Cedar Acres

40.60 Acres | Barton County, MO | $585,000



HAYDEN OUTDOORS



Activities & Amenities

ATV/Off Road
Hunting - Small Game
Hunting - Turkey
Hunting - Waterfowl
Hunting - Big Game
Hunting - Predator/Varmint
Hiking/Climbing
Fishing
Water View
Waterfront
Pond/Lake

Land Details

Address: 684 NE 50th Rd., Lamar, Missouri 64759, USA
Closest Town: Lamar
Total Acres: 40.60

Building Details

Homes: 1
Style of Home(s): Ranch
Finished Sq. Ft.: 1738
Stories: 1
Bedrooms: 2
Full Bathrooms: 2
Electricity Provider: Barton County Electric
Gas Provider: Affordable Propane
Water Provider: Cpsw Barton CO
Outbuildings: 1
Fence Type: Barbwire
Cooling Systems: Forced Air Cooling
Heating Systems: Forced Air
Appliances: Dishwasher, Hot Water Heater, Microwave, Oven, Refrigerator, Washer, Dryer, Stainless Steel
Flooring: Laminate
Siding: Hardi
Roofing: Metal
View: Pond

Property Summary

Cedar Acres is 40.6 +/- acres near Lamar, MO, with a new 2-bedroom, 2-bath home with custom cabinets, granite counters, large pantry, LVP flooring, and 2x6 exterior walls. Covered back porch overlooks the stocked pond with largemouth bass and bluegill. The property includes hay field, pasture, and cedar trees, with deer and turkey being seen on the property. Great opportunities for fishing, hunting, and livestock. Listing agent related to sellers

























Land

40.6 acres of mostly level land featuring a large pond stocked with largemouth bass and bluegill. The property has a second pond, hay fields, open pasture, and wooded areas, providing opportunities for livestock, hunting, and recreation. Deer and turkey have been seen on the property.

Improvements

New 2-bedroom, 2-bath home featuring custom cabinets, granite countertops, a large pantry, LVP flooring, propane heat, and a propane cook stove. A large covered back porch overlooks the stocked pond. Additional improvements include an RV hookup with septic connection and a storage container with electricity.

Recreation

Cedar Acres offers a variety of outdoor recreational opportunities. Enjoy fishing for largemouth bass and bluegill in the stocked pond, hunting deer and turkey, hiking throughout the 40.6 acres, or searching for morel mushrooms in the spring. The mix of open pasture and wooded areas provides opportunities to enjoy the outdoors year-round.

Region & Climate

Located near Lamar in Barton County, Missouri, Cedar Acres is situated in the southwestern region of the state. The area is known for its rolling farmland, open pastures, wooded areas, and agricultural heritage. Southwest Missouri experiences four distinct seasons, with warm summers, generally mild winters, and moderate annual rainfall that supports hay production, livestock grazing, and a variety of wildlife.

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Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."

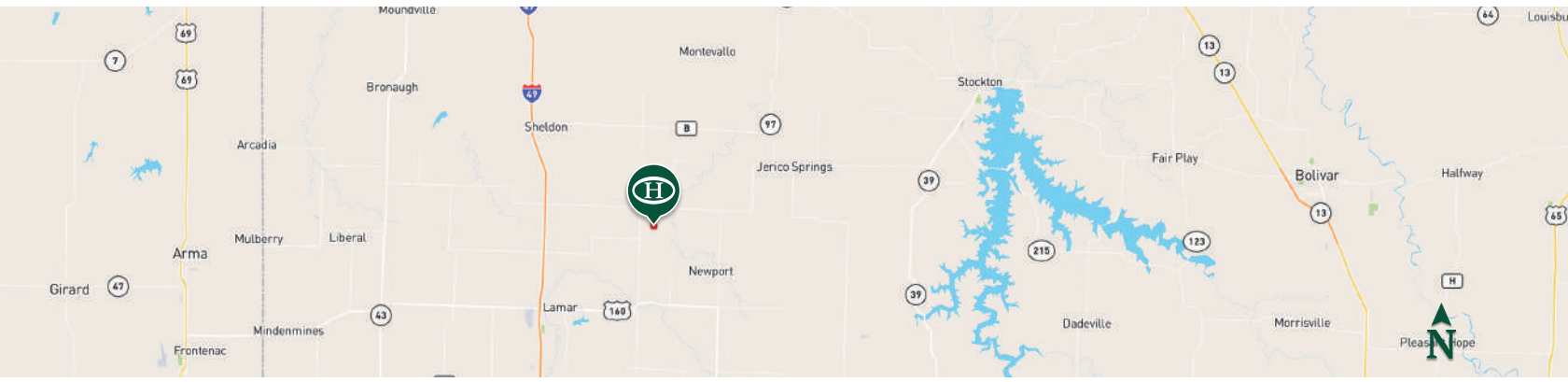
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"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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Nathan Anderson

Salesperson, Licensed in MO, AR, & OK
NathanAnderson@HaydenOutdoors.com
417.312.5570

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