

MIDWEST LAND GROUP PRESENTS

5 ACRES

POLK COUNTY, MO

921 EAST 477TH ROAD, BOLIVAR, MISSOURI 65631



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

NEW SHOP HOUSE ON 5 +/- ACRES IN BOLIVAR, MISSOURI

Welcome to 921 East 477th Road, Bolivar, Missouri! This 3-level, 3-bed, 2-bath home with 1,972 square feet has been updated with new finishes throughout and sits on just over 5 +/- acres, offering space, privacy, and room to grow.

The main level features comfortable living areas, a refreshed kitchen with modern updates, and a master bedroom. The second level includes two bedrooms, a play area, and a full bath—ideal for kids or guests. The third level is an unfinished loft, already wired and plumbed, making it perfect for a future master suite,

home office, or bonus living space.

The home is equipped with efficient mini-split systems for heating and cooling, giving you comfort and energy savings year-round. Outside, you'll find a versatile outbuilding that adds extra storage or workshop space, along with room to enjoy the outdoors on your own 5 +/- acre mostly wooded property.

With power from Southwest Electric and a convenient location just minutes from Bolivar, this property delivers the best of modern living with country charm.



PROPERTY FEATURES

PRICE: **\$329,000** | COUNTY: **POLK** | STATE: **MISSOURI** | ACRES: **5**

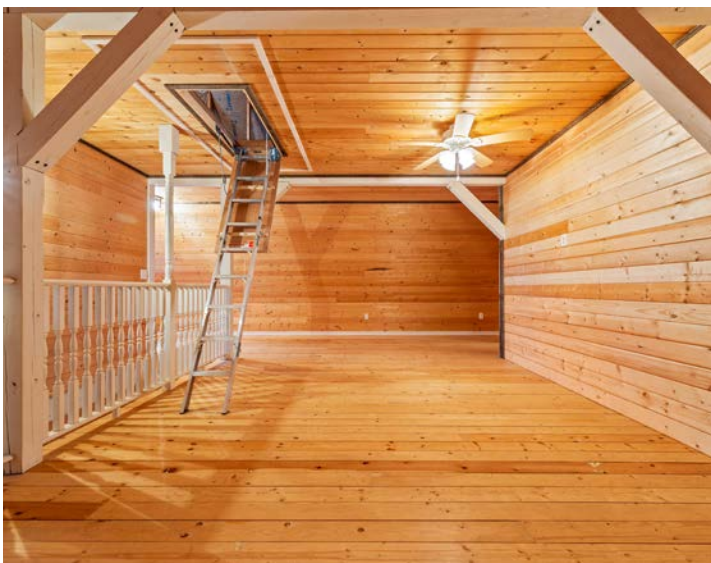
- New finishes
- Southwest electric
- Bolivar schools
- Great location
- Outbuilding
- Wooded 5 +/- acres
- Wood stove

NEW SHOP HOUSE

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ADDITIONAL INTERIOR PHOTOS



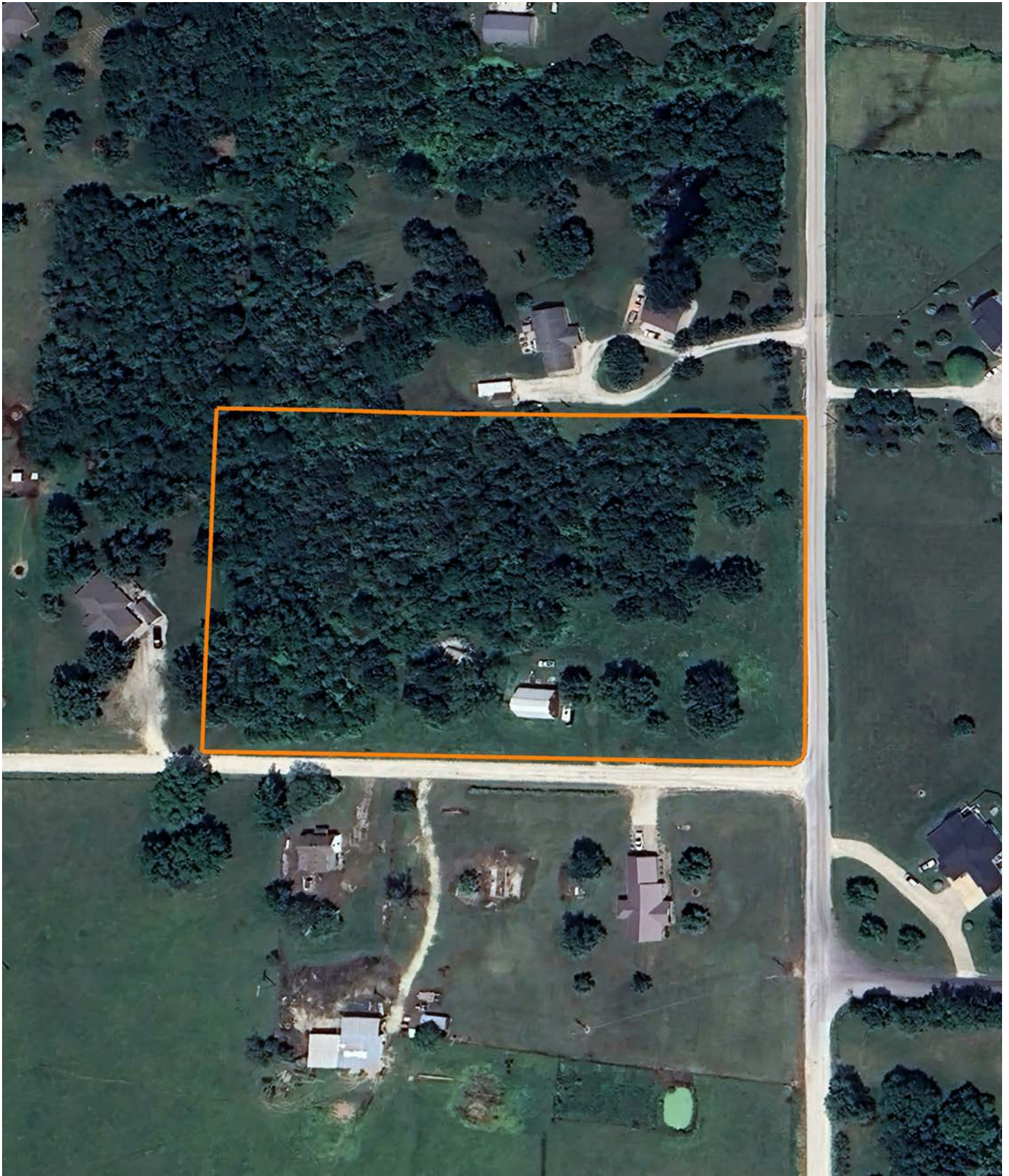
GREAT LOCATION



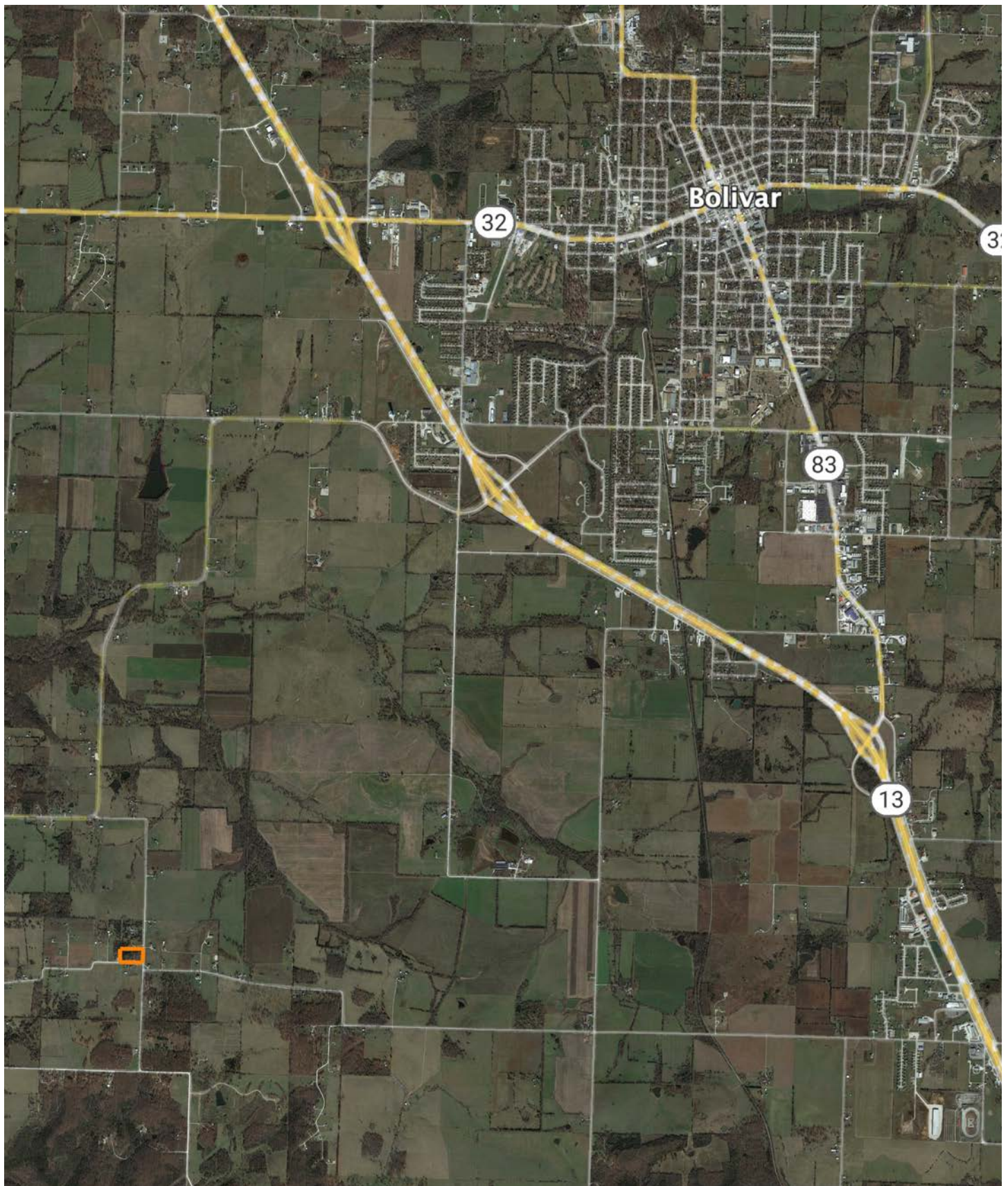
OUTBUILDING



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

Looking for land or selling a piece of property can be stressful or overbearing, but not if you're working with the right agent. Bjorn Wilkerson is all about making sure each client has an enjoyable experience from start to finish. A lifelong lover of the outdoors, Bjorn has a background in agriculture and a passion for all things outdoors. This includes hunting, fishing, camping, traveling, hiking, and land management, not to mention his personal favorites: spring turkey hunting, whitetail hunting, and bowfishing. Born in West Plains, Missouri, Bjorn attended Couch High School and graduated from Missouri State University—Springfield with a degree in Wildlife Management. Before coming to Midwest Land Group, he worked in agriculture and operations with Archer Daniels Midland (ADM), a human and animal nutrition company specializing in agricultural origination and processing, where he worked his way around the company, serving in a variety of positions, everything from trainee, plant manager, and recruiter to new manager development specialist and continuous improvement practitioner. Being a service to someone looking for hunting or farming property is what drives Bjorn. He wants each experience to not only be enjoyable, but seamless as well. If you're in the market to sell or buy land, give Bjorn a call.



BJORN WILKERSON,
LAND AGENT

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