

000 County Road 142e-24
Doniphan, MO 63935



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MLS# SOM60313420



\$999,900

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 frontage on both the east and north sides, providing excellent access while maintaining a quiet rural setting. The land consists of gently rolling bottom ground with no steep areas making it highly usable and productive. 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, supplying natural water and serving as a strong wildlife travel corridor. Five ponds are located across the property, three stocked with bass, including two approximately 1.5 acres each and a larger pond of around 4 acres, providing ample water for cattle, wildlife, and recreation. The farm includes a couple of cross fences with scattered timber and brush pockets to enhance deer movement, making it excellent for hunting without sacrificing grazing potential. Portions of the property have previously been used as food plots, and some overseeding in select areas would benefit full-time grazing. Most of the acreage could be converted to quality hay ground. Soil charts indicate very good soil quality, and in a normal year the farm should comfortably support one



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