

000 County Road 142e-24
Doniphan, MO 63935



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MLS# SOM60313419



\$1,080,000

1 Bedroom | 1 Bathroom

High-Quality Grazing & Hunting Farm in the Ozark Foothills Located in the scenic Ozark foothills less than 10 minutes from Doniphan, MO, this productive grazing and hunting farm offers county road access on both the east and north sides while maintaining a peaceful rural setting. The land is easy to use, consisting entirely of bottom ground and gently rolling terrain with no steep areas. Approximately 90% of the property is open, making it ideal for livestock grazing and hay production. A wet-weather creek runs through the center of the farm for over a mile, providing natural water and excellent wildlife habitat. Five ponds are located across the property, three stocked with bass. Two ponds are approximately 1.5 acres each, along with a larger pond of roughly 4 acres, supplying ample water for cattle and recreation. The farm includes a few cross fences. It also includes scattered timber and brush pockets to enhance deer movement, offering excellent hunting without sacrificing grazing efficiency. Portions of the land have been used as food plots, and some overseeding in select areas would optimize full-time grazing. Most of the acreage is suitable for hay production. Soil charts indicate very good soil quality, and in a normal year the farm should comfortably support one cow-calf pair per three acres or potentially better. Improvements include a 1-



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