

Rr 63 Box 680
Cabool, MO 65689



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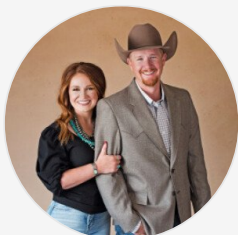
- 3 Bedroom
- 1 Bath
- 228 +/- Acres
- North Fork River Frontage



\$1,100,000

3 Bedrooms | 1 Bathroom | 1,356 Sqft

Welcome to a truly exceptional 228-acre m/l cattle farm, a rare gem nestled in the heart of Douglas County. This magnificent property boasts approximately 38 acres of fertile bottom ground, graced by a half-mile of the North Fork River, offering unparalleled opportunities for fishing, hunting, and wildlife. The farm also offers convenient Highway E frontage. The land is predominantly open, featuring beautiful mature trees and expansive hayable acreage, making it ideal for cattle operations. The majority of the fencing is new, ensuring a secure and well-maintained environment for your livestock. With five ponds and five paddocks, this farm is thoughtfully equipped for efficient rotational grazing. A charming farmhouse, built in the 1900s, offers three bedrooms and one bathroom, providing a cozy retreat with a rich history. This farm has been lovingly held by the same family for many many years, reflecting a legacy of stewardship and care. Additional amenities include a hay barn and a shop building, providing ample space for equipment and storage. This one-of-a-kind farm offers a unique blend of natural beauty, productive land, and a peaceful rural lifestyle. Don't miss the opportunity to own a piece of Douglas County's finest. Just minutes from 1000s of acres of National Forest too!



Shannon Shannon

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37 North Realty - Mountain Grove

For full listing details, please scan:

