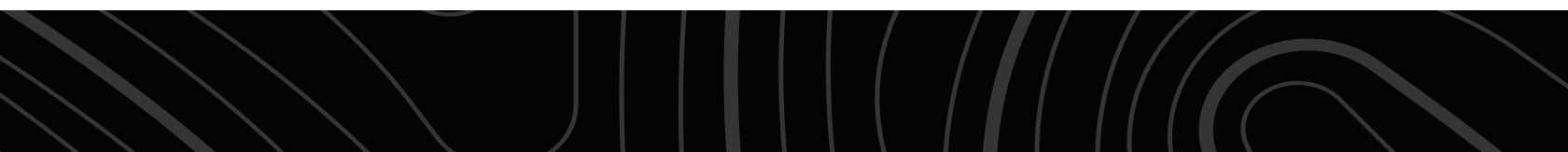
Midwest Land Group is proud to present an absolutely stunning 80 +/- acre working vineyard located just outside Mount Vernon, Missouri. Established in 2014, Lucky Dog Vineyards is a mature, healthy, and consistently productive vineyard with a proven history of quality fruit and award-winning wine production. The meticulously maintained property offers an exceptional opportunity to acquire an operating vineyard with established vines, extensive infrastructure, irrigation, and the specialized equipment needed to support ongoing vineyard operations.

Its diverse mix of red, white, and specialty grapes supports multiple wine styles and provides a strong foundation for continued production, estate wine development, or future agritourism opportunities. The established grape varieties include: 3 acres of Norton (received Best Norton recognition in 2026), 3 acres of Seyval (established white wine variety), 5 acres of Vignoles (back to back Governor's Cup awards), 5 acres of Catawba (versatile American heritage grape), and 10

acres of Valvin Muscat (believed to be among the only privately owned Valvin Muscat vineyards in Missouri).

Five additional acres already have vineyard infrastructure in place and are ready for replanting. This substantially reduces the time, cost, and site-development work normally required to expand production. The property is served by a vineyard-wide drip irrigation system powered by two 5-horsepower pumps, providing dependable water distribution throughout the planted blocks and supporting future replanting plans.

Current vineyard development costs are estimated at approximately \$19,000 to \$26,000 per acre. Lucky Dog Vineyards offers the advantage of established, producing vines together with existing trellis and irrigation infrastructure, operational facilities, and vineyard equipment. A buyer can step into an established agricultural operation without facing the full cost and multi-year delay associated with developing a new vineyard from bare land. ** Listing note: Acreage,



awards, development-cost estimates, and the rarity of the Valvin Muscat planting should be independently verified and supported with documentation before public marketing or closing.

In addition to the vineyard, the property offers open land for cattle, hay production, or other opportunities for crop production. There is plenty of space to add your own venue to complement the vineyard or remodel the older barn to allow guests to enjoy an evening of wine tasting! You will love the thoughtfully remodeled,

1,725 square foot farmhouse that is the centerpiece of the farm. Another major plus is the large shop area for equipment and tool storage. Enjoy the gorgeous sunrise and sunsets that this stunning property has to offer.

Such a rare opportunity to acquire a mature, award-winning vineyard with established production, specialty grape varieties, expansion-ready acreage, full drip irrigation, and the infrastructure required for continued operation. Call Land Agent Kellen Bounous today to schedule a showing!



PROPERTY FEATURES

COUNTY: **LAWRENCE** | STATE: **MISSOURI** | ACRES: **80**

- 80 +/- acres
- Established turnkey vineyard
- Award-winning production
- Established infrastructure
- Full drip irrigation system
- Five diverse grape varieties
- Great deer hunting
- Additional open farm ground
- Large pond
- Build sites for wine venue
- Fully remodeled 1,725 sq. ft. farmhouse
- Large shop
- Equipment list available (purchase separately)
- 12 minutes to Mount Vernon
- 45 minutes to Springfield

ESTABLISHED TURNKEY VINEYARD

Lucky Dog Vineyards offers the advantage of established, producing vines together with existing trellis and irrigation infrastructure, operational facilities, and vineyard equipment. A buyer can step into an established agricultural operation without facing the full cost and multi-year delay associated with developing a new vineyard from bare land.



FIVE DIVERSE GRAPE VARIETIES



ADDITIONAL OPEN FARM GROUND



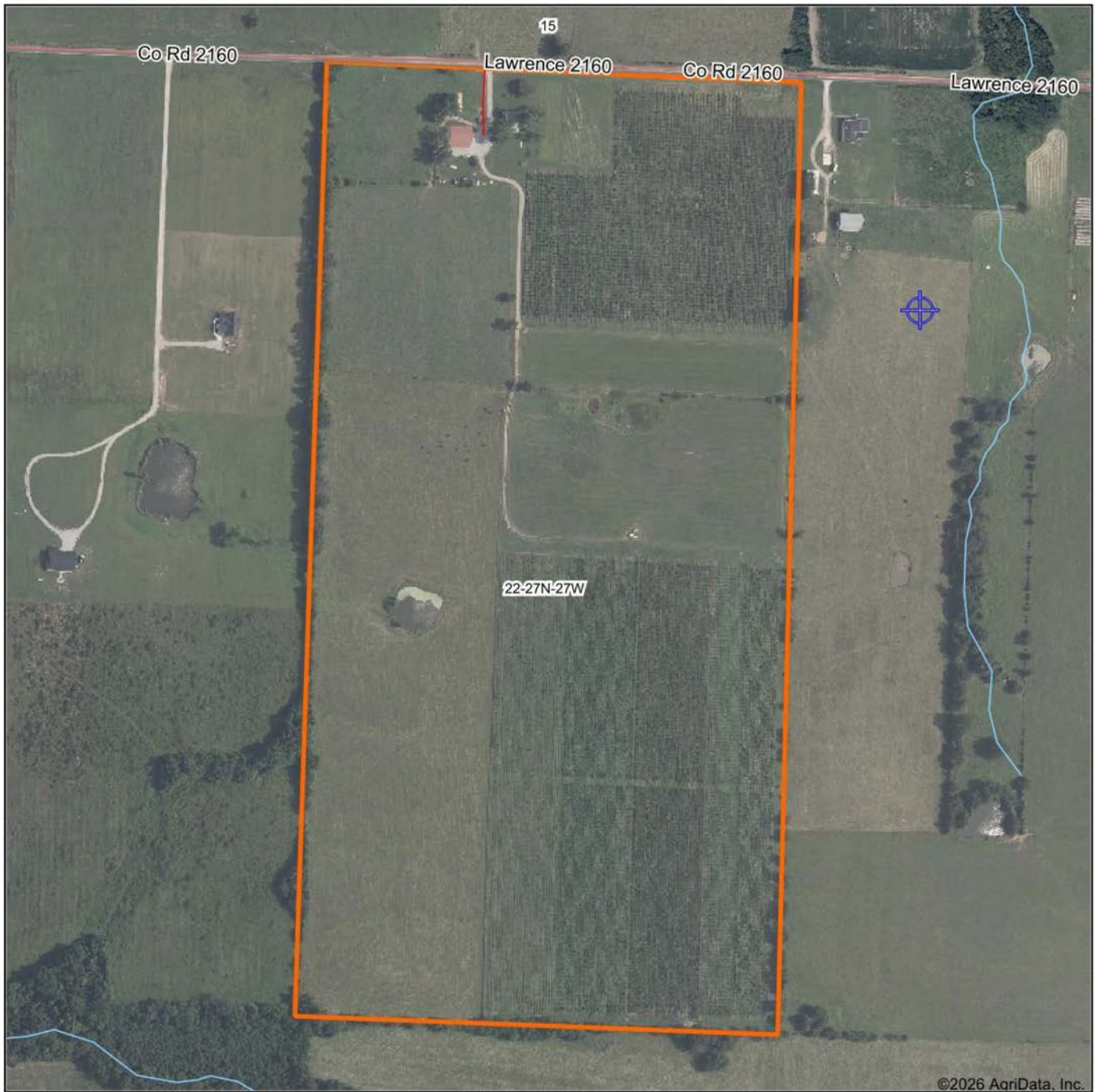
FULLY REMODELED FARMHOUSE



ADDITIONAL PHOTOS



AERIAL MAP



©2026 AgriData, Inc.

Map Center: 37° 2' 26.44, -93° 52' 3.92

0ft 429ft 858ft



Maps Provided By:



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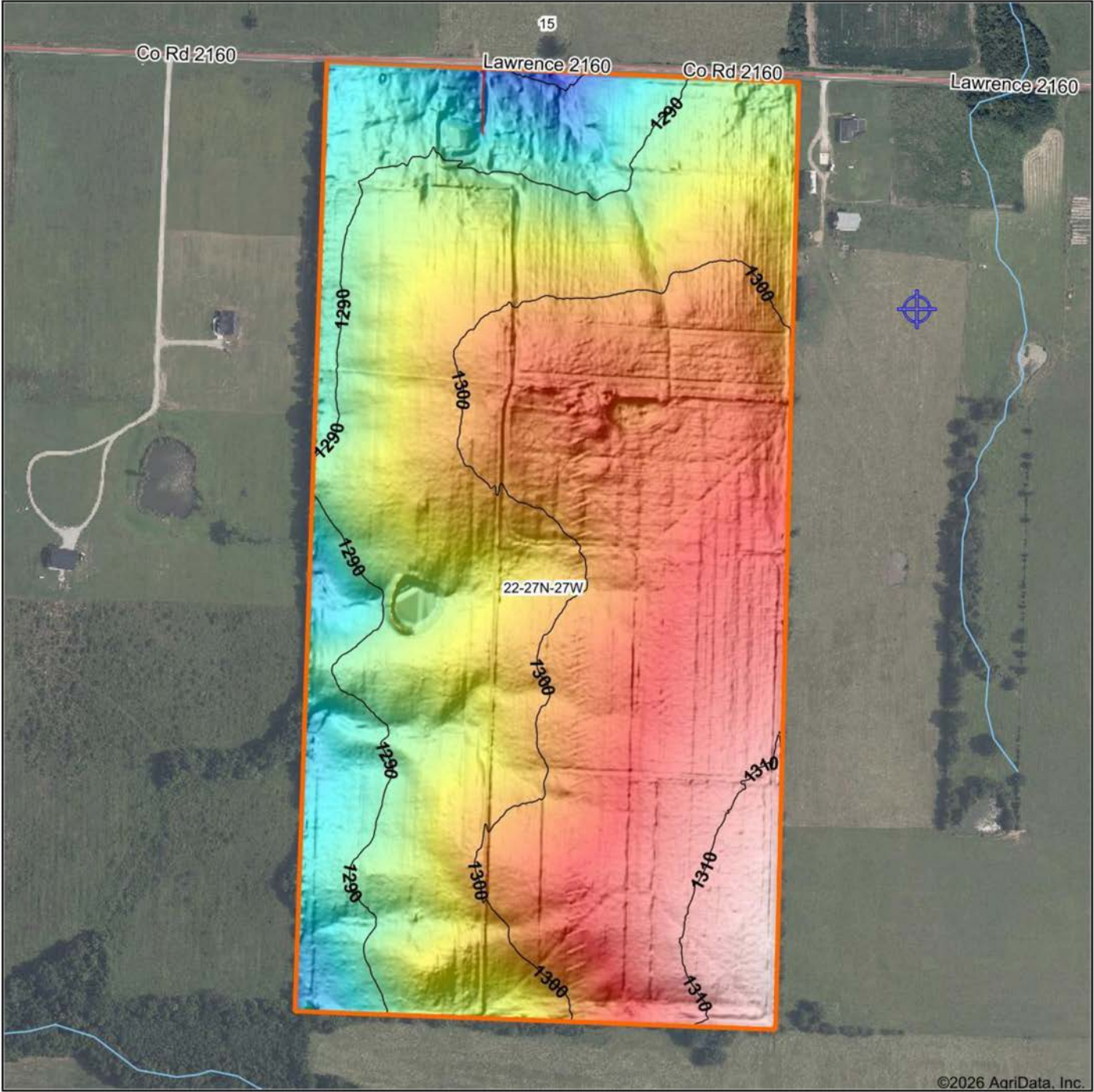
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22-27N-27W
Lawrence County
Missouri



7/7/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10

Min: 1,277.1

Max: 1,314.6

Range: 37.5

Average: 1,297.9

Standard Deviation: 7.22 ft

0ft 432ft 864ft

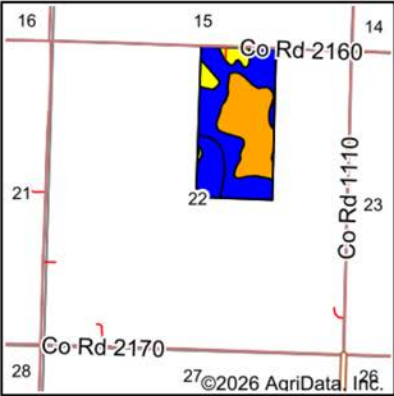
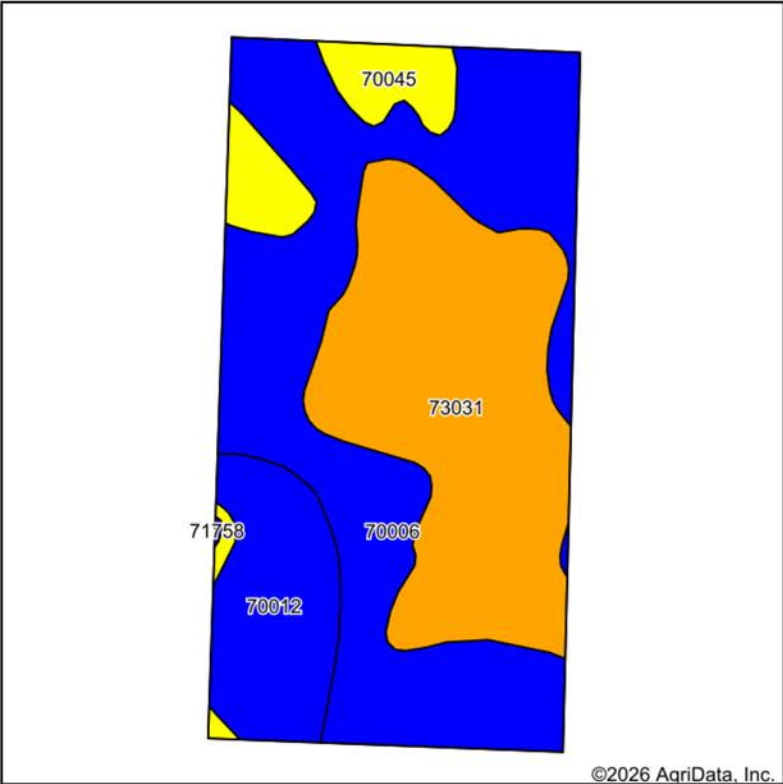


7/7/2026

22-27N-27W
Lawrence County
Missouri

Boundary Center: 37° 2' 26.44, -93° 52' 3.92

SOILS MAP



State: **Missouri**
County: **Lawrence**
Location: **22-27N-27W**
Township: **Freistatt**
Acres: **80.08**
Date: **7/7/2026**



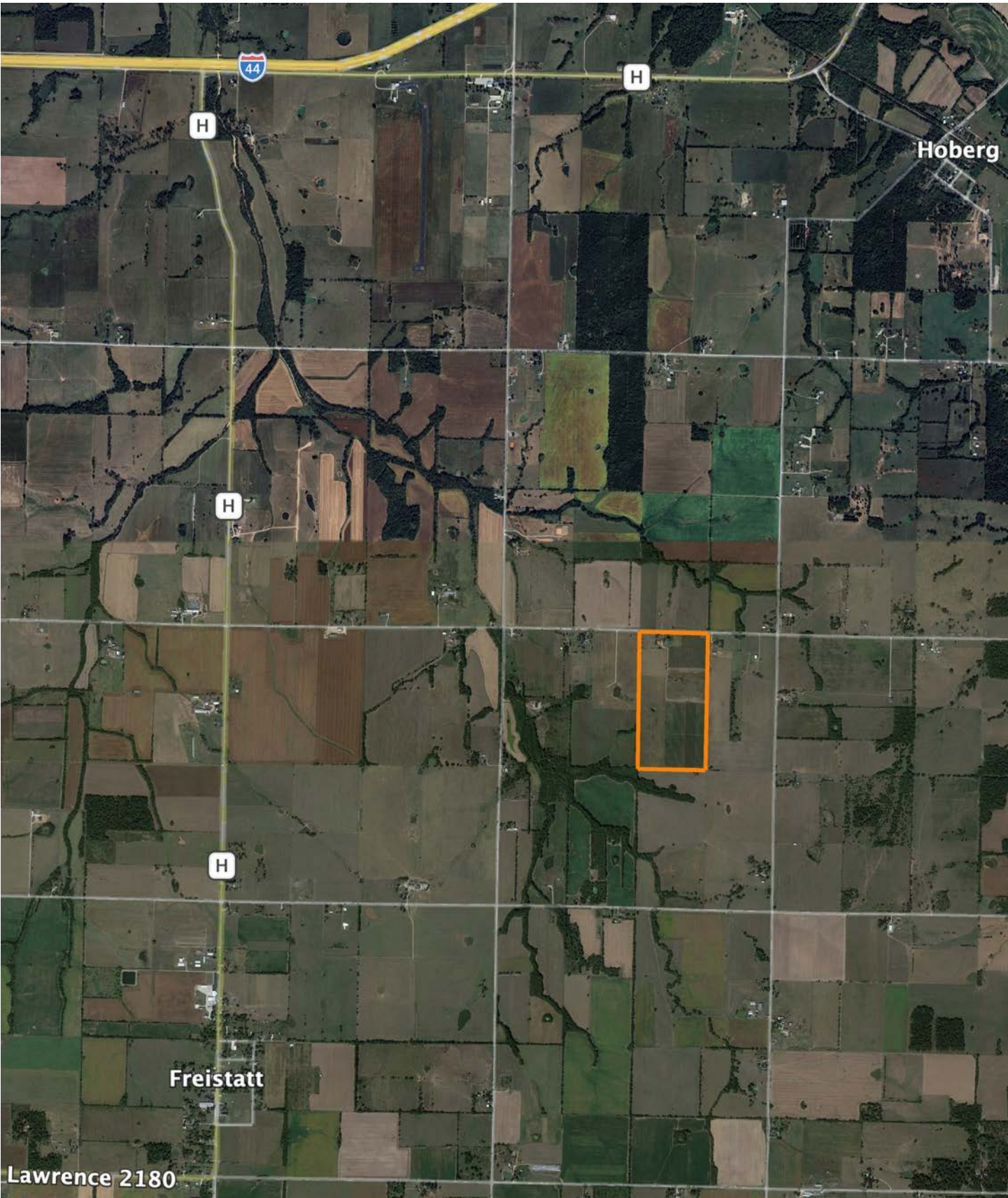
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surety
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Area Symbol: MO109, Soil Area Version: 28								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class *c	Corn Bu	*n NCCPI Overall
70006	Credon silt loam, 1 to 3 percent slopes	35.83	44.8%		Moderately well drained	Ile	4	58
73031	Gerald silt loam, 0 to 2 percent slopes	28.33	35.4%		Somewhat poorly drained	Illw	3	66
70012	Hoberg silt loam, 2 to 5 percent slopes	10.13	12.6%		Moderately well drained	Ile	3	64
70045	Keeno gravelly silt loam, 3 to 8 percent slopes	5.79	7.2%		Moderately well drained	IVs	3	43
Weighted Average						2.50	3.4	*n 60.5

*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

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MidwestLandGroup.com

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