

000 Freedom
Marshfield, MO 65706



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MLS# SOM60335425



\$599,000

An exceptional opportunity to own 80 acres of prime land in Marshfield with power at the newly built gravel road! This versatile property is ideal for agricultural pursuits, featuring 35% open land that's been successfully hayed and used for cattle grazing, showcasing its fertility and versatility. With four ponds and a wet weather creek, the land offers ample water resources for livestock or potential irrigation, while enhancing its natural beauty with seasonal water flow. Additionally, the property boasts peaks and valleys, a lush forest, and hunting land, offering a diverse range of features. This property is perfectly suited for continued agricultural use, whether you're expanding existing operations or starting anew. The picturesque mix of open fields, water features, and varied terrain creates a serene rural landscape, making it an ideal investment for experienced farmers or aspiring landowners. Don't miss this chance to bring your vision to life on these +/- 80 acres of proven agricultural success and natural charm.



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