

2575 County Road 4990
Willow Springs, MO 65793



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MLS# SOM60328147



\$1,330,000

3 Bedrooms | 3.5 Bathrooms

Located less than two miles from town on a paved road, this 108 +/- acre farm combines the convenience of town with the privacy and productivity of a well-maintained livestock operation. The 3-bedroom, 2.5-bath home features a walkout basement, cathedral ceilings, large windows that fill the home with natural light, bamboo flooring, propane ventless fireplace, and a sunroom. Outside, you'll find multiple decks and an expansive view overlooking the farm, a concrete pad ready for a swimming pool, and a dedicated pool bathroom. Designed for efficient livestock production, the farm includes a 70x30 hay barn, a 60x40 hay barn, and a 50x50 insulated shop with 14' industrial automatic garage doors, concrete floor, electric, and a wood furnace. The property is fenced with 5- and 6-strand barbed wire perimeter and cross fencing, creating 8 or more paddocks for rotational grazing. Additional improvements include cattle working panels with a head chute, three summer waterers, two wells, three ponds (one stocked), and a wet-weather creek with a wet-weather spring. The productive pastures have been regularly limed and fertilized through MFA's Precision Program, helping maintain healthy forage and grazing conditions. For income potential, the property includes two separate 1, 200-square-foot apartments, each offering 2 bedrooms, 2



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