

000 Hwy 123
Dunnegan, MO 65640



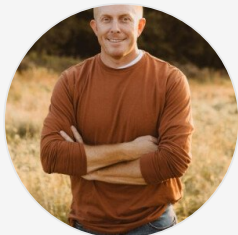
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MLS# SOM60329484



\$336,640

42 acres of productive pasture with Highway 123 frontage just north of Fair Play in Polk County. This unrestricted property offers an attractive combination of accessibility, usable ground, and rural character. The land is primarily level with gently rolling terrain toward the eastern portion of the property, where scattered mature hardwoods, including impressive sycamore trees, create an attractive backdrop. A wet weather creek crosses a portion of the property, adding natural character while complementing the landscape. Currently used for livestock grazing and horses, the property is fenced on all four sides and is well suited for agricultural use from day one. The combination of productive pasture, quality fencing, unrestricted acreage, and excellent highway access also makes it an outstanding choice for a future homesite, small ranch, horse property, or hobby farm. Conveniently located north of Fair Play with direct Highway 123 frontage, this tract offers the balance of rural privacy and year-round accessibility buyers continue to seek. Whether you're expanding your agricultural operation, building a country home, or investing in quality Missouri land, this property delivers the functionality, location, and versatility to fit a variety of uses.



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