

**000 Se County Road 550**  
Collins, MO 64738



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MLS# SOM60292557



**\$1,068,200**

Discover the perfect blend of productivity, recreation, and natural beauty on this exceptional 218 +/- acre farm, where over half a mile of Coon Creek--a tributary of the Sac River--winds through the heart of the property. With fertile soils, abundant water, and a diverse landscape, this farm offers a rare opportunity in a highly sought-after location. More than 85 +/- acres of rich creek bottom ground stretch across the property, lush with fescue and historically used for hay production. These fields are terraced and made up of productive Class II and Class III soils, making them ideal for row cropping. In addition, approximately 37 +/- acres of quality pasture lie on the north side of Coon Creek, offering further potential for hay or crop production. Three ponds are nestled throughout the property, one of which is stocked with channel catfish--perfect for an afternoon of fishing. The mix of open fields and fertile soils also provides countless options for food plot locations. Whether you're a serious hunter or simply love being in nature, the recreational potential here is outstanding. Thick timber made up of cedar and hardwood creates excellent bedding cover, and wildlife sign are abundant throughout. The area is well-known for producing trophy-class whitetail deer and strong turkey populations. A well-established trail system gives easy access across the



**Beau D Mantle**

Midwest Land Group

For full listing details, please scan:

