

FOR SALE: 275+- Acres Bollinger County MO Cattle Farm / Hunting Farm



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PROPERTY DETAILS (MO67AL)

Address: MO Route 51, Patton MO

List Price: \$2,750 Per Acre

275-acre cattle and hunting farm located along MO Rt 51 around 3.6 miles South of Patton Junction or 22.9 miles South of Perryville MO. **Cattle or recreational farm... Plenty of water here; gravel bottom** creeks running with clear water, springs, ponds and miles of trails. 125 is fenced, most new 4 barbwire fences. There is either water founts, ponds or springs in all pastures. Approximately 105 acres is open pasture and much of it can be used as hay ground. Owner has run 40+ head of cattle, but feels it is capable of running 60 head and he has in the past. He does make hay off this property. There is a start of an earth-berm home. It has electric, water and a bathroom. It is presently used as a shop and hunting cabin and could be made into a home. Meadow Heights R II School District.

Included - 1981 White 10-wheel dump truck that runs and dumps. Also included is a Cat 977L Crawler Loader that was used to clear land on this property and run when parked. Will need new batteries. Both "as is" no warranty.

East of the highway is 15+- acres. Partially wooded property with a gravel bottom creek running through it, one of those creeks to play in on those hot summer days. Possible building site and whitetail hunting.

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