

**1645 512th**  
**Bolivar, MO 65613**



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**MLS# SOM60313619**



**\$53,400**

Nestled in a small, quiet neighborhood and ideally located between Bolivar and Springfield, this beautiful 3.25-acre lot offers the perfect setting to build your dream home. The gently sloping terrain is ideal for a basement home design, allowing you to take full advantage of the landscape. At the back of the property, you'll find a fully stocked pond--perfect for fishing, relaxing, or enjoying peaceful views--along with an 18'x24' garage featuring a concrete floor, great for storage, hobbies, or a workshop. Electric is already available on site, and the property is serviced by a community well, making it even easier to start building. Enjoy the balance of country living with convenient access to town--this is a rare opportunity you won't want to miss! Contact a trusted agent today for your showing!



**Megan Seaney**  
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For full listing details, please scan:

