



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

206± Acre Recreational Retreat with Lodge, Fishing, & Multiple Outbuildings for Sale—Barton County

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PRICE IMPROVED



PROPERTY ADDRESS:

00 SE 30th Road
 Lamar, MO 64759

PRICE: \$1,549,000

ACRES: 206±

COUNTY: Barton

PROPERTY HIGHLIGHTS:

- Lodge style home with large living room
- Full finished walk-out basement
- Multiple outbuildings
- Grain bin
- Machine shed
- Variety of wildlife
- Heavily wooded
- Beautiful stream
- 2 ponds - 1 with dock
- 36 acre orchard
- Tillable ground

PROPERTY DESCRIPTION:

Discover the ultimate retreat just southeast of Lamar, MO, on an expansive 206-acre property that offers a perfect blend of modern living and rustic charm. The main house features 2,712 sq. ft. of comfortable living space, complemented by a 680 sq. ft. garage on the main floor. The house also includes a large, almost 700 ft² lodge-type living room, 3 bedrooms, and two full bathrooms. The ground-floor garage could easily be converted to additional bedrooms.

The property also includes a fully restored 100-year-old barn equipped with all new electrical, concrete floors, insulation, and a large lean-to. This barn can accommodate two 100hp tractors and offers extensive storage space in its lifted loft. Additional structures on the property include a 48 x 72 machine shed and several other versatile outbuildings. Located just 10 minutes from local conveniences such as Walmart, restaurants, gun shops, and farm supply stores, this property offers both privacy and accessibility. It is situated between two sections with no through roads.



PRESENTED BY:

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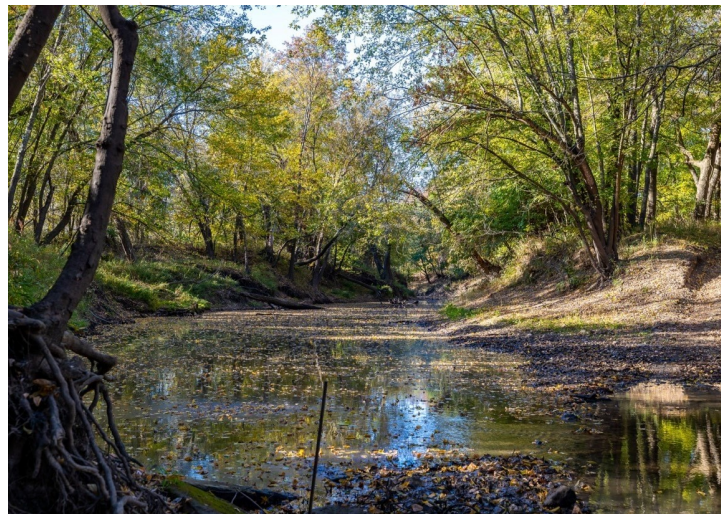
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Nature enthusiasts will be thrilled with the abundant wildlife in the area, including deer, turkey, bobcat, fox, coyote, beaver, mink, muskrat, otters, and even occasional bears.

There is a lake and fishing pond with a pier and a 12' x 24' dock made from a pontoon boat can be easily moved with a trolling motor. The enclosed, insulated dock with electricity, is perfect for fishing crappie, bass, and bluegill.

The land itself has been painstakingly maintained and is rich with potential. There are 13 acres on the east side and 4-5 acres on the north end that could be developed with berms and flooding to amp up the duck hunting. The property boasts an extensive electrical and water setup valued at over \$80k, ensuring power and potable water both reach the heart of the property. A 36-acre orchard of native pecans attracts all manner of wildlife, including trophy whitetail deer. There is unlimited potential for additional food plots and/or crop fields with 70 acres of open fields. Tire waterers, fed by a well, are scattered throughout the property, ensuring a constant water supply for wildlife. Additionally, one mile of the North Fork of Spring River flows through the property, creating a vibrant travel corridor for wildlife.

This one-of-a-kind sportsman's paradise offers unparalleled opportunities for hunting, fishing, and enjoying the great outdoors. Schedule a visit to fully appreciate its beauty and potential. Properties of this caliber are a once-in-a-lifetime opportunity!



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



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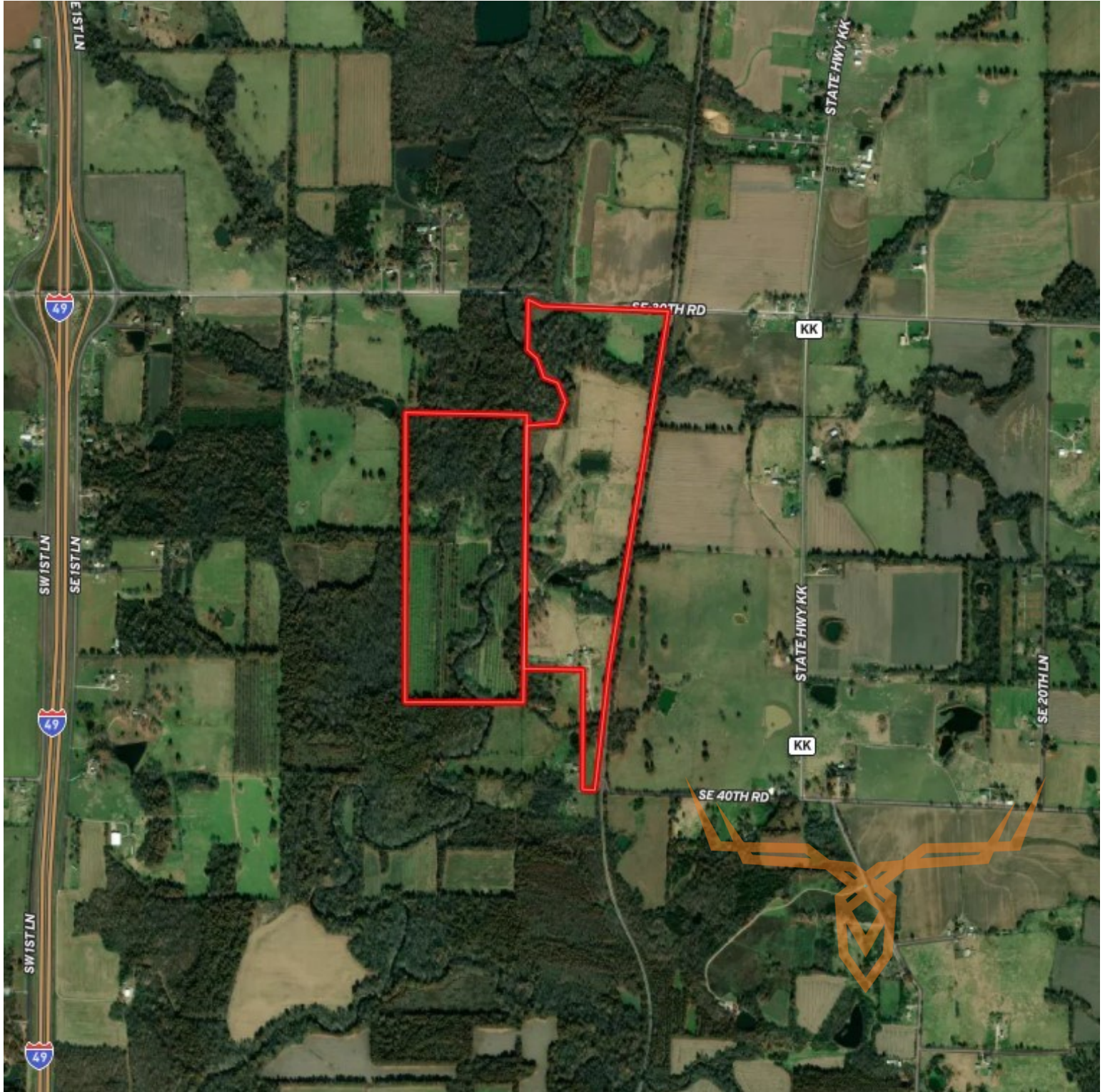
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