

**3261 Highway Rb**  
**Bolivar, MO 65613**



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MLS# SOM60316767



**\$1,786,500**

**5 Bedrooms | 5 Bathrooms**

Located just north of Bolivar, Missouri near Pomme de Terre Lake, this rare 100 acre property offers large acreage, lake proximity, and substantial improvements in one of southwest Missouri's most desirable recreational areas. Properties offering this combination of usable land and close access to Pomme de Terre Lake are increasingly difficult to find in the Bolivar and Polk County region. The property features nearly one mile of lake frontage along Pomme de Terre Lake, providing exceptional access to the shoreline and the rare ability to launch your own boat directly from the property. The property sits less than two minutes from the water's edge of Pomme de Terre Lake, providing quick access to boating, fishing, and year round recreation while maintaining the privacy and space that only large acreage can provide. Approximately 100 acres of gently rolling, grazeable pasture create a versatile property suitable for livestock, recreation, trail riding, hunting, or simply enjoying the natural setting that defines this part of southwest Missouri. The residence includes approximately 5,700 square feet of living space with five bedrooms and three and a half bathrooms, offering ample room for family, guests, or entertaining. Designed to capture the surrounding landscape, the home provides comfortable living space for a full time residence, private



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