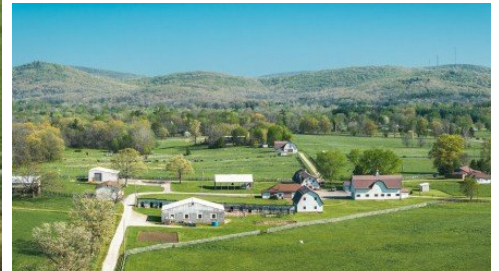


260 Kentucky Derby
Arcadia, MO 63621



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MLS# SOM60306507



\$3,850,000

Don't miss out on your chance to own one of the most beautiful farms in the valley! Conveniently located just outside city limits on Hwy 72 in Ironton, this remarkable property offers everything for the outdoor enthusiast, cattle rancher, or horse lover. Land & Water: Over half of the 686 acres is lush pasture, fully fenced and cross-fenced with automatic waters in every field. A natural spring provides water to the entire farm, complemented by a spring-fed pond and a 1+ acre stocked pond--perfect for livestock and recreation. Buildings & Improvements: This property is loaded with infrastructure, including two large hay barns (60x180 and 69x100), a 60x60 covered fire pit pavilion, a 1,980 sq. ft. office with 5 rooms, 2 bathrooms and a new metal roof, a 30x70 shop with new roof, a 75x50 block building with RV doors, a 60x48 tractor shed also with RV doors, and a 30x60 feed shed. Horse Facilities: Equestrians will love the four barns with a total of 43 stalls, each with hay lofts. At one point, one of the lofts was used as beautiful wedding venue! Facilities include tack rooms, wash areas, and bathrooms--ready for training, boarding, or breeding operations. Livestock & Equipment: The farm is fully equipped with 4 sorting pens, a working chute with head gate, loading/unloading chute, digital livestock scale, tractors, trailers, and additional



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For full listing details, please scan:

