

1477 Bell Ford
Marshfield, MO 65706



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156 Acres * Prime hunting grounds * 55% open pasture
Remodeled Farmhouse * 2 Living Rooms or 3 Bedrooms
60' x 120' Red-Iron Building * 6 Other Outbuildings
7 ponds (2 Spring-fed & Stocked) * Cattle Tight * Arena



\$965,000

3 Bedrooms | 1 Bathroom

This breathtaking 156-acre farm offers a rare combination of beauty, versatility, and modern updates. Two of the seven ponds are spring-fed and stocked, perfect for fishing or watering livestock. More than 55% of the land is open pasture--previously used for cattle and currently hayed--with horse facilities already in place. The remainder offers prime hunting grounds, scenic bluff views, and even the potential for a cave exploration. The charming 1906 two-story farmhouse has undergone a near-complete remodel over the last 7 years, including crawlspace remediation with moisture barrier, luxury vinyl plank flooring, sheetrock, updated electrical, new windows, roof, appliances, and efficient mini-splits. Enjoy the separate laundry/mud room with propane wall heater off the kitchen--ideal for farm living. A massive 60'x120' red-iron steel building provides 3, 12' high doors and separate workshop. The workshop has a 14' wide door, concrete floors, 220, and an apartment at the back, with bathroom and loft. The other side has 18' wide doors, on front and side, perfect to store toys and equipment, or add your own horse stalls! Additional improvements include a livestock barn/loafing shed with tack area, enclosed stalls for smaller livestock and covered area to an open run, ~200'x100' arena with permanent corral, old grain silo, 4-bay carport, well house



India E Visser

Phone: (417) 567-0808

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