

1903a State Highway Ac
Niangua, MO 65713



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MLS# SOM60323171



\$2,800,000

10 Bedrooms | 6 Bathrooms | 7,159 Sqft

Welcome to Grazer Farms - a skillfully planned and turn-key regenerative farm in the heart of the Ozarks. These gorgeous 285 acres offer countless opportunity: Two walk-out-basement homes, cabin, three large workshops, four wells, six stocked-ponds, a 3-acre spring-fed lake with pavilion and swim dock, commercial kennel, steel pipe corrals, pole-barns, mobile offices, tack-room, lean-tos, round pen and efficient cattle working system. The farm has been meticulously designed with electric perimeter and cross-fencing throughout, along with underground freeze-free water lines with quick-connect access points distributed through every portion of pasture. This affords unlimited paddock creativity and the ease of moving animals with a single person. Primarily a cattle, sheep and pastured poultry farm, it can also support horses, goats, pigs or bison. The land is abundant with wildlife. Deer graze outside the kitchen windows. Large groups of turkey and coveys of quail roam about. The lake and every pond are stocked with bass, crappie, catfish, bluegill and more. The nearly 1/2 mile of creek frontage offers secluded beaches for relaxing in the water or even your own private float trip. Vast trails throughout the property are great for hiking, hunting, UTV or horseback rides that make you feel like you've gone back in time. Turn-Key cashflow opportunities



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