

000 Hwy U Tract 2
Lamar, MO 64759



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MLS# SOM60321994



\$378,000

Discover the perfect blend of income potential, recreation, and future homesite possibilities on this diverse 70+/- acre tract. This parcel has acres of productive, arable row-crop ground (including 12 acres currently planted in wheat) to provide immediate agricultural income opportunity. The balance of the property features cross-fenced pastures, including one pasture interseeded with wheat for hay production, making it well-suited for livestock operations. 2 ponds are scattered throughout the property offering excellent water sources for cattle and outstanding recreational enjoyment. A mix of open ground and timber creates ideal habitat for wildlife, making this property equally appealing for hunting and outdoor recreation. With road frontage on two sides, the land offers excellent accessibility and strong subdivision potential. Rural water and 3-phase electric are available at the road, adding convenience and development flexibility. This tract checks all the boxes with: Endless possibilities. Productive ground. Prime location. Buyer to due diligence on all maps and information provided. Refer to Survey for Boundaries



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For full listing details, please scan:

