

000 80th Lane
Lamar, MO 64759



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MLS# SOM60322003



\$378,000

Discover an exceptional opportunity to own approximately 70+/- acres offering a versatile combination of income potential, agricultural productivity, recreational appeal, and future homesite possibilities. This diverse tract features productive, arable row-crop ground, including approximately 40 acres currently planted in Oats, providing immediate income potential. The remaining acreage consists of well-maintained, cross-fenced pastures--making the property ideal for livestock operations. Four ponds are strategically located throughout the property, supplying reliable water sources for cattle while also enhancing the land's recreational value. A balanced mix of open pasture and timber creates excellent wildlife habitat, offering strong opportunities for hunting and outdoor enjoyment. With road frontage one whole side, the property offers convenient access and excellent potential for future subdivision. Utilities, including rural water and electric, are available at the road, adding to the property's development appeal. Whether you're looking for a working farm, recreational retreat, or future homesite investment, this property offers endless possibilities in a prime location. Buyer to responsible for due diligence on all info including maps. All maps are approximate on the lines, referring to the survey for actual boundaries.



Jessica Long

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ReeceNichols - Mount Vernon

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