

FOR SALE: 1443+- Acres Bollinger County MO Fenced Ranch Located Just Outside Patton MO



Wayne Keller
Managing Broker

Cell: 618-407-1679

wkeller@buyafarm.com

Branch Office

Office: 800-357-4020

1403 Hillcrest Dr, Sparta IL 62286



buyafarm.com

PROPERTY DETAILS (MO42L)

Address: Hwy M, Patton MO

List Price: \$2,750 Per Acre

Lush rolling pastures and plenty of water on this SE Missouri ranch. Of the 1443.41 taxable acres, there are 832 acres of pasture plus additional wooded pasture. There are no dry pastures here. All have either streams, ponds or water fountains. Some wooded areas not used for pasture and fencing in these areas are limited. Most fences would be considered good. This ranch will support 400+- cow-calf pairs. Located 6+- miles from the Patton live-stock sale barn; Farmington & Frutland sale barns are 45 minutes or less from the ranch.

The property has a 50 x 50 shop building/machine shed, a 60' x 140' hay and machinery shed, a 60' x 120' hay and machinery shed, 1300+- feet of feed bunks on concrete and holding pens and cattle working area. A feed wagon is used to grind hay, corn residue and corn screening for feed. There is also a large older pole barn on the east side of the tract lying north of Hwy M.

The largest track is approximately 1157 acres split by Highway M with 747 acres north of Highway M and 410 acres south of Highway M. The South 113 acres is used as a bull farm. The North 167 acres are presently leased. Shown by appointment only

Specializing in Rural Real Estate Sales and Auctions
MAIN OFFICE: 1403 Hillcrest Drive, Sparta IL 62286 / 800-443-1998