

**4277 140th**  
**Bolivar, MO 65613**



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**MLS# 60282107**



**\$430,000**

**3 Bedrooms | 2 Bathrooms | 1,700 Sqft**

Nestled in the heart of Polk County, Missouri, this stunning 40+/- acre property offers an unparalleled opportunity for outdoor enthusiasts and nature lovers alike. Boasting a 1912 farmhouse with 3 bedrooms and 2 bathrooms, the site is perfectly positioned to serve as an hunting retreat or a new home site. The surrounding land is a haven for wildlife, featuring mature timber that provides excellent cover and foraging for the abundant deer and turkey populations. With Piper Creek meandering through the property, the tranquil sounds of flowing water add to the natural beauty, as well as providing a travel corridor for mature bucks. This exceptional tract of land is not only aesthetically pleasing but is also a dynamite hunting destination. The mature bucks roam across the landscape, making this property a prime spot for hunters seeking their next trophy. The combination of diverse terrain, wooded areas, and nearby water sources ensures an enticing habitat for wildlife, offering exciting opportunities for both bow and rifle hunting. Whether you're looking to invest in a promising recreational property, establish a family legacy, or simply enjoy the peace and serenity of rural living, this 40-acre gem is a rare find that promises endless adventures in the great outdoors.



**Austin Phillips**

Phone: (417) 521-0095

Midwest Land Group

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