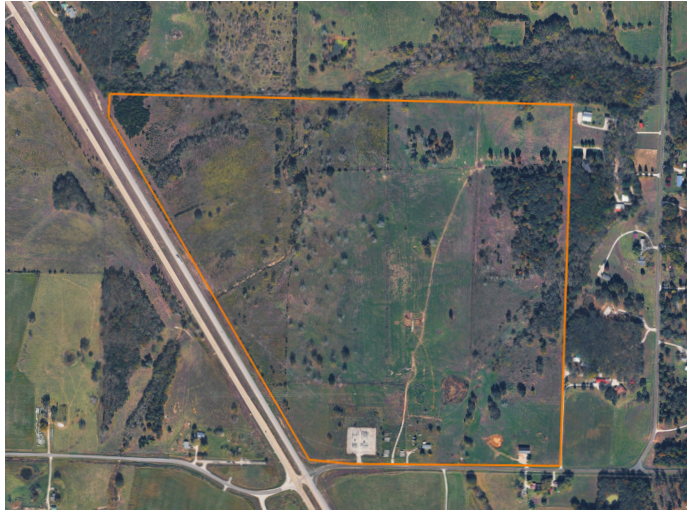


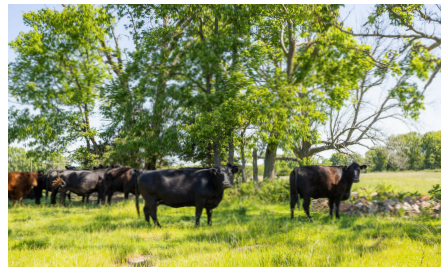
# LAND FOR SALE

## PREMIER PASTURE FARM IN SOUTHWEST MISSOURI



### PROPERTY FEATURES

- Over 1/2 mile of Highway 13 frontage with additional frontage on Highway B
- Located within the Bolivar School District, just minutes from Bolivar
- Approximately 90% open pasture with quality fescue and clover
- Excellent fencing featuring pipe, 5-strand barbed wire, and woven wire
- Turn-key cattle setup with pipe corrals, automatic waterers, and cross fencing
- Dry Fork Creek runs through the property with year-round water flow



COUNTY: **POLK**

STATE: **MISSOURI**

ACRES: **155**



For more information, contact:

**BEAU MANTLE**, Land Agent

417.883.5515 | [BMantle@MidwestLandGroup.com](mailto:BMantle@MidwestLandGroup.com)

**MidwestLandGroup.com** BUYERS, SELLERS, AND LAND – CONNECTED

This property is being offered by Midwest Land Group, LLC, 7111 W. 151st Street, Ste. 27, Overland Park, KS 66223, 913.674.8010. Licensed in AL, AR, IA, IL, IN, KS, KY, LA, MN, MO, MS, MT, NE, OH, OK, SD, TN, TX, WI, and WY.