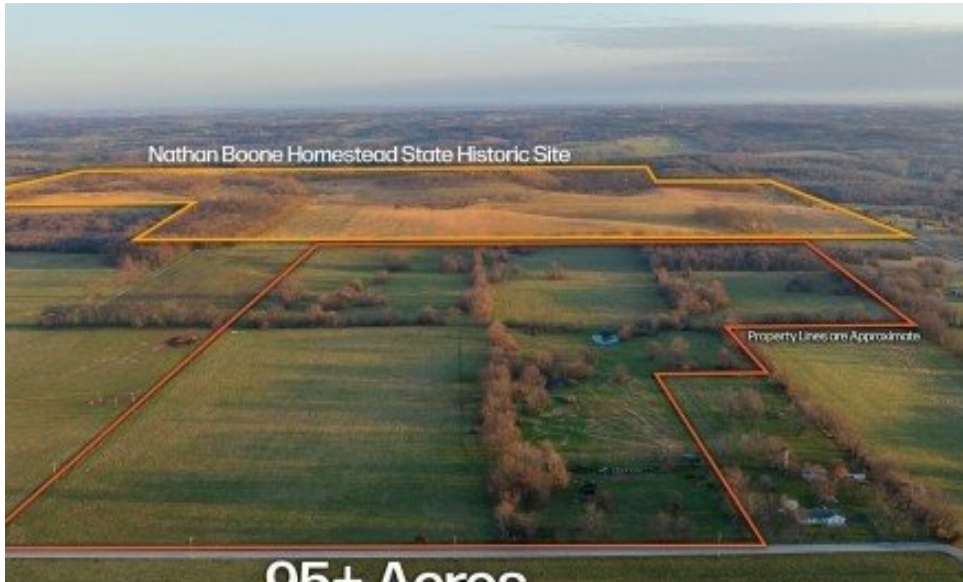


**0000 Farm Road 64**  
Ash Grove, MO 65604



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MLS# SOM60318776



**\$799,000**

This is the kind of tract that rarely hits the market in Greene County. Located just outside of Ash Grove, this 95+/- acre property checks every box--usable pasture, strong infrastructure, and serious upside. The land features gently rolling topography with wide-open pasture that's both highly functional and visually appealing. Whether you're running cattle, building, or looking at development potential, this farm is ready to perform. Paved road frontage provides easy access, and utilities are already in place with electric on-site, a new well, and an artesian well--saving you time and significant upfront cost. The property is well-watered with three ponds and includes three newly installed concrete waterers, with the ability to expand to six total--set up exactly how you want it. The standout feature is that this property directly borders the Nathan Boone Homestead State Historic Site. That means protected land behind you, added privacy, and a setting that simply won't be replicated. The small block of timber adds diversity as it borders the State Park and creates a wildlife habitat that's unmatched. Deer and Turkey have a sanctuary to the North and consistently travel through this property, unbothered. Whether you're looking for a high-end build site, a generational family farm, or a development play in a rapidly growing area--this is a rare opportunity.



**Bjorn Wilkerson**  
Phone: (417) 773-5470  
Midwest Land Group

For full listing details, please scan:

