

**00 601**

**Calhoun, MO 65323**



Powered by [lakefrontexpo.com](http://lakefrontexpo.com)

**MLS# SOM60316396**



**\$674,830**

Exceptional opportunity to own versatile acreage with a perfect blend of pasture and timber. This property features approximately 7 acres of established native grasses including Big Bluestem, Little Bluestem, and Indian Grass. Two ponds provide water sources for livestock and attract wildlife. A cross fence is already in place, allowing for convenient rotational grazing potential. In addition, approximately 10-15 acres of mature timber offer prime hunting and excellent habitat, making this property equally appealing for recreational use as well. Currently utilized for cattle and hay production, this tract also offers strong potential for future tillable acreage. Whether you're looking to expand your agricultural operation, create a recreational retreat, or invest in productive land, this property delivers exceptional wildlife, grazing, and multi-use potential.



**Emily Burke**

Phone: (660) 351-2382

LakeFrontExpo MLS

For full listing details, please scan:

