

**15703 2850**  
El Dorado Springs, MO 64744



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**MLS# SOM60323281**



**\$1,800,000**

**2 Bedrooms | 2.5 Bathrooms | 1,512 Sqft**

Turn-Key Cattle Farm in Southwest Missouri: Highly improved pasture ground is rare on the open market especially with strong cattle prices. This 249+/- acre farm in Vernon County, Missouri provides the opportunity to buy land, outbuildings, and a solid home in one purchase. The property has been managed for cattle and hay production with 90%+ of the property being in open ground. The land is divided into several paddocks with the ability to further subdivide. The rotation system is improved with 3 ponds, several waterers, and good cross-fencing already in place. Farm improvements include a steel-pipe corral system, multiple catch and holding pens, and great access to electric and water as your operation grows. This farm has excellent buildings including: (1) a 50'x60' steel-framed hay barn, (2) a 52'x75' steel-framed machine shed with 14' bays and a finished garage/shop side (water, electric, heat) with a 16'x12' overhead door, (3) a 23'x67' machine shed, (4) a 22'x45' milk barn, (5) a 56'x60' barn with feed bunks, (6) a cattle loafing shed, (7) 2 grain bins, and (8) a 24'x28' detached, 2 car garage with a 12'x14' rec room attached. The brick home boasts 2 beds & 1.5 baths w/ 1,512 sq. ft. including a big mudroom, nice kitchen, and a living room with a great view of the farm. This property is conveniently located 6 miles west of El Dorado Springs and 12 miles east of



**Ryan Hubbard**

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