

# LAND FOR SALE

## PRIME DEVELOPMENT PROPERTY WITH HWY FRONTAGE JUST OUTSIDE OF BOLIVAR



### PROPERTY FEATURES

- Over 0.5 miles of frontage on Highway 13
- Additional highway frontage on Highway B
- High-quality pasture ground
- Pipe corral system in place
- Dry Fork Creek
- Well and automatic waterer
- 30'x80' barn
- Small rental home
- Outstanding development potential
- Prime location



PRICE: **\$1,705,000**

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.  
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