

193 Mcfarland Hill
Tecumseh, MO 65760



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MLS# SOM60328338



\$1,150,000

3 Bedrooms | 3.5 Bathrooms | 1,762 Sqft

Live water flows throughout this sprawling 190 Acre Farm. With 2 year round creeks and 3 ponds your livestock and wildlife will have no lack of water! Whether you are looking to cut hay for your own animals or sell hay for extra income there are about 75 acres of quality hay ground out of the 125 open acres. The property has a large hay barn with included working and holding pens along with a cattle chute. Nearly all of the property border is fenced with cross fenced pastures throughout. If you are interested in hunting the property is thick with deer and turkey along with other wildlife such as bald eagles, beavers, and blue herons. The mixture of pasture and woodland makes for great wildlife habitat and the property abuts Corps of Engineer land to the south. There are several areas that would work well for food plots. The 3 bedroom 2.5 bath house is partially finished and ready for the new owner to finish with their own touches. With a spacious open floor plan and vaulted ceilings this home has plenty of space. Lots of extras are already in place such as high end cabinets, a new 5 unit mini-split, ample insulation, new Anderson windows, a plumbed steam shower in the master bath, and 320 amp electric service. There is a huge 30x60 shop with oversized electric garage doors and a concrete floor. The well and septic system are in place along with 2



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