

700 Highway Cc
Lamar, MO 64759

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MLS# 60314394



\$1,360,000

3 Bedrooms | 3 Bathrooms | 3,050 Sqft

This great 160+/- acres farm is conveniently located just East of Lamar MO near the town of Milford. The property offers large open pastures with great fencing, tillable ground, ample water for livestock with ponds and automatic waterers, New 700' well that tested at 80+ gpm and can be outfitted for irrigation, pipe corrals, year round creek, wooded ground for wildlife and views in every direction. There was attention given to every detail of the home when it was built in 2019. The home offers an open floorplan with 2 bedrooms and 2 full baths on the main level, one loft bedroom and full bath up, cathedral ceilings, sunroom, 2x6 construction, foam insulation, Bamboo Flooring throughout, and plenty of windows for natural lighting. The oversized 2 car full basement has plenty of storage and workshop and craft areas. The home is serviced by a duel fuel HVAC system with new 4 ton A/C unit, Tankless water heater, mini-split unit for the loft area and a pellet stove fireplace. Enjoy the sunrise and sun sets under the covered porch and deck on both front and back. The pastures have been maintained using the MFA grid soil needs survey system in previous years. The pastures are also cross-fenced fenced for convenient flow to the pipe corral. Horse Creek crosses the East portion of the property and serves as a boundary to the woods. This is a beautiful



Thomas W Kissee
Phone: (417) 838-4638
Tom Kissee Real Estate Co

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