

**157 Acre Cattle Farm And Ranch House For Sale In  
Jasper County, MO  
5364 County Rd 30  
Sarcoie, MO 64807**

**\$1,040,000**  
**157.580± Acres**  
**Jasper County**





## 157 Acre Cattle Farm And Ranch House For Sale In Jasper County, MO

### Sarcoxie, MO / Jasper County

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#### **SUMMARY**

##### **Address**

5364 County Rd 30

##### **City, State Zip**

Sarcoxie, MO 64807

##### **County**

Jasper County

##### **Type**

Hunting Land, Farms, Residential Property, Ranches, Horse Property

##### **Latitude / Longitude**

37.126729 / -94.111418

##### **Dwelling Square Feet**

1500

##### **Bedrooms / Bathrooms**

1 / 1

##### **Acreage**

157.580

##### **Price**

\$1,040,000

##### **Property Website**

<https://redcedarland.com/detail/157-acre-cattle-farm-and-ranch-house-for-sale-in-jasper-county-mo-jasper-missouri/61867/>



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#### **PROPERTY DESCRIPTION**

Located in Eastern Jasper County this 157.58 acre is a cattleman's dream. Broken into 3 pastures the farm has exceptional fencing throughout and is split in a way to maximize cattle production. Every pasture has a pond for water and mature trees for shade. The grasses are the ideal mix of warm and cool season forage, no matter the time of year each paddock will have plenty of forage. There are catch pens on the west end the farm. Paved roads lead to large double gates big enough for easy access no matter the size of the trailer or equipment needed to maintain the farm. Pipe corners, line posts and H braces ensure you will not have fence problems for years to come. This farm has historically supported pairs while maintaining hay production for the winter months. A very nice 1 bedroom, 1 bathroom ranch house sits on the west end of the farm. This house has been updated and has an open concept, the bathroom was recently remodeled and the back porch over looks the farm. A large shop is tied into the catch pens. Finally a hay barn keeps your hay dry and offers additional storage for equipment.

The rolling hills and pockets of timber make this one of the most beautiful farms I've had the pleasure to be on this year. From the high points you can over look the ponds on the farm, watch your cattle herd or enjoy the wildlife on the farm. Several of the ponds have fish and with the largest pond being over 1.5 acres it has great bass and crappie fishing. A healthy population of wild turkeys call the wood lots home, the current owners see large flocks year round, and one quick drive around showed signs of birds in multiple spots. With the addition of good deer hunting this farm can not be over looked as a recreational farm, the timber is a great mix of mature red and white oaks. Scattered hickory, cherry, walnut and cedars make the timber diverse and a perfect spot to hold deer in the fall. These areas could easily be fenced off too if the new owners wanted to maintain a cattle operation and have a spot to hunt.

There are not many opportunities in todays market to see a substainial return on investment from a land purchase other than appreciation value. This farm is the exception, with a solar lease in place on the farm there is the opportunity for return on investment not seen with even the best tillable farms. Contact listing agent with specific details on the lease. This in addition to the cattle income makes this farm a unique opportunity.

Whether you have dreams of owning your own cattle operation, need to add to an operation or want a quality investment this farm could be for you. Contact Kale Kitterman at [620-249-3882](tel:620-249-3882) to schedule a showing. All showings require proof of funds, pre approval and 24 hrs notice.

- 14 min to Joplin Regional Stockyards
- 25 min to Joplin MO
- 45 min to Springfield MO
- 1 hr 15 min to Bentonville AR





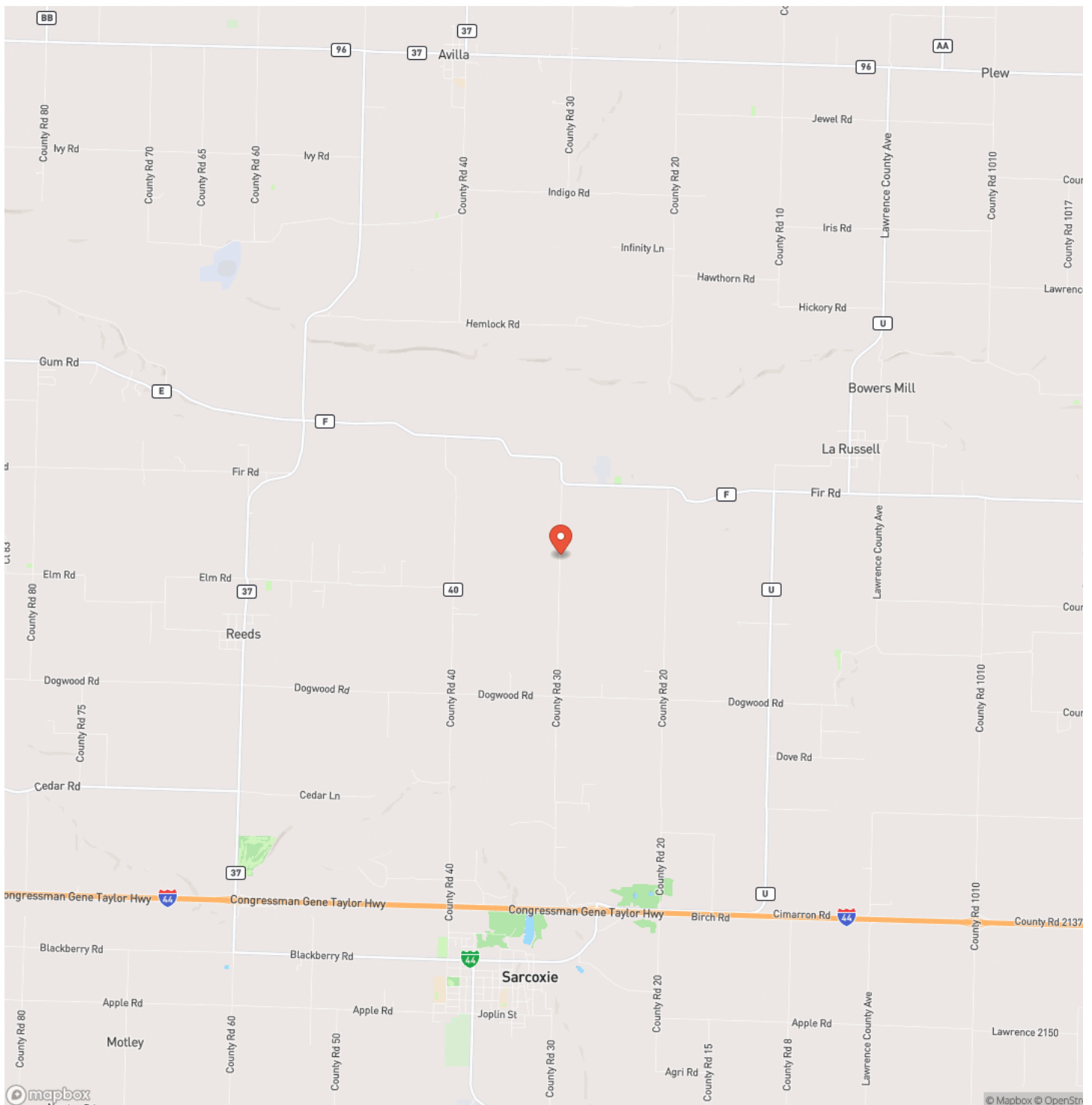
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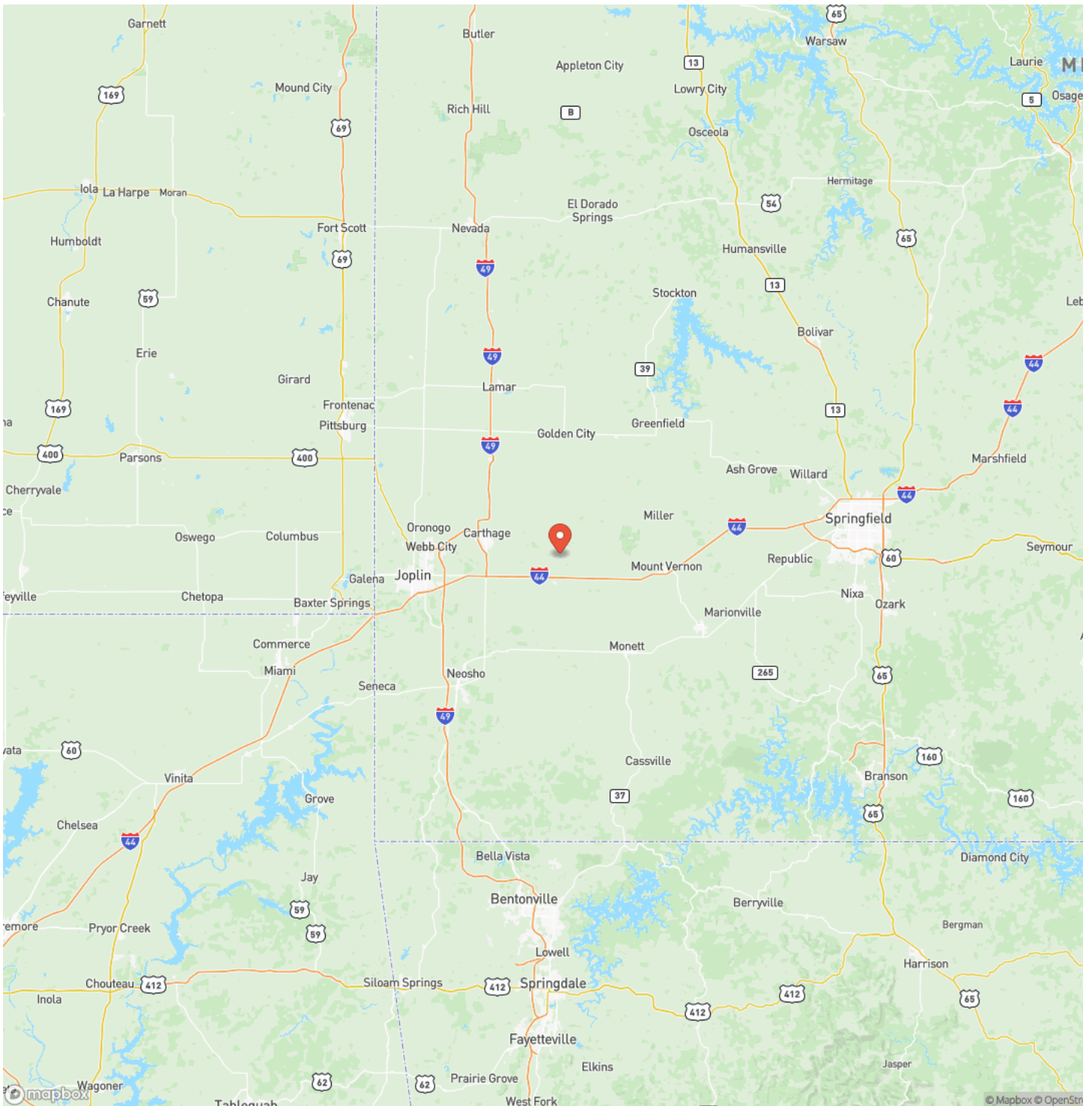
## Locator Map





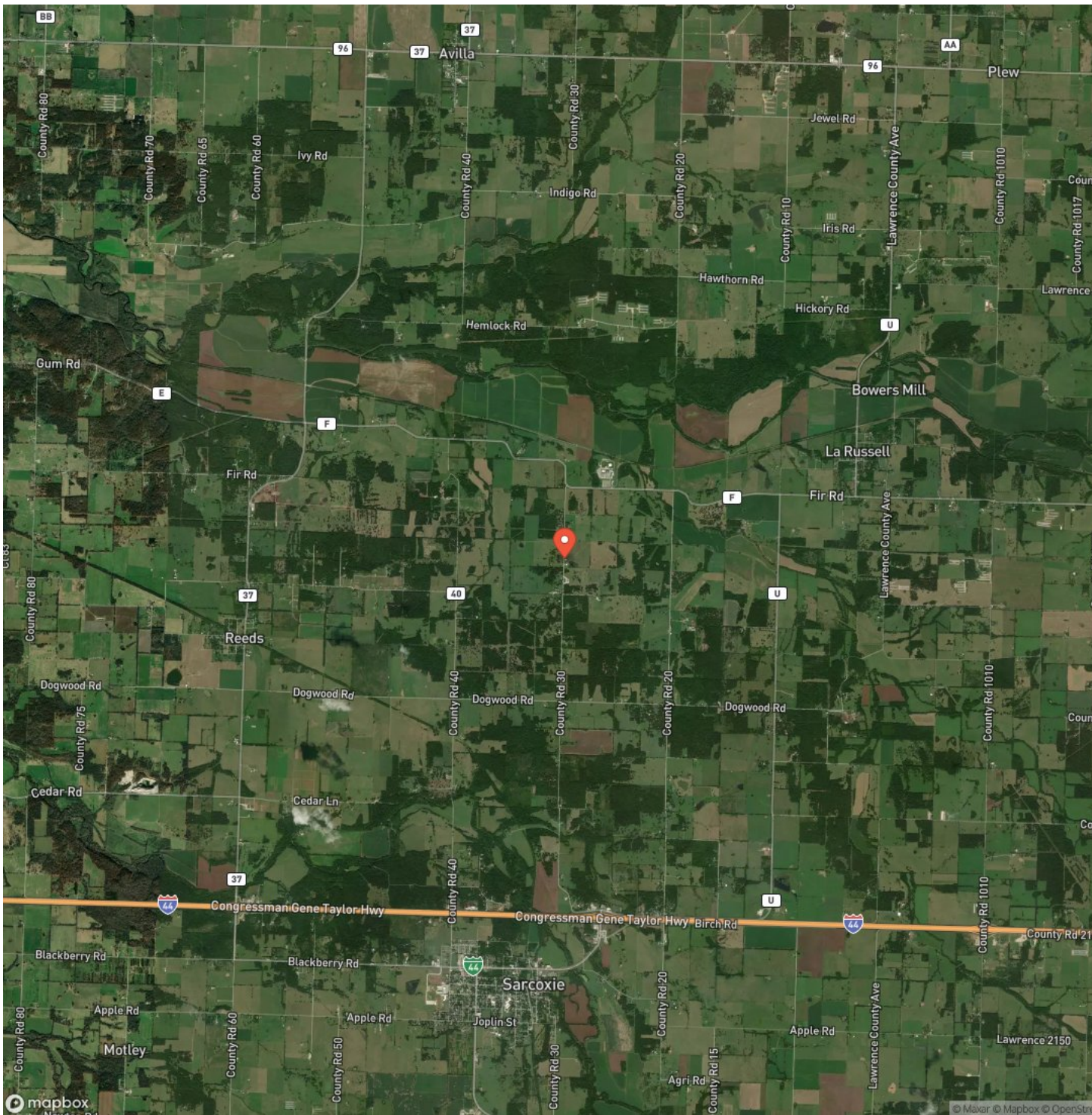
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## Locator Map





## Satellite Map



**MORE INFO ONLINE:**

**redcedarland.com**

## 157 Acre Cattle Farm And Ranch House For Sale In Jasper County, MO Sarcoxie, MO / Jasper County

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Kale Kitterman

## Mobile

(620) 249-3882

## Email

kale@redcedarland.com

**Address**

1700 W 4th

## City / State / Zip

Oswego, KS 67356

## NOTES



**MORE INFO ONLINE:**

**redcedarland.com**



## This image shows a single 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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**Red Cedar Land Co.**  
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