

**000 Hwy U**  
Lamar, MO 64759



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MLS# SOM60316096



**\$770,000**

Discover the perfect blend of income potential, recreation, and future homesite possibilities on this diverse 140+/- acre tract. Approximately 75 acres of productive, arable row-crop ground (including 12 acres currently planted in wheat) provide immediate agricultural income opportunity. The balance of the property features cross-fenced pastures, including one pasture interseeded with wheat for hay production, making it well-suited for livestock operations. Six ponds are scattered throughout the property -- one known to be stocked with fish -- offering excellent water sources for cattle and outstanding recreational enjoyment. A mix of open ground and timber creates ideal habitat for wildlife, making this property equally appealing for hunting and outdoor recreation. With road frontage on two sides, the land offers excellent accessibility and strong subdivision potential. Rural water and 3-phase electric are available at the road, adding convenience and development flexibility. This tract checks all the boxes with: Endless possibilities. Productive ground. Prime location.



**Jessica Long**

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ReeceNichols - Mount Vernon

For full listing details, please scan:

