

101.14+/- Ac Highway D
Frohna, MO 63748



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\$1,100,000

Discover the perfect blend of productivity, recreation, and future potential with this exceptional 101.14-acre farm in scenic Perry County, Missouri. Whether you're looking to expand your farming operation, establish a livestock property, build your dream home in the country, create a private hunting retreat, or invest in land with long-term potential, this versatile property offers endless opportunities. Currently in agricultural production, the farm features approximately 63.1 acres of highly productive tillable ground, providing an excellent source of income while leaving ample room for additional uses. The balance of the acreage includes mature timber, natural wildlife habitat, rolling terrain, and the picturesque Brazeau Creek, which winds through the property, creating breathtaking views and an ideal setting for outdoor recreation. A stocked pond adds even more appeal, offering opportunities for fishing, relaxing, or providing water for livestock and wildlife. With a combination of open fields, wooded acreage, and year-round water sources, this property is a haven for deer, turkey, and other wildlife, making it an outstanding recreational and hunting property. The diversity of the landscape also makes it well-suited for horses, cattle, hobby farming, hay production, or establishing pastureland. If you've been dreaming of building in the country, you'll



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