

000 Farm Road 380
Dunnegan, MO 65640



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MLS# SOM60312655



\$480,000

Set on 60+/- picturesque acres of prime farmland, this fully equipped and operational cattle farm is ready to support a productive and efficient livestock friendly operation with great neighbors! Gorgeous sunsets, meticulously maintained, this property is thoughtfully laid out with excellent fencing and cross-fencing, creating an ideal balance of hay production and grazing land. A standout feature is the 40' x 100' hay barn, built for durability and functionality, complete with a deep gravel floor and integrated drainage system--perfect for storing hay and equipment in all seasons. Water is abundant and reliable, with a year-around spring supplied by the renowned Dunnegan Springs and a large pond providing additional year-around water for livestock. Approximately 27+ acres of established hay ground produce a strong yield of alfalfa, clover, and brome, providing approximately 250 hay bales annually; while 30+ acres of pasture offer ample grazing. The operation is further enhanced by metal pipe corrals, gates, and fence corners, ensuring safe, efficient cattle handling, plus two gated access points from the black top road. With its scenic setting, productive soils, and turnkey infrastructure, this property is a rare opportunity for cattle producers seeking a high-quality, well-maintained farm that blends beauty with performance. Listing includes two parcels: 89-



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