

000 Mount Gilead
Bolivar, MO 65613



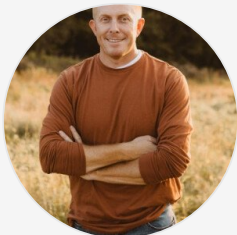
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MLS# SOM60329478



\$2,309,067

Opportunities to acquire 265+ contiguous acres in the direct path of growth on the south side of Bolivar are exceptionally rare. Positioned just off Springfield Avenue along Mount Gilead Road with quick access to Highway 13, this property combines immediate agricultural functionality with outstanding long-term residential and commercial development potential in one of the area's most desirable expansion corridors. The property offers approximately 75% open ground balanced by 25% timber, creating an attractive landscape of gently rolling terrain, scattered mature trees, a pond, and a wet weather creek. The natural topography provides the character buyers appreciate while offering the flexibility developers seek for thoughtfully planned projects. Whether envisioned as residential neighborhoods, estate-style homesites, ranch-style communities, commercial expansion, or a mixed-use development, the land offers the scale and layout to accommodate a wide range of possibilities. While future development represents the long-term vision, the property remains highly functional for agricultural use today. The open acreage provides immediate utility for livestock grazing and other agricultural operations, allowing owners to generate income or maintain productive use while planning and completing future phases of development. Located



Billy Bruce

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