

510 Duffield
Stella, MO 64867



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MLS# SOM60317967



\$7,500,000

3 Bedrooms | 2 Bathrooms | 1,540 Sqft

This property is well suited for buyers seeking a replacement asset as part of a 1031 exchange. The size, operational history, and agricultural income profile align with the needs of investors transitioning from other real estate holdings into land-based assets. This offering presents the opportunity to acquire approximately 895 contiguous acres of productive land operated as a working Backgrounder cattle ranch in Southwest Missouri. The property is offered at \$7,500,000 and is well-suited for buyers seeking a large-scale agricultural asset. The ranch features established fencing, multiple fresh water sources, Pastures of Wheat, Triticale, Rye grass, and fescue. The efficient land layout supports rotational grazing and ongoing livestock operations. Its size, continuity, and location position the property as a long-term agricultural investment with income-producing capability and capital preservation characteristics. The seller will cooperate with properly structured 1031 exchanges. This property may serve as a suitable replacement asset for investors transitioning out of other real estate holdings into agricultural land.



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