

0000 Farm Road 2007
Aurora, MO 65605



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MLS# SOM60318256



\$3,564,000

628+/- acre working cattle farm just outside Aurora, Missouri. This expansive farm offers an exceptional opportunity to own a highly productive and well-maintained livestock operation in southwest Missouri. Designed with efficiency, the property is fully fenced and cross fenced, creating an ideal setup for rotational grazing and herd management. The landscape features a beautiful mix of fertile bottom ground and gently rolling hills, providing both productive pasture and scenic views across the farm. Water is abundant throughout the property with 70+/- waterers connected to a reliable watering system, all supported by a strong, established well equipped with a new monitor and super booster to ensure consistent water pressure across the farm. In addition, Little Crane Creek runs through the property, and five ponds provide additional natural water sources. This farm is currently supporting approximately 300 cow/calf pairs, demonstrating its proven carrying capacity and productivity. The grazing program is well established, featuring 100+/- acres of perennial cereal rye grass, 60+/- acres of triticale in the fertile bottom ground, and 75+/- acres of newly seeded fescue, with the remaining acreage in established fescue pasture. Conveniently located just 12 minutes southeast of Aurora, 14 minutes south of Marionville, and



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