

**6731 Raccoon**  
Granby, MO 64844



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**MLS# SOM60329556**



**\$699,000**

**3 Bedrooms | 2 Bathrooms**

Welcome to 6731 Raccoon Road in Granby, Missouri! This farm checks a ton of boxes boasting farming, development, and recreational value. Looking for some additional pasture to run cattle? Looking for a secluded mix of timber and pasture to build your dream home? Or are you simply looking for a place to deer/turkey hunt and maybe build a cabin? This 98 +/- acre farm has all that and more! Enjoy the beautiful rolling hills and mix of pasture/timber that make for scenic views throughout the property. Tucked back on a secluded drive way, the current residence is a manufactured home built in 2022. It is a cozy 3 bed / 2 bath situated on the top of a hill with a beautiful view of the below pasture. Electricity, septic, a well, and fiber internet is all in place for the next owner. The property also features a historic log cabin built in the 1800's. For the cattlemen, the pasture is set up with electric fencing and multiple water sources including three good sized ponds. For the recreational buyer, this farm is loaded with deer and turkey. Enjoy waking up to multiple turkey gobbles in the spring and chasing whitetails in the fall. There are no bad spots on the farm to setup the deer blinds, but the power line clearing is dynamite for catching cruising bucks in the fall. Additional features include: two pipe gated entrances, a conex box for extra storage, and a



**Kellen Bounous**  
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Midwest Land Group

For full listing details, please scan:

