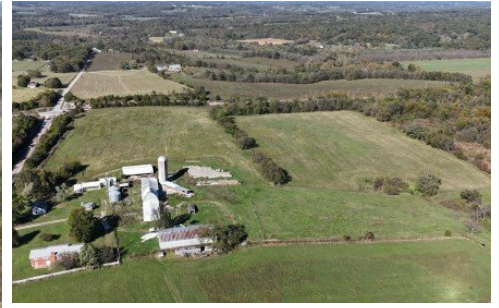


296 316 State
Clever, MO 65631



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MLS# SOM60311982



\$1,060,060

5 Bedrooms | 3 Bathrooms | 3,580 Sqft

A Beautiful Farm in One of the Area's Most Sought-After Locations **INVESTORS--DON'T MISS THIS RARE OPPORTUNITY!** Located in one of Christian County's most sought-after corridors, this 34.83+/- surveyed-acre farm offers exceptional visibility and access with prime frontage on MO Highway 14 and Highway N, conveniently positioned between Clever and Nixa, Missouri. Perched atop one of the best hilltop views in Christian County, this historic property was once a dairy farm and still features much of the original equipment. Improvements include a 3915+/- sq ft all-brick home with a full basement, a 104' x 50' machine barn, multiple grain silos, hay barns, sheds, and out-buildings. An older 1920s-era home remains on-site (no assigned value; potential for reconstruction). An ideal equestrian property with beautiful pastures and ample barn space--perfect for a premier horse facility. The land offers excellent open fields ideal for crops, horses, cattle, or a hobby farm, while its location and scenic setting make it a fantastic candidate for a wedding venue, event center, or agri-tourism use. With close proximity to Clever, Nixa, and Republic, this property also presents strong potential for future residential development (rezoning may apply--buyers to perform their own due diligence). Additional highlights include two water wells, with a new 610'



Aaron Austin

Phone: (417) 242-0000

BlueCamo Properties

For full listing details, please scan:

