

1986 County Road 504
Gainesville, MO 65655



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MLS# SOM60326493



\$975,000

5 Bedrooms | 3 Bathrooms | 3,720 Sqft

118-Acre Cattle Farm with Home, Pond & Creek Near Gainesville Located just outside Gainesville, Missouri, this 118-acre farm offers a rare combination of productive agricultural land, scenic water features, and a spacious country home. Currently operating as a cattle farm, the property includes a 5-bedroom, 3-bath home with approximately 3,720 square feet of living space positioned on a hilltop with beautiful Ozarks views. Large windows fill the home with natural light, while a wood-burning fireplace, metal roof, and wood-burning outdoor furnace add comfort and efficiency. Outdoor amenities include a wraparound deck, pool with surrounding deck, gazebo, and a large stocked pond with a floating dock visible from the home. The farm also features county road frontage, multiple steel-framed outbuildings, equipment sheds, and a brand-new steel-framed barn with livestock stalls. Lick Creek borders the property and offers a natural swimming hole. The property may also be purchased with an established steel business and select equipment. Business on property available for an additional \$100,000. Business equipment to be included will be negotiated at the time of offer.



Evan Ball

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Century 21 Combs & Associates

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