

**3156 County Road 219**  
Thayer, MO 65791



Powered by lakefrontexpo.com

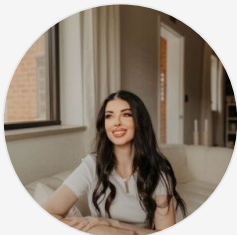
MLS# SOM60313583



**\$1,490,000**

**2 Bedrooms | 2 Bathrooms | 1,930 Sqft**

Discover a one-of-a-kind opportunity to own a turnkey, 269.5-acre working farm with a thoughtfully designed home and unmatched panoramic views, located at 3156 County Road 219 in Thayer, Missouri. Built in 2022, the 2-bedroom, 2-bath home offers 1,930 square feet of comfortable living space with 12' ceilings and an open-concept layout that maximizes natural light for an airy feel. The property is fully fenced and cross-fenced, featuring 8 ponds, working pens, two wells, two wet-weather creeks, and high-functioning infrastructure suitable for cattle and diversified livestock operations. There are 8 total frost-free spigots, with one located in each pasture for convenient livestock watering, along with a second entrance for ease of access. Currently running approximately 80 head of cattle, 100 chickens, and 30 goats, the farm is set up for continued production from day one. One of the standout features is the 12.3 kW Sun solar system that fully powers the home, enhancing efficiency and reducing operating costs while supporting sustainable living. The land provides a mixture of pasture and grazing space, with multiple water sources and fencing already in place to streamline rotational grazing or expansion of current herd numbers. Whether you're looking for a productive agricultural operation, a private homestead, or a combination of



**Amelia Kraemer**  
Phone: (417) 293-1684  
LakeFrontExpo MLS

For full listing details, please scan:

