401 1st
Lamar, MO 64759

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MLS# SOM60338625







$793,440

Positioned in a highly desirable location just off Interstate 49, and 5 miles north of Lamar city limits, this exceptional 110.2 +/- acre tract offers a rare blend of productivity, accessibility, and long-term potential. With approximately 95% of the land being tillable, this property is well-suited for row crop production, investment farming, or future development opportunities. The farm features predominantly Class II soils - Parsons Silt Loam soils, known for their strong yield capabilities and consistent performance. Approximately 49% consists of Parsons Silt Loam with a gentle 1-3% slope, complemented by an additional 36.9% of nearly level 0-1% slope--ideal for efficient farming practices and excellent drainage. Improvements include a small quonset hut/machine shed and a traditional barn, providing functional storage for equipment and operations. A scenic pond tucked into the southwest corner adds both utility and natural charm, offering a potential water source for livestock or a peaceful recreational feature. Whether you're expanding your current operation, seeking a high-quality investment, or looking for land with future upside in a prime corridor, this property checks all the boxes.

PHOTO COMING SOON

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PRO 100 Inc., REALTORS

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