

1059 100th
Sheldon, MO 64784



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MLS# SOM60333075



\$2,300,000

4 Bedrooms | 4.5 Bathrooms

Welcome to an exceptional 206+/- acre diversified farm offering the perfect combination of productive agricultural ground, extensive livestock infrastructure, recreational opportunities, and a premium custom-built home. Located east of Sheldon this property is well suited for a working cattle and sheep operation, investment, hunting retreat, or private country estate. The land features primarily Class II and III soils with a diverse mix of productive ground, pasture, and timber. The property is fully fenced and cross-fenced and is currently utilized for cattle and sheep production. An impressive livestock water system includes 8+ cattle waterers, a deep well with a 3-phase pump, and approximately one mile of underground waterlines, providing an excellent foundation for continued agricultural operations. Outdoor recreation is another major highlight. The property offers incredible deer, turkey, and duck hunting, along with two stocked ponds and Horse Creek running through the property. The combination of water, timber, agricultural ground, and cover creates outstanding habitat for wildlife and provides year-round recreational opportunities. Additional agricultural improvements include a 28'x60' horse barn with tack room, steel Quonset barn, hay barn, and a 55'x60' sheep barn--providing abundant storage, livestock, and equipment space. At the heart



Kellen Bounous
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Midwest Land Group

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