

12237 65 Highway
Cole Camp, MO 65325



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MLS# 3582352



\$1,725,000

3 Bedrooms | 1 Bathroom | 1,865 Sqft

195 m/l Acres Highly Productive Farm with Highway Frontage! Discover this impressive 195-acre property featuring over mile of Highway 65 frontage and a charming 3 bedroom, 1 bath ranch home. Ideally located just 11 miles south of Sedalia and 15 miles north of Truman Lake, this farm offers strong agricultural income plus excellent long-term potential. Approximately 132 acres are currently in row-crop production, with an additional 43 acres in grassland much of which could be converted. The property offers excellent building sites and outstanding exposure for a variety of future uses including residential, commercial, or industrial development. The ranch home features a large, open kitchen and dining area, a 1-car attached garage, and an unfinished basement that could easily be transformed into additional living or entertainment space. Multiple detached outbuildings provide ample storage for hay, equipment, vehicles, and all your farm or hobby needs. Family farm-first time on the market!



Luke Beaman DR

Reece and Nichols Golden Key Realty

For full listing details, please scan:

