

000 Highway B
Bolivar, MO 65613



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MLS# SOM60332225



\$855,975

Located in Polk County, Missouri, this 114.13+/- acre farm combines productive pasture, excellent livestock infrastructure, live water, and an outstanding location just a short drive from Bolivar. With approximately 80 acres of open pasture, the property is well suited for cattle, hay production, or a combination of agricultural uses. The farm is set up with perimeter and cross fencing, allowing for multiple grazing areas and efficient livestock management. Fencing consists of a combination of pipe, woven wire, and barbed wire, while pipe corrals provide a convenient setup for working and handling cattle. Two wells and automatic waterers further enhance the property's livestock capabilities. A live creek runs through the property, adding another dependable water feature along with scenic character and recreational appeal. The balance of pasture and wooded acreage creates a diverse landscape with plenty of options for both agricultural and recreational use. The property also includes a small modular home currently occupied by tenants, providing the potential for rental income or additional housing on the farm. What truly sets this property apart is its location and accessibility. With frontage along Highway 13, the farm offers excellent access while remaining just a short drive from Bolivar and Bolivar schools. The highway frontage, acreage,



Beau D Mantle

Midwest Land Group

For full listing details, please scan:

