

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

**\$315,000**  
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

**Latitude / Longitude**

37.170327 / -89.993631

**Acreage**

42

**Price**

\$315,000



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

---

**PROPERTY DESCRIPTION**

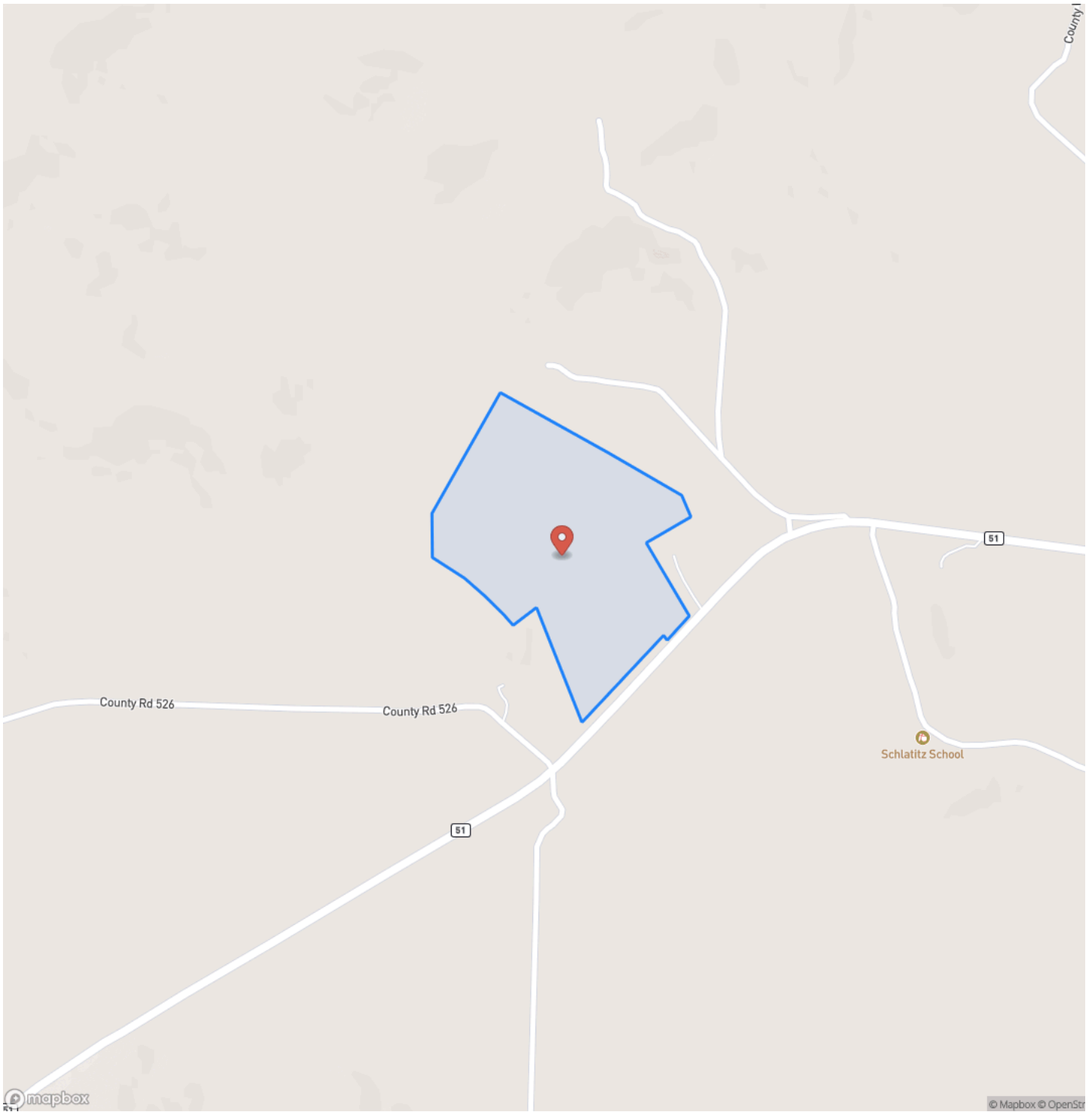
42+/- acre tillable farm just north of Advance, Missouri. This tillable tract offers an excellent opportunity for farming income, with great potential as a long-term investment. The property boasts convenient highway frontage, ensuring easy and convenient access to the farm. Hunting opportunities exist 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.

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

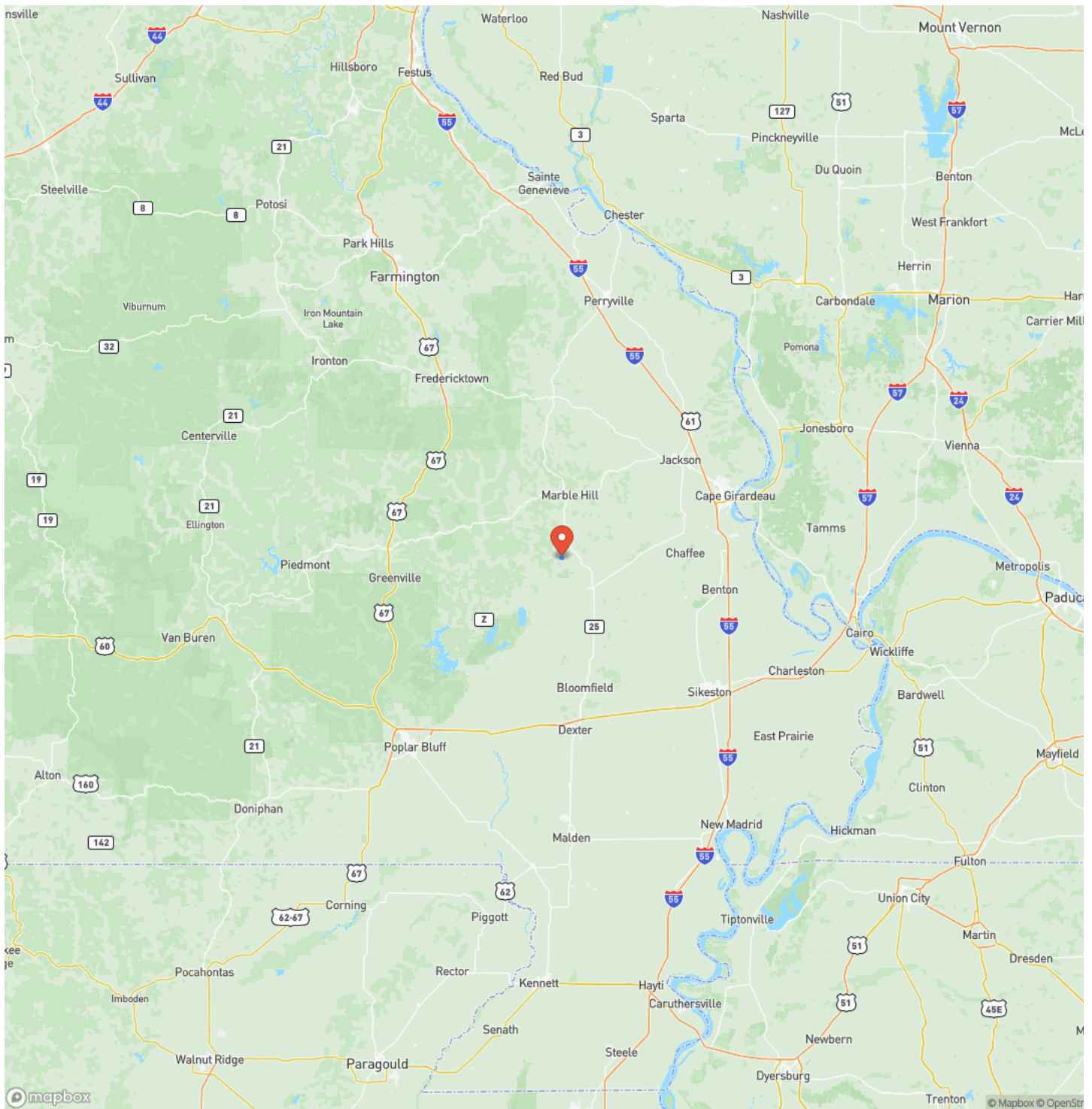
---



## Locator Map



## Locator Map



## Satellite Map







## **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.

---

**Mossy Oak Properties Mozark Realty**  
947 N. Westwood Blvd.  
Poplar Bluff, MO 63901  
(573) 712-2252  
<https://mossyoakproperties.com/>

---