

002 Mount Gilead
Bolivar, MO 65613



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MLS# SOM60319704



\$658,920

Prime 55 acre investment opportunity with strong development potential located on the south end of Bolivar just off Springfield Avenue and along Mount Gilead Road. The property offers quick access to Highway 13, placing it in a high-demand growth area with convenience to town and regional travel. The land carries a gentle roll with a clean, usable layout and includes 1 pond that adds both function and visual appeal. The combination of open ground and topography creates a setting well suited for development while still being easy to work with. Positioned near shopping, dining, and everyday amenities, this tract offers the location developers and investors look for. The layout supports multiple possibilities, including residential development, estate-style lots, or phased investment. Ground like this, with both usability and location, is getting harder to find on the south side of Bolivar. This is a straightforward opportunity for those looking to secure acreage with flexibility and long-term upside.



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