

000 Highway B
Bolivar, MO 65613



Powered by lakefrontexpo.com

MLS# SOM60303200



\$1,425,000

This exceptional property offers over half a mile of frontage along Highway 13 and additional frontage on Highway B, making it a standout investment opportunity just five miles from Bolivar, Missouri. The land is predominantly high-quality pasture, fully fenced with strong perimeter and interior fencing, and includes well-maintained pipe corrals ideal for livestock operations or hay production. A portion of Dry Fork Creek meanders through the property, enhancing its natural appeal and providing seasonal water access. Additional infrastructure includes one well. What truly sets this property apart is its incredible development potential. With highway frontage on two sides and close proximity to Bolivar's growing community and home to Southwest Baptist University with over 2,700 enrolled students, this property is ideally positioned for future residential, commercial, or mixed-use projects. Easy access to both Bolivar and Springfield (just 35 minutes away) adds to its strategic value. Properties of this size, with this level of visibility and access, are extremely rare in this area. Don't miss your chance to invest in one of the most promising tracts Polk County has to offer.



Beau D Mantle
Midwest Land Group

For full listing details, please scan:

