

000 Atkins
Anderson, MO 64831



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MLS# SOM60335452



\$1,490,000

This farm provides a diverse landscape that's pleasing to the eye and easy to enjoy. Gently rolling hillsides and ridges run into a large valley that spans the property from east to west. Approximately 182 acres are covered in woody cover - mostly mixed age hardwood timber, with just enough young brushy growth to ensure that there's plenty of good bedding cover for the deer and other wildlife. The remaining acreage is open. It's comprised of a mixture of cool season pasture and hay ground that affords plenty of good forage for your livestock and wildlife alike. Scattered throughout the property are plenty of mature black walnuts, sure to please whether your interests involve a managed timber harvest, gathering nuts for cooking, or just the enjoyment of these stately old trees. If your primary interest is cattle or other livestock, you'll appreciate all that this farm has to offer. Perimeter fencing is cattle tight, and with ample interior cross fencing, you'll be ready to rotate the stock and manage grazing pressure throughout the farm. Seven small ponds are found scattered throughout the acreage, offering sources of water as you move your animals to manage the grass. Whether your interests involve the construction of a home, or perhaps a weekend cabin or shed for occasional use, you'll appreciate the availability of rural water and electric service.



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