

### 241 40TH, LAMAR, MO, 64759

https://kwelevate.org

A Barton County gem! This 60 acre property features a rare mix of natural beauty, functionality and privacy, offering two ponds, creek frontage and rolling pastures. Whether you're looking to homestead, raise livestock, hunt, or simply enjoy the serenity of country living, this farm checks every box. Located on less than one mile of gravel, [...]

- 2 heds
- 1 hath
- Single Family Freestanding
- Residential
- Active
- 1056 sq ft



## **Basics**

Category: Residential

Status: Active

Bathrooms: 1 bath

Year built: 1980

**Rooms Total:** 7

**Type:** Single Family - Freestanding

Bedrooms: 2 beds

**Area: 1056** sq ft

**Bathrooms Full:** 1

County: Barton



# **Building Details**

**Building Area Total: 1056** sq ft **Roof:** Composition

**Levels:** One **Construction Materials:** Vinyl

Fencing: Barbed Wire, Partial Lot Features: Creek/Storm, Farm Pond, Part Wooded,

Pasture, Rural

LotSizeDimensions: IRR

#### **School Information**

**High School District:** Lamar **Middle Or Junior School:** Lamar

## **Miscellaneous**

**Listing Terms:** Cash, Conventional, FSA, RD **Foundation Details:** Slab

Architectural Style: Traditional Tax Annual Amount: \$429.80

#### **Amenities & Features**

Interior Features: Ceiling Fan(s), Granite Patio And Porch Features: Enclosed, Patio

Counters, Eat-in Kitchen

Appliances: None

Sewer: Sewer - Septic

Fireplace Features: Wood Burning Window Features: Insulated Windows

Flooring: Ceramic Tile, Concrete

Heating: Central Gas, Forced Air

## **Nearby Schools**

Elementary School: Lamar



# **Courtesy of**

List Office Name: BURL M. GARVIN REALTOR

