

10455 N Highway Dd
Niangua, MO 65713



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MLS# SOM60335312



\$2,405,000

3 Bedrooms | 3 Bathrooms | 3,990 Sqft

This wonderful 468.2 +/- acre property is conveniently located off of State Highway DD between Niangua and Grovespring. This property offers a tremendous opportunity for the outdoor enthusiast or livestock producer. The 468 contiguous acres are fully fenced for livestock and offer a nice balance of mostly open ground with plenty of mature timber for shade and shelter for cattle as well as offering a great habitat for wildlife. This farm offers several structural improvements including 2 homes, shop, cattle barn, 3 haybarns and pipe corrals. The main home features an open design, all-brick construction, full unfinished basement, 3 bedrooms and 3 full baths with a 2-car attached garage. The 1176 square foot 2-bed 2-bath second home also features a full basement with walkout access. The 56'x70' main barn is open and can serve in a variety of applications including livestock with attached outside pipe corrals. The 56'x28' shop has a concrete floor on half and can serve as a workshop and equipment storage. The property also has 3 separate 4500 square foot hay barns strategically located throughout the property. The astonishing views from the covered front porch of the property is the 2 man made lakes that combined encompass almost 7 acres, complete with dock. The topography of the property varies creating a nice valley through the center



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