

000 State Highway B
Bolivar, MO 65613



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MLS# SOM60323994



\$1,201,250

Situated just outside Bolivar and located within the Bolivar School District, this exceptional Polk County property offers the perfect combination of productive pasture ground, natural beauty, and unmatched future potential. With over half a mile of frontage along Highway 13 and additional frontage on Highway B, this highly visible tract presents a rare opportunity for agricultural use, residential development, or long-term investment. Properties with this level of accessibility and versatility are becoming increasingly difficult to find in southwest Missouri. Approximately 90% of the property is open pasture, consisting predominantly of quality fescue and clover, creating an ideal setup for cattle production, hay operations, or equestrian use. The fencing is in excellent condition and includes a strong combination of pipe fencing, 5-strand barbed wire, and woven wire, making this a truly turn-key livestock property. Well-maintained pipe corrals, two private wells, automatic waterers, and a spacious 40'x80' barn provide the infrastructure needed to immediately put the farm to work. Dry Fork Creek winds through the property and maintains water year-round, adding both scenic appeal and a reliable natural water source. The property also includes a small rental home, providing immediate income potential, guest accommodations, or temporary housing



Beau D Mantle

Midwest Land Group

For full listing details, please scan:

