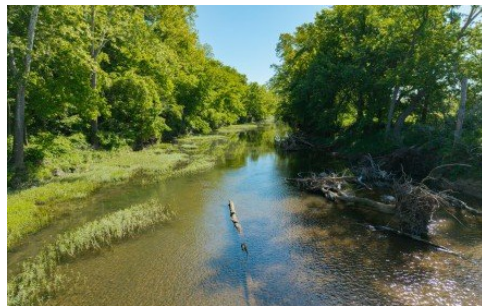


000 St Highway 38
Hartville, MO 65667



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MLS# SOM60323814



\$1,849,000

This 270 acre parcel has 1/2 mile of Gasconade river running through it. Providing great fishing and river access there is Indian Creek another year round stream flowing through the property into the Gasconade River. This large 270 acre tract is a hard find it offers awesome Hunting and fishing with the flexibility of raising cattle or livestock of your choice and raising hay as there is 120 acres of fertile bottom soil currently producing close to 600 large round bales per year. This bottom land can be turned into corn, Alfalfa or any hay crop of your choosing it has been producing without the use of fertilizer or spray. The top half of the Farm is accessed across the Gasconade River where the owners have installed a concrete slab for easy crossing. The top part of the farm has a fenced spring fed pond with a concrete waterer. There is a newly drilled well set up completely on solar power that provides water to 3 more concrete waterers. There is a new septic system and Solar to provide power for that off grid cabin of your dreams. There is another well and power along 38 Hwy on the south side of this parcel across the Gasconade River allowing for easy building and well and power on each side of the river. This is truly a special piece of property with the kind of water availability that people are searching for. Don't let this opportunity to own this great piece of the



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