

0000 80th
Jasper, MO 64755



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MLS# SOM60319166



\$389,320

This 73+/- acre tract offers a rare combination of productivity and recreational appeal in a highly desirable location. Featuring primarily Class II and III soils made up of Barden and Barco loams, this property is well-suited for a variety of agricultural uses. Multiple open fields provide excellent opportunities for hay production or row crops, while the existing fencing and cross fencing make it ready for continued cattle grazing. Beyond its agricultural value, the property boasts strong recreational potential. An abundance of deer and other wildlife frequent the land, making it an ideal setup for hunting enthusiasts. Three ponds are scattered throughout, offering not only reliable water sources for livestock but also great fishing opportunities. Tucked away from the road, you'll find several secluded build sites perfect for a home or weekend retreat, providing privacy and scenic views of the surrounding countryside. Conveniently located just 10 minutes northeast of Jasper, 14 minutes southeast of Lamar, and 20 minutes northeast of Carthage, this versatile property offers the perfect balance of seclusion and accessibility. If you are in the market for your private retreat, additional cattle ground, or land to build that dream home then look no further!



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