

309 380th
Dunnegan, MO 65640



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MLS# SOM60318706



\$1,126,230

2 Bedrooms | 2 Bathrooms

This near 80-acre Polk County property blends premium productivity with modern, efficient living. With over 25 acres of high-producing alfalfa averaging 3 to 4 cuttings a year and 45 plus acres of open, gently rolling pasture, this ranch is ready for livestock or hay production. The remaining acreage includes smaller traps and turnouts, ideal for horses, show animals, or family livestock. The home is an attractive, well built 2 bedroom, 2 bath barndominium offering approximately 1,700 square feet. The main level features an open kitchen and living area with strong natural light and views in every direction, along with a primary bedroom that includes a walk-in shower and oversized soaking tub. An upper loft provides additional living space with a second bedroom and full bath. Attached to the home is a 40x70 shop, divided for workspace and storage, fully spray foamed, and supported by solar panels. Additional structures boost functionality. The property includes an 80x80 open structure with covered space for trailers, equipment, RVs, or boats, integrated with working pens and a loadout area for low stress cattle handling. A 40x60 hay barn offers ample hay and equipment storage. A private well serves 2 automatic waterers and hydrants placed across the acreage. Fencing is excellent and cattle ready. The home sits elevated, overlooking



Billy Bruce
Phone: (417) 399-4800
Billy Bruce Realty

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