



T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

504 +/- Acres Missouri Land for Sale - McDonald County

www.TrophyPA.com • (855) 573-5263 • leads@trophyha.com



PROPERTY ADDRESS:

2830 Blackfoot Hollow Rd
Anderson, MO 63382

PRICE: \$1,160,000

ACRES: 504

COUNTY: McDonald

PROPERTY HIGHLIGHTS:

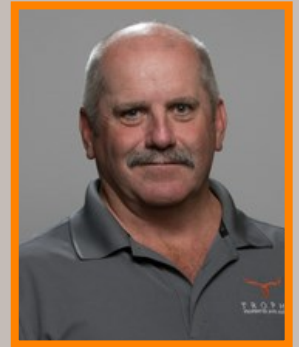
- 504 +/- acres
- McDonald County, MO
- 22,500 ft. of new fence
- 5 ponds - 2 spring fed
- 3 wells
- 2 gravity flow springs with waterline
- Rental income of \$550/mo.

PROPERTY DESCRIPTION:

504 +/- acres in McDonald County, MO for sale. This farm is located 6 miles west of Anderson, 40 miles south of Joplin and 34 miles north of Bentonville, AR. The land has been cleared over the last few years and seeded back down to grass.

This gently rolling farm has 5 ponds with 2 that are spring fed, 3 wells, and 2 gravity flow springs with waterlines. In 2018 a deep well was dug with cost-share assistance from the NRCS department with a state well certification number of A220056.

Also, on this farm is approximately 22,5000 feet of new fence and a 5,700sq.ft. concrete slab for a new home. On the south end of the farm sits a 3bd/2ba trailer home with a monthly income of \$550.



PRESENTED BY:

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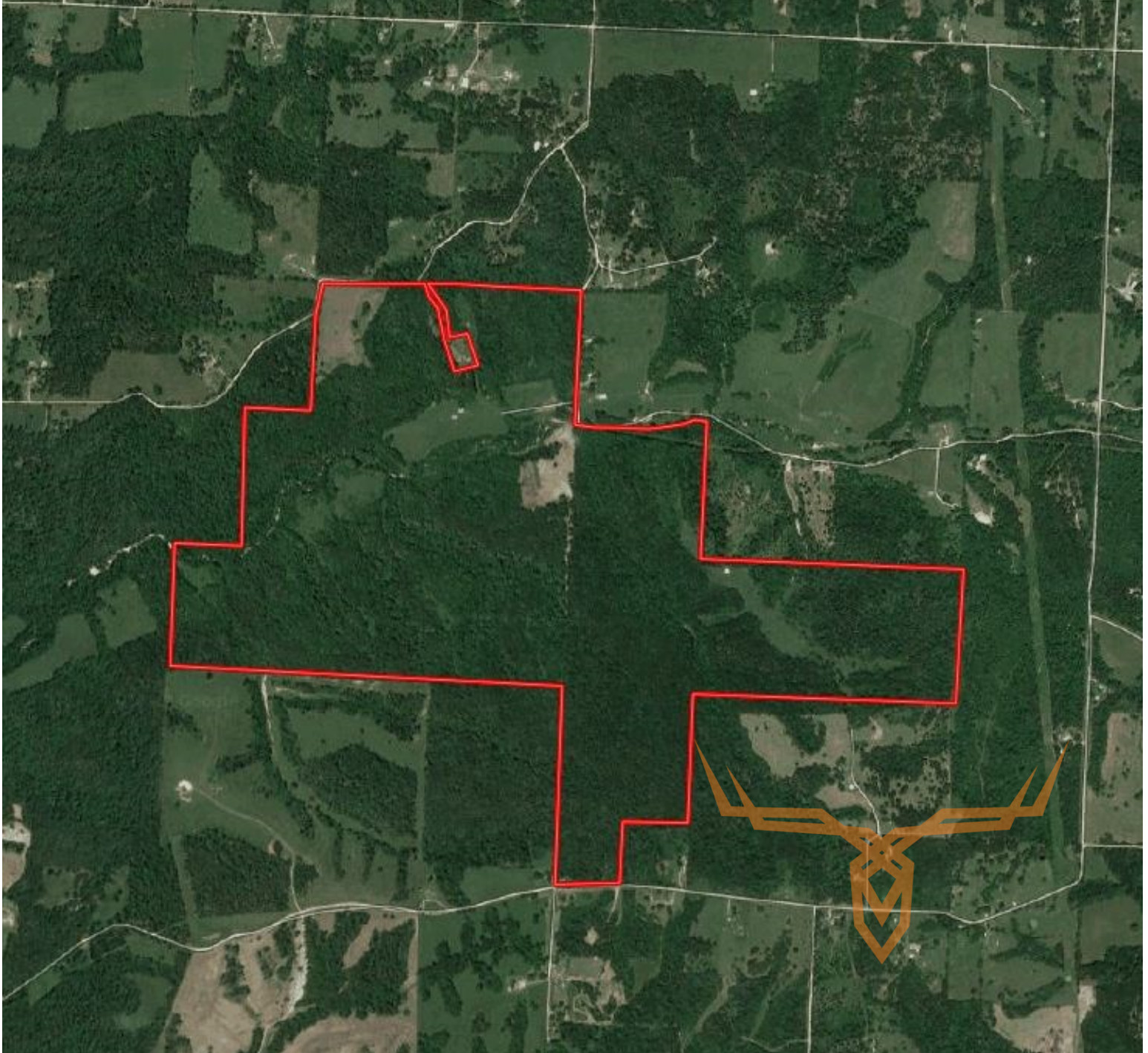
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals

TAXES: \$531

TAX YEAR: 2018