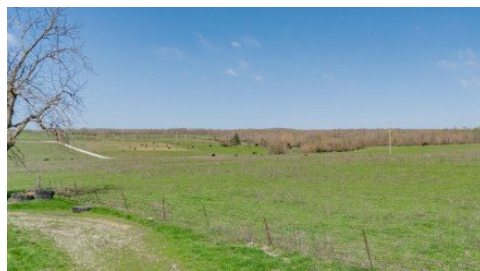


002 156th
Polk, MO 65727



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MLS# SOM60292248



\$234,375

Located just northeast of Bolivar and a short distance off Hwy D via chip-and-seal road, this 27.5+/- acre tract offers a picturesque setting for a future home build. The land lays gently with an open roll, providing long-range views, a seasonal creek, and an inviting country atmosphere. The property includes an old farmhouse with a detached garage, private well and electric on site. While the home is given no contributory value, it lends a touch of nostalgia and marks a prime spot for a new custom build. The setting offers a blend of established infrastructure and peaceful surroundings. Fully fenced with cattle-tight barbed wire and featuring a pipe gate entrance, the land is currently used for grazing. Access comes via a well-maintained county road and a private lane. Larger neighboring tracts add to the sense of privacy, with open space, wildlife and a timeless rural feel. Light restrictions are in place to help maintain a high quality of living and protect long-term property value. Whether you're ready to build or looking to invest in a scenic country setting, this one is full of potential.



Billy Bruce
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For full listing details, please scan:

