

42+/- AC Tillable Farm For Sale in Bollinger Co.
State Highway 51
Advance, MO 63730

\$324,000
42± Acres
Bollinger County



**42+/- AC Tillable Farm For Sale in Bollinger Co.
Advance, MO / Bollinger County**

SUMMARY

Address

State Highway 51

City, State Zip

Advance, MO 63730

County

Bollinger County

Type

Recreational Land, Farms, Hunting Land, Ranches

Latitude / Longitude

37.170327 / -89.993631

Acreage

42

Price

\$324,000

Property Website

<https://www.mossoakproperties.com/property/42-ac-tillable-farm-for-sale-in-bollinger-co-bollinger-missouri/101942/>



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PROPERTY DESCRIPTION

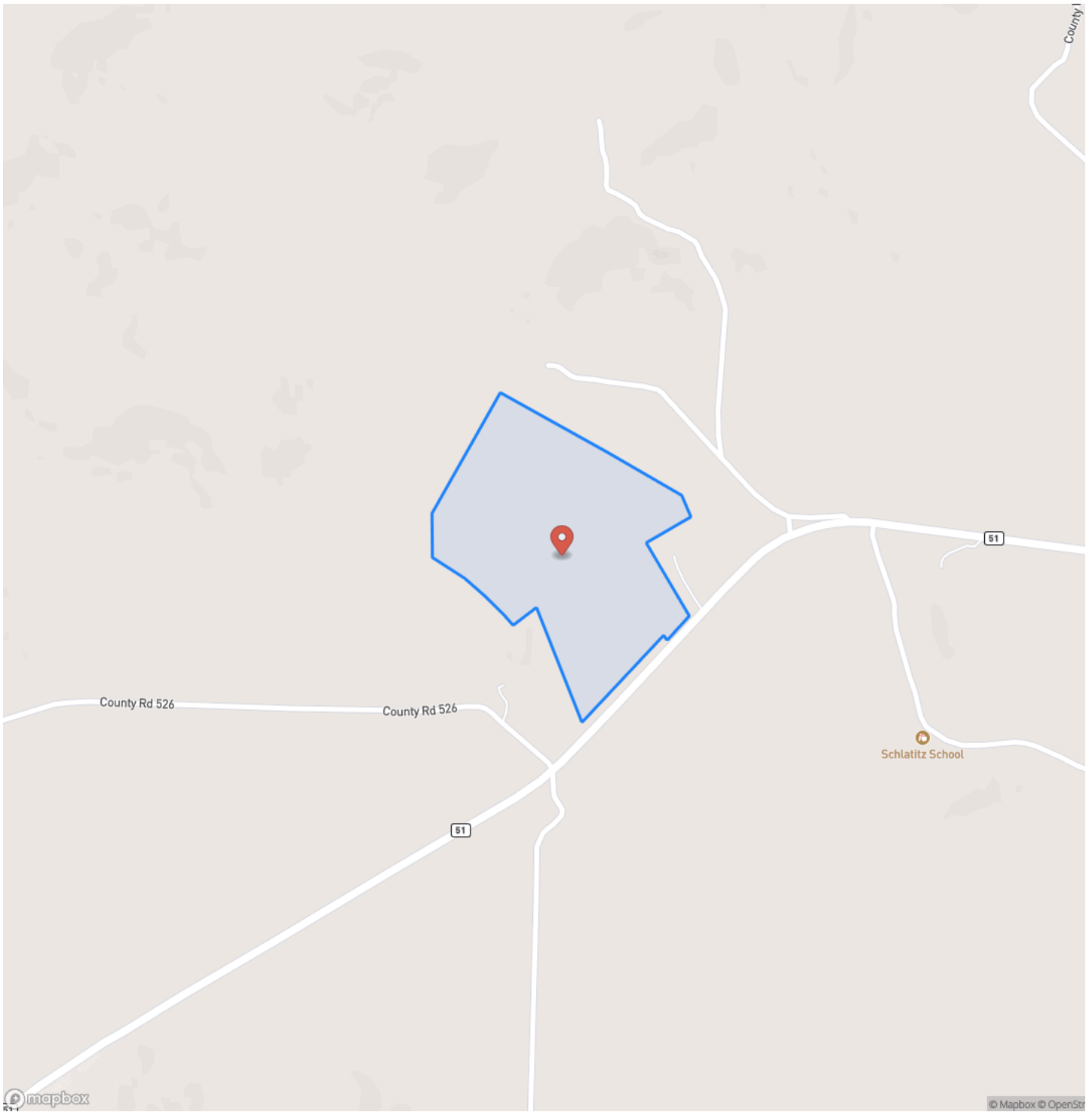
42+/- acre tillable farm just north of Advance, Missouri. This tillable tract offers an excellent opportunity for farming income, with great potential as a long-term investment. The property boasts convenient highway frontage, ensuring easy and convenient access to the farm. Hunting opportunities exist on the tract itself, while additional avenues for recreation can be found on nearby public land. Additionally, this farm has multiple potential building sites, giving you the flexibility to create your dream home, weekend retreat, or cabin getaway. Whether you're an investor, farmer, or outdoor enthusiast, this tract offers a rare combination of income potential, recreational value, and build-ready possibilities in a convenient yet peaceful setting.



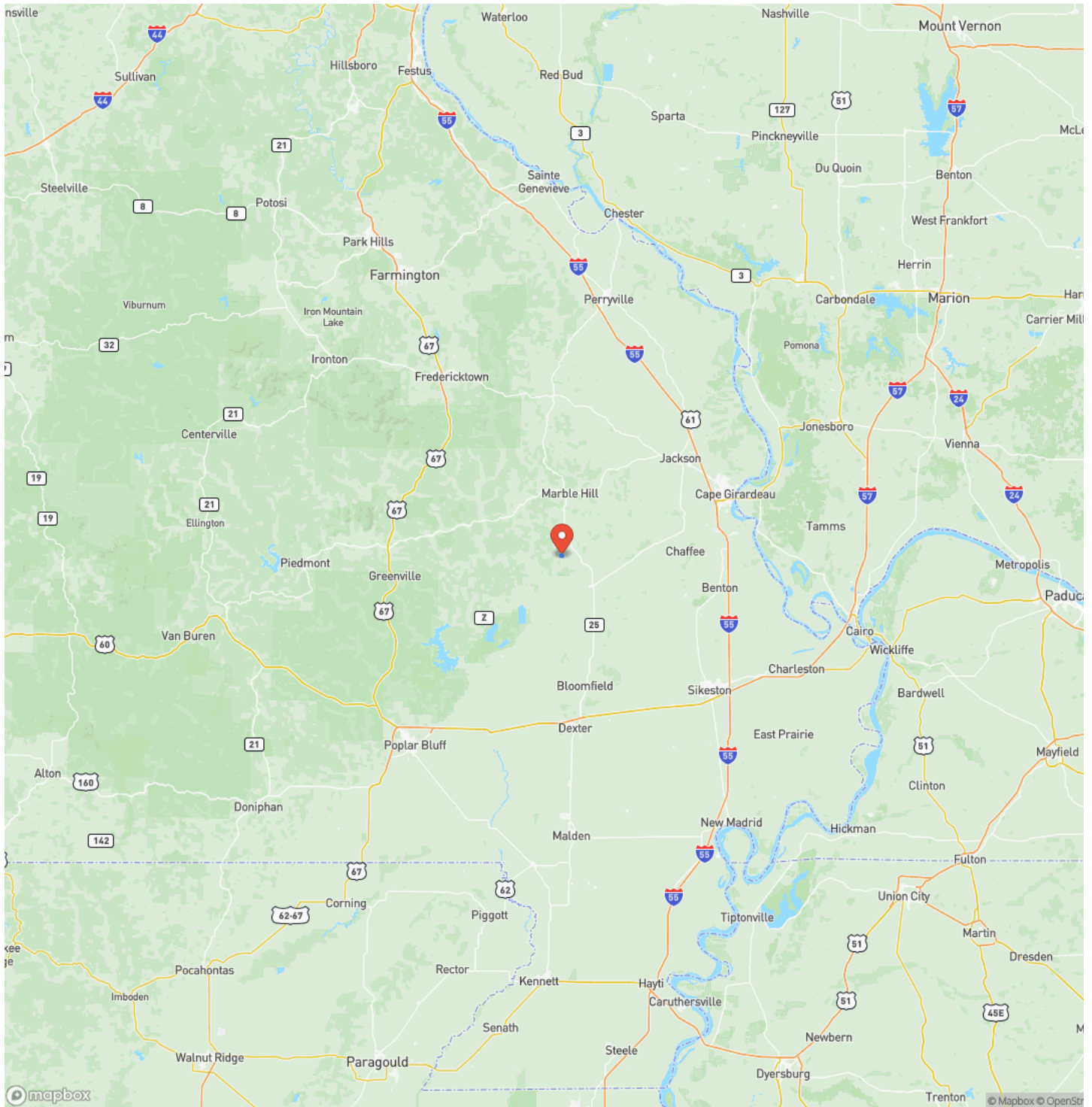
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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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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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