

9551 State Highway Ff
Mountain Grove, MO 65711



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MLS# SOM60330121



\$899,000

Whether you're an established cattleman looking to expand your operation, an investor seeking a premier agricultural asset, or someone dreaming of building a legacy homestead, this exceptional 121+/- acre farm is ready to exceed expectations. Featuring approximately 1,250 feet of State Highway FF frontage, this turnkey property offers the infrastructure and improvements that are becoming increasingly difficult to find. Outstanding water resources include a spring fed year round creek, 7 springs, and a 500 foot deep well with a 5 HP pump that is just over 2 years old. The well represents an investment of over \$30,000, with paperwork and receipts available. Additional improvements include a freeze free well pit, 5 automatic waterers, and 6 spring fed tire waterers. Covered working facilities include electricity, a loadout, and sorting pens. Electric service is already established at an exceptional homesite, making it ready for your dream home overlooking the farm. Well maintained perimeter and cross fencing with welded pipe gates and pipe corner posts complete this outstanding cattle operation. Property is shown by appointment only. Contact the listing agent for additional information or to schedule a private tour.



Dustie Cook

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