

**\*\*\*Cute Caldwell County Farmhouse  
with Fenced Pasture\*\*\***  
9857 SW Duroc Drive  
Cameron, MO 64429

**\$325,000**  
40 +/- acres  
Caldwell County



**\*\*\*Cute Caldwell County Farmhouse with Fenced Pasture\*\*\***  
**Cameron, MO / Caldwell County**

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**SUMMARY**

**Address**

9857 SW Duroc Drive

**City, State Zip**

Cameron, MO 64429

**County**

Caldwell County

**Type**

Ranches, Residential Property

**Latitude / Longitude**

39.6304 / -94.1857

**Dwelling Square Feet**

1000

**Bedrooms / Bathrooms**

4 / 2

**Acreage**

40

**Price**

\$325,000

**Property Website**

<https://mossyoakproperties.com/property/cute-caldwell-county-farmhouse-with-fenced-pasture-caldwell-missouri/18348/>



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**PROPERTY DESCRIPTION**

Super Cute farmhouse overlooking the quiet countryside in Western Caldwell County. This 40 acres m/l of pasture is fenced and ready for your livestock and also has 2 Big Stocked Ponds! .....Only 8 miles South of Cameron, MO and just east of the Clinton/Caldwell County line less than 1 mile.  
4 bedroom home (1 non-conforming) , Maintenance free siding, Large master bedroom with master bath, eat in kitchen dining with separate room off kitchen which is the mud room/washer-dryer room. Outside you will find a 24X30 Barn, a 24X54 large quonset building, & a 12X20 storage building...Good pasture for livestock and surrounded by timber so you can deer hunt out the back window if you want. Super convenient location and only 2.5 miles East of US Hwy 69 & Interstate I-35 south of Cameron, MO.. Property is just South of Wallace State Park approximately 2 miles and can also be accessed off of State Hwy Hh.

Wake up to Country Life only 40 minutes north of Liberty, MO (KCMO)

Won't last long!.....Call Brad for an appt. to see this before it's gone!! 816-922-9675





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## Locator Maps





## Aerial Maps



\*\*\*Cute Caldwell County Farmhouse with Fenced Pasture\*\*\*  
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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Brad Morrison

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(816) 922-9675

**Office**

(816) 259-5104

**Email**

[bmorrison@mossyoakproperties.com](mailto:bmorrison@mossyoakproperties.com)

**Address**

3709 A Mitchell Avenue

**City / State / Zip**

Saint Joseph, MO, 64508

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**NOTES**

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## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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## **Mossy Oak Properties of the Heartland**

**155-D East Fantinel Drive**

**Springdale, AR 72762**

**(479) 527-0326**

**MossyOakProperties.com**

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