



MOSSY OAK PROPERTIES

Rotational Grazing Cattle Farm in Missouri For Sale

\$1,100,000 / 482.00+/- Acres

About This Property



Mossy Oak Properties of the Heartland Ozark Heritage, LLC

695 Branson Landing Blvd Suite 220
Branson, MO 65616

Phone: (417) 334-0102

Fax: (000) 000-0000

Link: <http://www.mossyoakproperties.com/land/38603>



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Incredible Southern Missouri cattle farm set up for rotational grazing. This farm has over 450 grazing acres, with 25+ paddocks, water in each (pond or automatic waterers). The layout of paddocks, high use areas, water, and welded steel pipe corrals is designed extremely well for any cattle operation with access directly off HWY 95. Farm home can be accessed off County Road 137 and east side of the farm from Hwy 95. There are 3 warm season grazing paddocks totaling 56 acres of bermudagrass. This allows for resting of fescue pastures during summer months for stockpiling of fescue.

This farm is extremely productive and situated between three stockyards. This property has several large barns, hammermill, multiple shops, 2 wells, and a farmhouse. This 450-acre tract is part of a larger 775-acre farm. The additional 293 acres west of Co. Rd. 137 are also for sale with additional barns, grazing acres, bottom ground, and corral system.

Raise your cattle and family here on this productive cattle farm in southern Missouri!

Two stockyards under 20 miles away.

Ava-28 miles

Gainesville-18 miles

Cabool- 44 miles

West Plains- 51 miles

Property Features:

fencing

cross fencing

over 450 grazing acres

25+ paddocks

2 wells

1 steel corrals

ponds

wet weather creek

year-round spring

hay fields

56 ac. of bermuda grass

large hay barns

hammermill

shed/outbuildings

farmhouse (1940)

storage buildings

whitetail deer

wild turkey

Property Facts & Features



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Main Structure

- House

Other Structures

- Barn
- Outbuilding

Rights

- N/A

Water Access

- Creek / Stream
- Pond

Fishing

- N/A

Wildlife

- Small Game
- Turkey
- Whitetail

Recreation

- N/A

Other

- Road Frontage



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