

LIVESTOCK & EQUESTRIAN

Property Available

**120.70 ACRES M/L
PUTNAM COUNTY, MO**



ABOUT THE PROPERTY

Located in the rolling hills of Northern Missouri, Peoples Company is honored to represent 120.7 Acres m/l with an outstanding set of buildings and updated home located southwest of Unionville, Missouri. Highlights include a fully functioning indoor riding arena with a pass through alley and stalling area on the north side. This building offers over 20,000 sq/ft under roof, is open to the south for additional air flow, and could be easily converted to a finishing lot. The stalling area is connected to outdoor pens for easy flow of stock. A 30' x 80' shop with cement floors and large roll up doors offers a great work space as well as ample equipment storage. Additional outbuildings include stalls and a feed storage area. In addition to an outstanding set of outbuildings, this property offers a fully remodeled and updated 3 bedroom 1 bathroom home with a large porch. The farm itself offers open pasture with cross fences and each paddock provides good shade and water. Each of the ponds have automatic waters for livestock. Steel continuous panel lots make up the working and load out areas. This property offers too much to describe and is a must see for the livestock or equine enthusiast. Please contact the listing agent for a showing or more information regarding the property.

PRICE \$950,000

IMPROVEMENTS

Home built in 1930 with a number of updates, 20,000 sq ft pole building used as an indoor arena, 30x80 shop with cement flooring and large roll up doors, 40x48 livestock building, detached 2 car garage, steel fencing, automatic livestock waters, ponds, and numerous additional improvements.

DIRECTIONS

From the junction of HWY 136 and HWY 5 in Unionville, Mo travel south on HWY 5 for six miles. Turn left on 258th Rd. The property will be located on both sides of the road approximately 0.25 miles off HWY 5.

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