

220 40th
Lamar, MO 64759



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MLS# SOM60330832



\$425,000

What a great opportunity to purchase an 80 acre tract in Barton County, Missouri! There is a lot to like about a great combo farm. The beautiful mix of mature timber and open pasture make it ideal for livestock, hay production, hunting, or building your dream home. The land features a large pond stocked with bass and bluegill, that are bound to bite almost every cast. The timber has areas for food plots and two Redneck blinds that are available/negotiable with the sale. The farm features multiple entrances off two county roads, electric on site, several outstanding build sites with incredible views, and great deer/turkey hunting opportunities. Additional improvements includes an equipment shed for storing tractors, ATVs, or hunting gear, making the property ready to enjoy from day one. Conveniently located less than five minutes from I-49, you'll enjoy easy access while still experiencing your own slice of the great outdoors. Just 13 minutes to Lamar and only 49 minutes to Joplin, this is a rare opportunity to own a turnkey recreational property with excellent homesite potential. Whether you're searching for a hunting retreat, working farm, weekend getaway, or the perfect place to build your forever home, this beautiful 80+/- acre tract is ready to exceed your expectations!



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Midwest Land Group

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