



# 74± Acre Farm with Home and Shop Building for Sale - Hickory County

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PROPERTIES AND AUCTION  
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**PRICE IMPROVED**



**PROPERTY ADDRESS:**

14784 Hwy B  
Wheatland, MO 65779

**PRICE:** \$597,400

**ACRES:** 74

**COUNTY:** Hickory

**PROPERTY HIGHLIGHTS:**

- 5 minutes from Wheatland
- 74± Acres
- Small pond
- Productive soil report
- 3 bed 2 bath home w/office
- Full basement
- Central vac
- Main level laundry
- New Carrier HVAC
- Sunroom
- 36'x60' Shop w/bathroom

**PROPERTY DESCRIPTION:**

Just five minutes from Wheatland, Missouri, this 74-acre farm offers prime pasture ground with highly productive soil, as confirmed by recent reports. The property boasts extensive frontage along the paved State Highway B and County roads on two other sides, ensuring easy access to all corners. The small pond is a natural water source, attracting wildlife and enhancing the land's ecological diversity. A 36' x 60' shop is already in place, featuring drive-through doors on either side for easy access. It also includes a bathroom and a mix of concrete and gravel flooring, making it ideal for equipment storage, workshops, or farm operations. Whether you want to raise livestock or grow crops, this land provides the perfect setting for a thriving agricultural venture.



**PRESENTED BY:**

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The ranch-style home features approximately 1,400 square feet of comfortable living space, with three bedrooms and two bathrooms; the full basement is partially finished, with one of the 3 bedrooms offering additional potential space. Also, you will find the central vac system in the basement just behind the newer carrier HVAC system. The two-car garage provides ample parking. Although the house is move-in-ready, it is a bit dated and could use some TLC and new flooring. This property is a fantastic opportunity for those looking to establish roots in the heart of Missouri's farmland on the outskirts of a quaint and quiet small town.



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





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