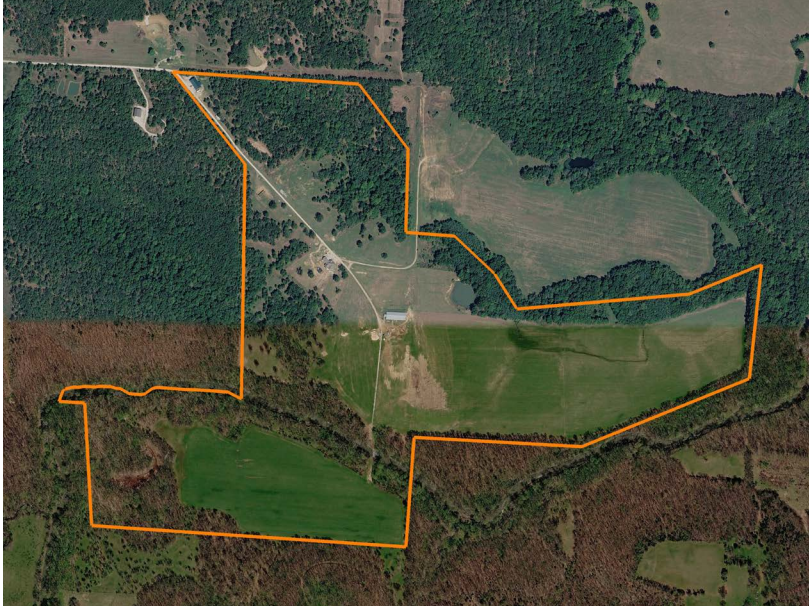


LAND FOR SALE

206 +/- ACRE PREMIER WORKING FARM AND RECREATIONAL ESTATE

COUNTY: **BARTON**
STATE: **MISSOURI**
ACRES: **206**



PROPERTY FEATURES

- 206 +/- diverse acres
- Primarily Class II and III soils
- Fully fenced and cross-fenced
- 8+ cattle waterers
- Deep well, 3-phase pump, mile of underground waterlines
- Currently in cattle and sheep production
- Incredible deer, turkey, and duck hunting
- 2 stocked ponds
- Horse Creek runs through the property
- Commercial shop: home to two businesses
- 28' x 60' horse barn with tack room
- Steel Quonset barn
- Hay barn
- 55' x 60' sheep barn
- 3,500 sq. ft. premium custom-built home

For more information, contact:

KELLEN BOUNOUS, Land Agent

417.313.3123 | KBounous@MidwestLandGroup.com

MidwestLandGroup.com



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, ND, NE, OH, OK, SD, TN, TX, WI, and WY.