

Tract 1 0000 Farm Road 2007 Aurora, MO 65605



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MLS# SOM60319056



\$715,000

Located just minutes from Aurora, this 110+/- acre productive farm offers a great blend of agricultural use, livestock capability, and potential future investment. The property features gently rolling terrain with a light mix of timber that adds both character and natural cover while maintaining excellent usability. The farm is fully fenced and well equipped for livestock with 17+/- waterers already in place, along with two ponds providing additional water sources. Approximately 17+/- acres are currently seeded in perennial cereal rye grass, with the remaining acreage established in fescue, creating a productive forage base for grazing or hay production. With 0.7 miles of road frontage, this tract provides exceptional accessibility and multiple access points. The seller is also willing to subdivide, offering flexibility for buyers looking for a smaller farm, investment property, or building site. Conveniently located 12 minutes southeast of Aurora, 14 minutes south of Marionville, and just 50 minutes southwest of Springfield, this property combines rural privacy with easy access to nearby towns and amenities. Whether you're looking to expand your farming operation, start a livestock program, or invest in quality Southwest Missouri land, this versatile acreage offers outstanding potential.



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