

## Off County Road 259

Advance, MO 63730



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MLS# MIS25045575



**\$430,000**

**Prime 42.4-Acre Farm & Recreational Property in Southeast Missouri** Welcome to a stunning 42.4-acre tract of prime farmland nestled in the heart of Southeast Missouri. This exceptional property offers rich, well-drained soil that's ideal for a wide range of agricultural uses. Currently planted in soybeans, the land has a strong row crop history and showcases the kind of productivity savvy investors and farmers appreciate. Approximately 35 acres are in active cultivation, while the remaining acreage is mostly wooded offering a peaceful backdrop and excellent opportunities for recreation, hunting, or future development. Whether you're looking to expand your farming operation, create a weekend getaway, or build your dream home with breathtaking countryside views, this property delivers unmatched versatility and potential. The seller is open to the possibility of dividing the land into two separate tracts, subject to their approval making this a flexible opportunity for both investors and individuals alike. Don't miss your chance to own a piece of fertile Missouri ground with endless possibilities.



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