

000 Highway 63
Cabool, MO 65689



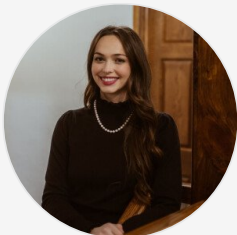
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MLS# 60305764



\$588,500

This is a fantastic opportunity to own 107 acres of productive farmland with direct Highway 63 frontage, and Piney River access conveniently located just a few minutes from Cabool, Mo! This versatile property is predominantly open and offers a strong balance of fertile bottom ground and hayable acreage. Boasting established row crop production, and functional improvements, this property is well-suited for farming, ranching, or investment purposes! The acreage is fenced and cross-fenced, and ready for livestock, or diversified agricultural use. Property features a large hay barn providing ample storage space for harvest or equipment. The Piney River runs through the property in multiple locations, adding significant scenic value! Property offers some wooded acreage with marketable timber, and abundant wildlife. This property is an outstanding opportunity for those seeking to expand existing operations, or invest in quality farmland with proven production history!



Audrey E Boyle

Phone: (417) 254-1293

Keller Williams Southern Missouri Realty

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