

27255 Farm Road 2090
Cape Fair, MO 65624



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MLS# SOM60303015



\$3,400,000

1 Bedroom | 2.5 Bathrooms

Income, Privacy, Serenity & Comfort -- All on 618 Acres in Stone/Barry Counties! Discover an exceptional property that blends income opportunity, recreational enjoyment, and sustainable living. This 618-acre farm offers a rare combination of hay production, timber potential, and premier hunting grounds -- all with unmatched privacy and serenity. Key Features: Income Potential: Established hay production with additional opportunity for timber income. Recreational Paradise: Prime habitat for deer and turkey hunting -- easily developed into a private hunt reserve. Chemical-Free Legacy: No glyphosate used on the farm for at least 35 years (verifiable). Workshop/Barn: A metal arched workshop, fully insulated with sprayed-on closed-cell foam, easily convertible into a barn. RV & Equipment Ready: Three 50-amp charging stations for RVs or power equipment. The Home: Highly energy-efficient construction with sprayed-on open cell foam insulation. Thoughtfully designed with no vents, tubes, or penetrations through the roof, eliminating leak risk. Radiant floor heating via tankless water heater. Home has filtered water everywhere. Home conducts complete filtered air exchange every 15 minutes via Energy Recovery Ventilator System. Built to maximize comfort, efficiency, and long-term durability. Guest house comfortably sleeps six. This is



James Alan Cotton

Phone: (816) 820-8342

Keller Williams Tri-Lakes

For full listing details, please scan:

