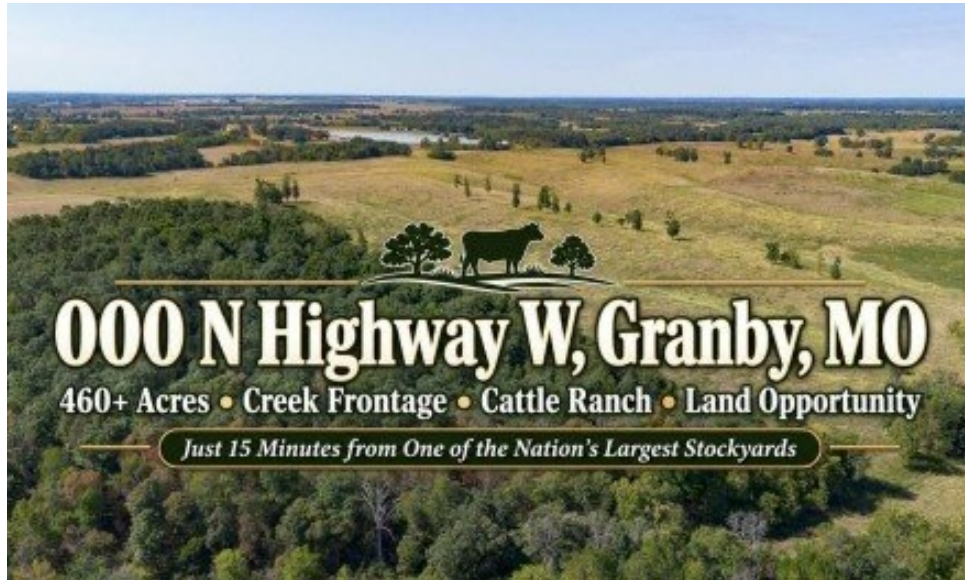


000 State Route
Granby, MO 64844



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\$2,900,000

460-Acre Working Cattle Ranch Near Granby, Missouri Just 15 Minutes from One of the Nation's Largest Stockyards

OUTFITTED FOR ROTATIONAL GRAZING Built for the serious cattle producer, this approximately 460-acre Southwest Missouri cow ranch combines productive pasture, dependable water, quality fencing, established livestock infrastructure, and excellent transportation access. The property is predominantly open pasture with gently rolling terrain and scattered timber. One of its greatest assets is water, with approximately 1.4 miles of Shoal Creek along the northern boundary, four ponds, three private wells, and multiple automatic livestock waterers serving the operation. Much of the expense of developing a working ranch has already been addressed. The property is fully fenced and cross-fenced, with fencing in good condition and designed to keep the operation cattle-tight. Multiple gated entrances provide convenient access, while a centrally located cattle chute and livestock alley system help simplify moving, gathering, loading, and unloading cattle. Improvements include a 40' x 65' concrete-floored shelter, 120' x 25' hay barn, working corrals, and additional covered structures for livestock, hay, equipment, and ranch operations. Located just east of Granby and south of Ritchey, Missouri, the ranch offers quick access to



Austin L. McGee

Phone: (417) 841-7971

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For full listing details, please scan:

