

2765 75
Osceola, MO 64776



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MLS# SOM60318602



\$2,100,000

3 Bedrooms | 2 Bathrooms | 1,316 Sqft

Turnkey Cattle Operation - 302.19 Acres of Prime Open Pasture! Hard-to-find 302.19 acres of open pasture designed for maximum productivity. 2 Farms located less than .25 mile from each other. This property is ideal for cattle producers looking for efficient grazing and easy management. The north farm offers 171 Acres, 6 Ponds, a wet weather spring, cattle pens and a small grain silo. Perimeter and cross fencing. Also, a 1,316 sq ft Ranch style home with 3 bedrooms, 2 Baths and a full unfinished basement, providing additional space and potential. Home also has a brand new well. South Farm offers 131.19 Acres, 2 sides of road frontage (1 being Blacktop), new well, 2 ponds (1 is spring fed), 3 Springs, a 45x72 hay/machine barn, cattle pens and a small shed, fenced and cross fencing. The east property line joins government land. With less than .25 mile between farms makes it easy for movement of equipment and livestock. Located just a short distance to Sac River and Osage River, with nearby government land offering recreational opportunities. If you're looking for highly usable pasture ground with strong water sources and infrastructure already in place, this property is ready to go!



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