

# LAND FOR SALE



## 561 ACRES ± | DALLAS CO., MO | \$3,300,000

- 336.97 +/- acres cattle operation, farm home, MASSIVE views, big bucks, river frontage, and abundance of improvements
- 149.27 +/- acres of hunting and grazing property with nice large pond, quality timber, hunting blind, and large hay barn
- 74.99 +/- acres all open with HWY frontage, cattle handling facilities, three barns, and development potential
- Great soils throughout farm boasting multiple pastures in class 2 soil levels
- 11 ponds
- One mile of Niangua River frontage
- Huge panoramic views for miles
- 6 water hydrants
- 3 water wells
- Multiple gated entrances
- Beautiful flat bottom ground pastures
- Newly built 48x80 shop with four overhead doors, electric, water, and an 840 sq ft finished area with a full bathroom
- Utility shed 12' x 22'
- House 24' x 53'
- Garage 20' x 30'
- North hay barn 45' x 48'
- Storage shed #1 12' x 32'
- Storage shed #2 16' x 24'
- Workshop 41' x 39'
- Machine shed #1 30' x 90'
- Machine shed #2 16' x 40'
- Machine shed #3 30' x 30'
- Big barn 38' x 58'
- Wheat house 14' x 16'
- Milk barn 18' x 47'
- Hay barn #1 30' x 105'
- Hay barn #2 48' x 55'
- Hay barn #3 30' x 50'
- Hay barn #4 21' x 101'
- Hay barn #5 40' x 80'
- Amazing condition 5&6 strand perimeter and cross fencing
- Beautiful pipe fencing and pipe cattle handling facilities
- 10 of 11 ponds are tanked for year round livestock water supply
- 6 auto waterers
- 6 cross fenced pastures for rotational grazing

### BRIAN UTECHT LAND TEAM SOUTHWEST MISSOURI LAND SPECIALISTS



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## WHITETAIL PROPERTIES REAL ESTATE

HUNTING | RANCH | FARM | TIMBER

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