

**510 Duffield**  
Stella, MO 64867



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MLS# SOM60318145



**\$7,500,000**

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. It is well-suited for buyers seeking a large-scale agricultural asset. The ranch features established fencing, multiple fresh-water sources, and Pastures of Wheat, Triticale, ryegrass, 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 potential 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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