



MISSOURI Land & Farm

www.missourilandandfarm.com • Office: 660-258-3185 • Fax: 660-258-2082

40 Acres-Ranch
Home-Outbuildings-Macon County
25998 Hemlock Rd. Bevier Missouri

Macon

\$449,900



CONTACT:



TAMMY AMER

Sales

660-734-2029

tamer@missourilandandfarm.com



40 Acres – Versatile Farm & Home with Outbuildings in Macon County, Missouri

Discover the perfect blend of privacy, farming, and recreational living in this extraordinary 40-acre property located northwest of Bevier. The ranch home boasts approximately 4,000 square feet of living space, featuring **6 bedrooms** and **3 full baths**.

Step into the spacious kitchen equipped with ample cabinet space. Cozy up by the **gas fireplace on the main level** or enjoy the warmth of the **wood-burning fireplace** in the finished walk-out basement. The basement offers **3 bedrooms, 1 full bath**, and a fully equipped kitchen, making it perfect for multi-generational living or added convenience. With its generous layout, this home is move-in ready, but it also presents incredible potential for customization and revamping.

The 40-acre farm has a gorgeous layout with year-round recreational opportunity featuring **2 ponds**, a creek, lush pasture, timber, and abundant wildlife. Two tom turkeys and several ducks and geese were photographed on property on picture day. Previously used as tillable ground and a cattle farm, the property is fully fenced and partially cross-fenced. Whether you wish to run cattle, bale hay, or turn these acres back into tillable production, this farm has several options for income.

The **48x36 red barn** adds nostalgic charm and versatile functionality, complemented by **2 grain bins**. Additionally, the **24x24 detached garage** provides space for vehicles or equipment, while the **25x8 outbuilding**, once used as dog pens, offers limitless possibilities for adaptation.

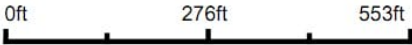
This remarkable farm and home package delivers an exceptional opportunity for those seeking privacy, versatility, and potential. Don't miss out on this unique offering—Property lines are approximate on this aerial. Survey is complete on the property. Call Tammy Amer with Missouri Land and Farm at **660-734-2029** today

Taxes: 1255

Aerial Map



Boundary Center: 39° 48' 50.63, -92° 35' 22.72



Maps Provided By:



CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023 www.AgriDataInc.com

21-58N-15W
Macon County
Missouri

3/27/2025