

1059 100th
Sheldon, MO 64784



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MLS# SOM60329858



\$3,500,000

4 Bedrooms | 4.5 Bathrooms

Discover an extraordinary opportunity to own 296+/- acres of highly productive farmland, premium hunting habitat, and first-class improvements in Barton County, Missouri. Featuring predominantly Class II and III soils with approximately 12 feet of rich, fertile topsoil, this property is built for both profitability and long-term sustainability. Currently operating as a successful cattle and sheep farm, the acreage is fully fenced and cross-fenced with an outstanding livestock infrastructure that includes eight-plus cattle waterers, a deep well with a 3-phase pump, and approximately one mile of underground water lines providing dependable water throughout the farm. Horse Creek meanders through the property, complementing three stocked ponds to create an exceptional recreational setting. Several very large bass have been caught from the ponds and waterfowl seem to frequent the farm in the winter. Before becoming a working livestock farm, the land was a hunting playground for an avid hunter. In an area known for phenomenal hunting, this property needs very little work to produce high level turkey, deer, and waterfowl hunting opportunities. It features multiple box blinds, food plot areas, mature timber, pinch points, funnels, great bedding, and crop ground. Whether you're an avid outdoorsman or simply enjoy the beauty of nature, you'll



Kellen Bounous

Phone: (417) 669-7687

Midwest Land Group

For full listing details, please scan:

