

**000 Y Hwy**  
Stockton, MO 65785



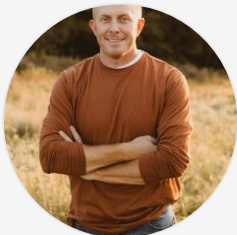
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MLS# SOM60324137



**\$478,534**

Just shy of 100 acres in Cedar County with three sides of road frontage, including two paved roads and one county road. From a cattle and usability standpoint, this is a highly functional piece of property with strong access and a layout that works. The acreage is primarily open and level across the north with a gentle roll to the south that supports natural water flow and drainage. The property is fully perimeter fenced with partial cross fencing and is currently supporting cattle. Two ponds are located on the farm, including one spring fed pond providing dependable year round water, along with a wet weather creek adding additional character and drainage across the property. The current owner has prioritized pasture management and forage quality, and it shows across the property. Respectful stocking rates and ongoing care have created strong grass production and a clean overall appearance. An older barn remains on site providing cover and additional functionality. Beyond the agricultural value, this property also carries strong potential for a future homesite or long term investment. Multiple build locations are available, whether the preference is a level open setting, a tucked away location behind trees, or a homesite overlooking water. Electric is nearby, and the three sides of road frontage create flexibility for future division or development if



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