

**Improved Cattle Farm with Beautiful Building Sites
near Cassville**
0000 Farm Rd 2125
Purdy, MO 65734

\$686,700
126± Acres
Barry County



Improved Cattle Farm with Beautiful Building Sites near Cassville Purdy, MO / Barry County

SUMMARY

Address

0000 Farm Rd 2125

City, State Zip

Purdy, MO 65734

County

Barry County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land, Horse Property

Latitude / Longitude

36.7536 / -93.8673

Acreage

126

Price

\$686,700

Property Website

<https://arrowheadlandcompany.com/property/improved-cattle-farm-with-beautiful-building-sites-near-cassville-barry-missouri/49595/>



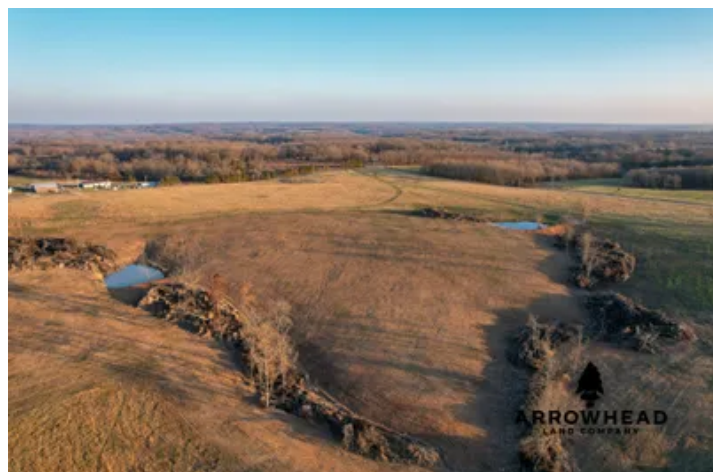
Improved Cattle Farm with Beautiful Building Sites near Cassville Purdy, MO / Barry County

PROPERTY DESCRIPTION

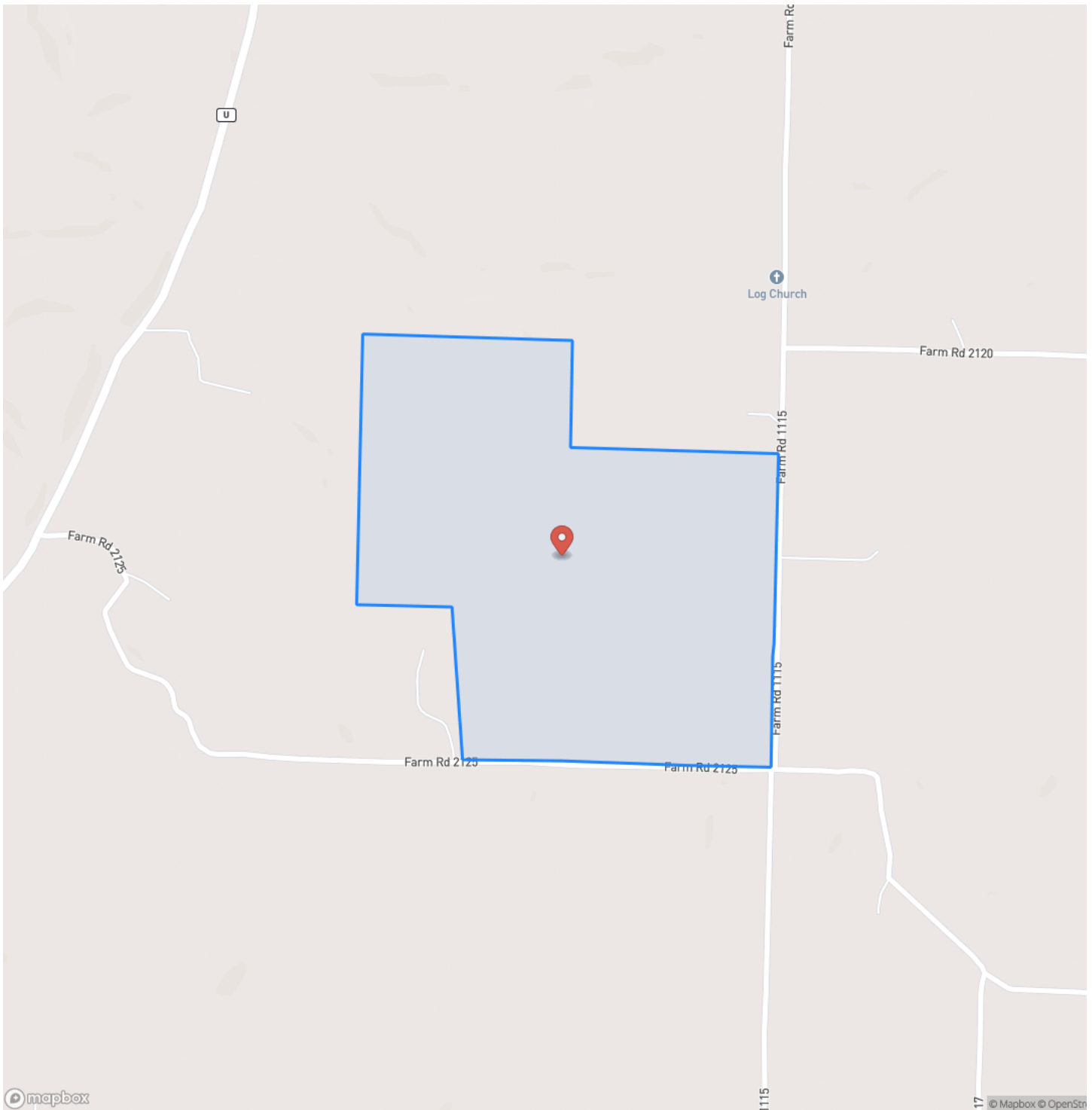
PRICE REDUCED! If you are in the market to add some acreage to your existing ranching operation, or start from scratch, this 126 +/- acre tract in Barry County, Missouri may be the one for you. This property boasts beautiful rolling hills of grass, scattered timber, several ponds and scenic views. The dense timber that once took over this landscape has been recently cleared, graded, and seeded into rye/fescue, and fertilized giving you over 120 +/- acres of prime grazing and room to roam. The entire property is fully fenced and cross fenced splitting 60 +/- acres on the east and 66 +/- acres on the west side with several internal and perimeter gates scattered around for easy access. There is a nice pipe fence gated entrance on the southwest side of the property and southeast side of the property giving you not only great security but a neat and attractive entrance as well. This tract is set up for you to manage it however you please from the very beginning and has several ponds making it easy for watering. The rolling topography paired with the towering oaks scattered throughout make this one of the prettiest farms in the county. In addition to the opportunities for cattle, this property also has the potential to provide excellent hunting and recreation. There is a gorgeous bottom on the northwest side of the property that could be turned into a lush food plot and several connecting farms that provide a lot of cover for wildlife. Lastly, there is power along the road and in the far back NW corner of the property offering you the potential to build a beautiful home and farm with excellent views in all directions! This farm is located under 7 miles from Cassville, under 10 miles from Purdy, 60 +/- miles from Joplin and 68 +/- miles from Fayetteville, Arkansas. Sellers may consider selling the east 60 +/- and west 66 +/- separately. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Shea Miller at [\(913\) 208-1364](tel:9132081364).



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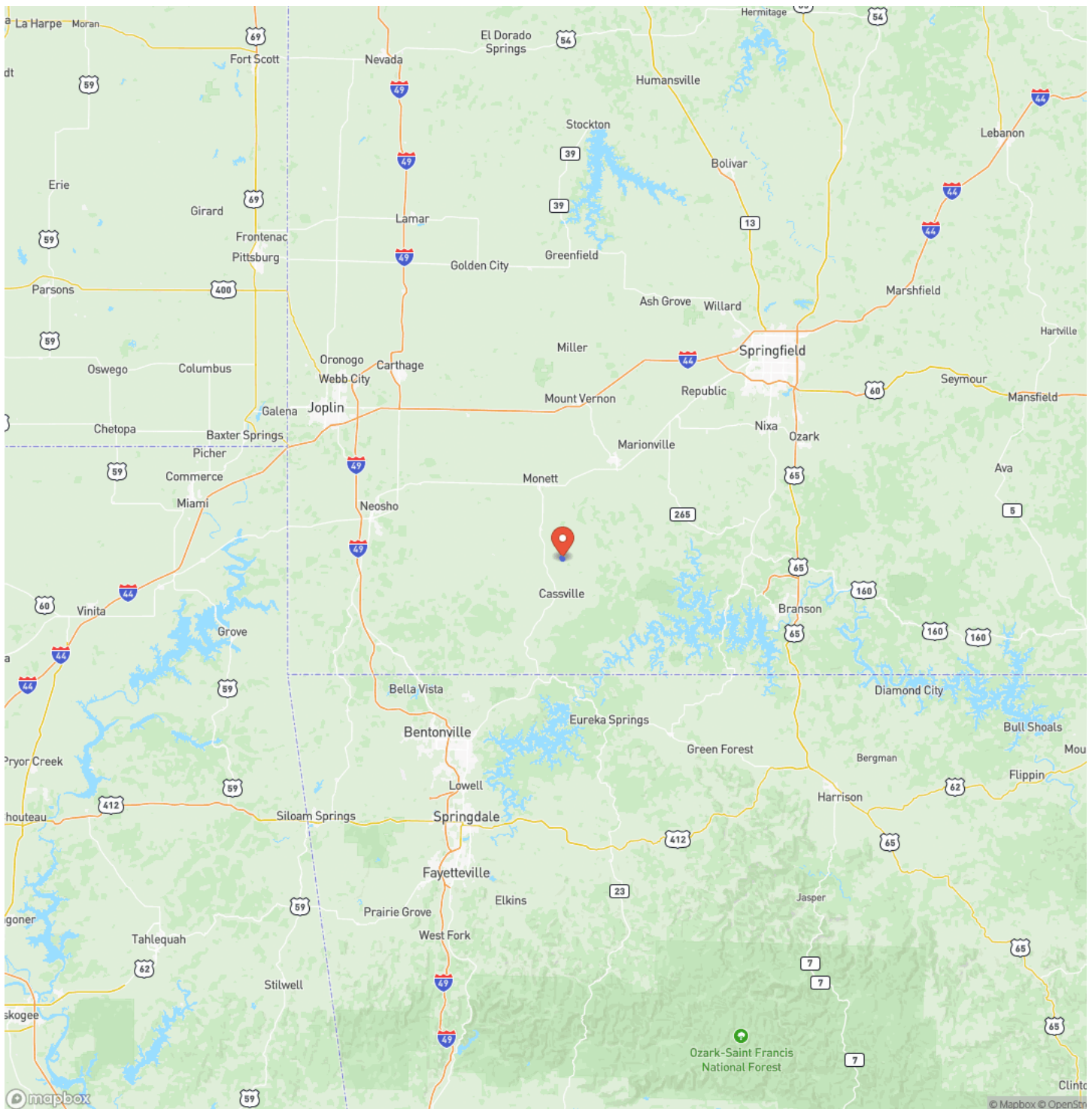


Locator Map



Improved Cattle Farm with Beautiful Building Sites near Cassville
Purdy, MO / Barry County

Locator Map



Satellite Map



Improved Cattle Farm with Beautiful Building Sites near Cassville Purdy, MO / Barry County

LISTING REPRESENTATIVE

For more information contact:



Representative

Shea Miller

Mobile

(913) 208-1364

Email

shea.miller@arrowheadlandcompany.com

Address

City / State / Zip

Louisburg, KS 66053

NOTES



MORE INFO ONLINE:

www.arrowheadlandcompany.com

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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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