

**19606 Tuttle Road**  
Other, MO 65025



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**MLS# 3577154**



**\$615,000**

86 +/- acres with new 36X32 shop with power and water. Enjoy a secluded setting well off the road and panoramic views. Homesite includes a new 25 GPM deep well and pressure tank. Expandable solar panel setup with battery bank. 50 amp RV outlet on the shop. Over 60 acres perimeter and cross fenced with mostly woven wire for sheep, horses and cattle in rotational grazing. Gated entrance with gravel drive through the woods opening into large pastures, plus tillable bottom ground currently in pasture and slopes with mature trees for good hunting. Land is in two parcels with power and Co-Mo fiber optic at the driveway on upper parcel. Multiple ponds, one spring-fed and over 1/2 mile of Moniteau Creek frontage. Older 30X44 hay barn with sorting pens, plus a quaint cabin in the meadow at the creek side. Homestead ready with started orchard and a large garden with elderberries, asparagus, strawberries and raspberries. Great location with Columbia, Jefferson City and Sedalia all within 45 minutes. In Cooper County with 18 miles to I-70 at Boonville. On county-maintained road with good cell service and excellent sun exposure for solar. Owner agent.



**Sharone Fischer**

Fathom Realty

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