

**6991 Ely**  
Hartville, MO 65667



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MLS# 60316102



**\$459,000**

**3 Bedrooms | 2 Bathrooms | 1,920 Sqft**

**TURNKEY WORKING CATTLE FARM | 38 m/l ACRES OF PRODUCTIVE, FENCED & CROSS-FENCED PASTURE**  
Located in the heart of Southern Missouri, this 38 m/l acre operational cattle farm is fully equipped for livestock, hay production, and self-sufficient living. With established rotational grazing, reliable water sources, and proven pasture performance, this property is ready for your herd from day one. The land is fenced and cross-fenced into four paddocks, allowing for efficient rotational grazing and improved pasture management. Approximately 100 bales of hay were harvested last year, showing the strength and productivity of the pasture. Three ponds provide ample water for livestock, including one pond supplied by an old well that does not freeze during the winter months, providing dependable year-round stock water. A well-established orchard includes apple, cherry, peach, pear, and plum trees, along with wild raspberries and strawberries. This setup supports true farm-to-table living and offers potential for additional income or personal use. Farm infrastructure is already in place with a cattle working setup, small barn, separate garage, and multiple outbuildings. The 32x32 insulated metal shop features a concrete floor, two garage doors, and its own septic system, making it ideal for equipment storage, mechanical work, or future



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For full listing details, please scan:

