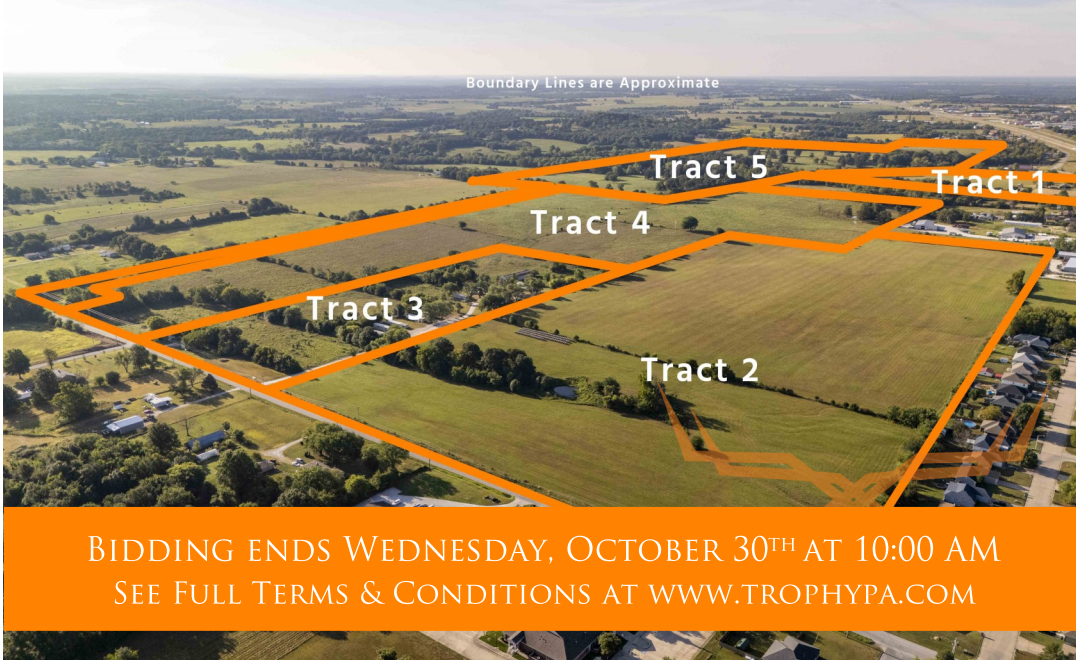




Polk County Missouri Land for Sale at Auction - Barker Farm

TROPHY
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

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PROPERTY ADDRESS:
3916 S Springfield Avenue
Bolivar, MO 65613

ACRES: 305.38
COUNTY: Polk

AUCTION DETAILS:

Preview Day Saturday, October 12th 9AM to 11AM.

This 305.83-acre property, offered in five tracts, is ideally located just off Highway 13, the primary route between Springfield and Kansas City. Positioned within Bolivar city limits, the farm offers significant growth potential, with Bolivar being part of the Springfield Metropolitan Statistical Area (MSA). Springfield's MSA was Missouri's fastest growing between 2020 and 2023, ranked 117th nationally, enhancing the appeal of this land for both investors and developers. The location could also be impacted by the proposed East Loop transportation plan, adding another layer of potential future value.

Access to key infrastructure is a highlight. The Highway 83 interchange provides direct routes to major roadways, while Bolivar Municipal Airport (M17) with its 4,000-foot runway is just two miles away, offering convenient air travel. Springfield, a major hub, is only a short drive from the property, opening even more regional access and development opportunities.

Essential services are close at hand, including Citizens Memorial Hospital, an award-winning healthcare facility, ensuring excellent medical care nearby. Additionally, Southwest Baptist University, a well-respected institution, is located just minutes from the farm. Recreation is covered too, with Silo Ridge Golf Course only four miles away.

This auction presents a unique opportunity to own land in one of Missouri's fastest-growing areas. Whether you're looking for development potential, agricultural use, or recreational options, Barker Farm's prime location and accessibility make it a strong investment.

Tract 1: Situated on the outer edge of Bolivar, Missouri, this 22.76-acre grass farm offers a perfect blend of rural charm with all the modern conveniences. The property features a one family



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owned well-maintained 2,318 square-foot brick ranch-style home that boasts three spacious bedrooms and two full bathrooms along with a small office. With its solid construction and classic design, this home offers comfort and plenty of potential for customization. The house also includes an unfinished partial basement, offering additional space for storage or future expansion. The property is a ready-made hobby farm, complete with a perimeter fence, a 36 x 24 shop with one half fully enclosed and the other half open-faced for versatile use, and the serene Piper Creek running along the eastern boundary, making it ideal for agriculture, livestock, or simply enjoying the tranquil countryside.

In addition to its residential appeal, this property presents significant commercial potential. With over 400 feet of frontage on MO-83/South Springfield Avenue, it offers excellent visibility and accessibility for business ventures. Whether you envision developing a small business, farm-to-table operation, or simply maintaining it as a peaceful residence with easy access to Bolivar's amenities, this property provides a versatile opportunity in a prime location. The presence of a private well enhances its self-sufficiency, making it an attractive investment for those looking to combine rural living with business possibilities.

Tract 2: Offers a prime investment opportunity on 54.91 acres just on the edge of Bolivar, Missouri. With plenty of pastureland, there's ample room for future growth or explore other agricultural ventures.

Positioned along paved road frontage, this tract offers easy access and all the amenities one could desire for everyday life. Whether you're looking to diversify your portfolio or expand your farming operation, Tract 2 presents an excellent opportunity in a sought-after location near Bolivar.

Tract 3: Offers a prime investment opportunity on 17.21 acres just on the edge of Bolivar, Missouri. This property is already income-generating, featuring three rented houses and seven rented single-wide trailers. With plenty of pastureland, there's ample room for future growth, whether you choose to raise livestock, expand your rental capabilities, or explore other agricultural ventures. The property also includes two ponds, enhancing its appeal for rural living or further development.

Positioned along paved road frontage, this tract offers easy access and all the amenities one could desire for everyday life. The combination of rental income and open space creates a versatile investment with substantial potential. Whether you're looking to diversify your portfolio or expand your farming operation, Tract 3 presents an excellent opportunity in a sought-after location near Bolivar.

Tract 4: Offers a prime investment opportunity on 75.21 acres just on the edge of Bolivar, Missouri. With plenty of pastureland, there's ample room for future growth or explore other agricultural ventures.

Positioned along paved road frontage, this tract offers easy access and all the amenities one could desire for everyday life. Whether you're looking to diversify your portfolio or expand your farming operation, Tract 4 presents an excellent opportunity in a sought-after location near Bolivar.

Tract 5: Offers a prime investment opportunity on 135.29 acres just on the edge of Bolivar, Missouri. With plenty of pastureland, there's ample room for future growth or explore other agricultural ventures. This tract also offers excellent hunting and recreation along with Piper creek meandering through.

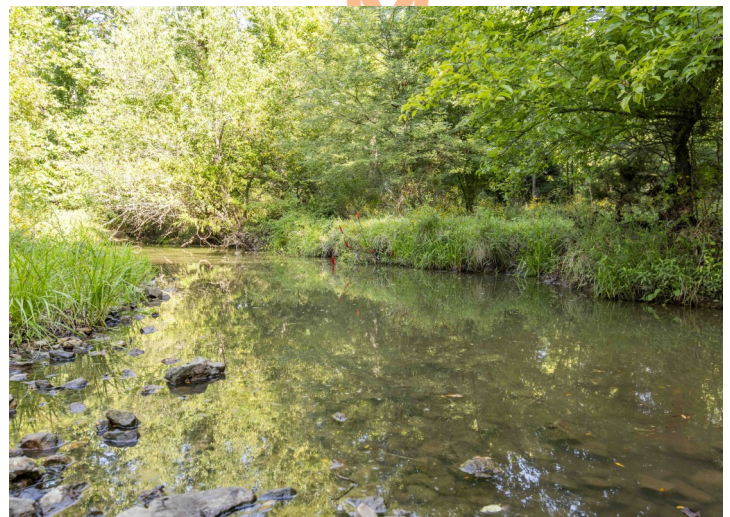
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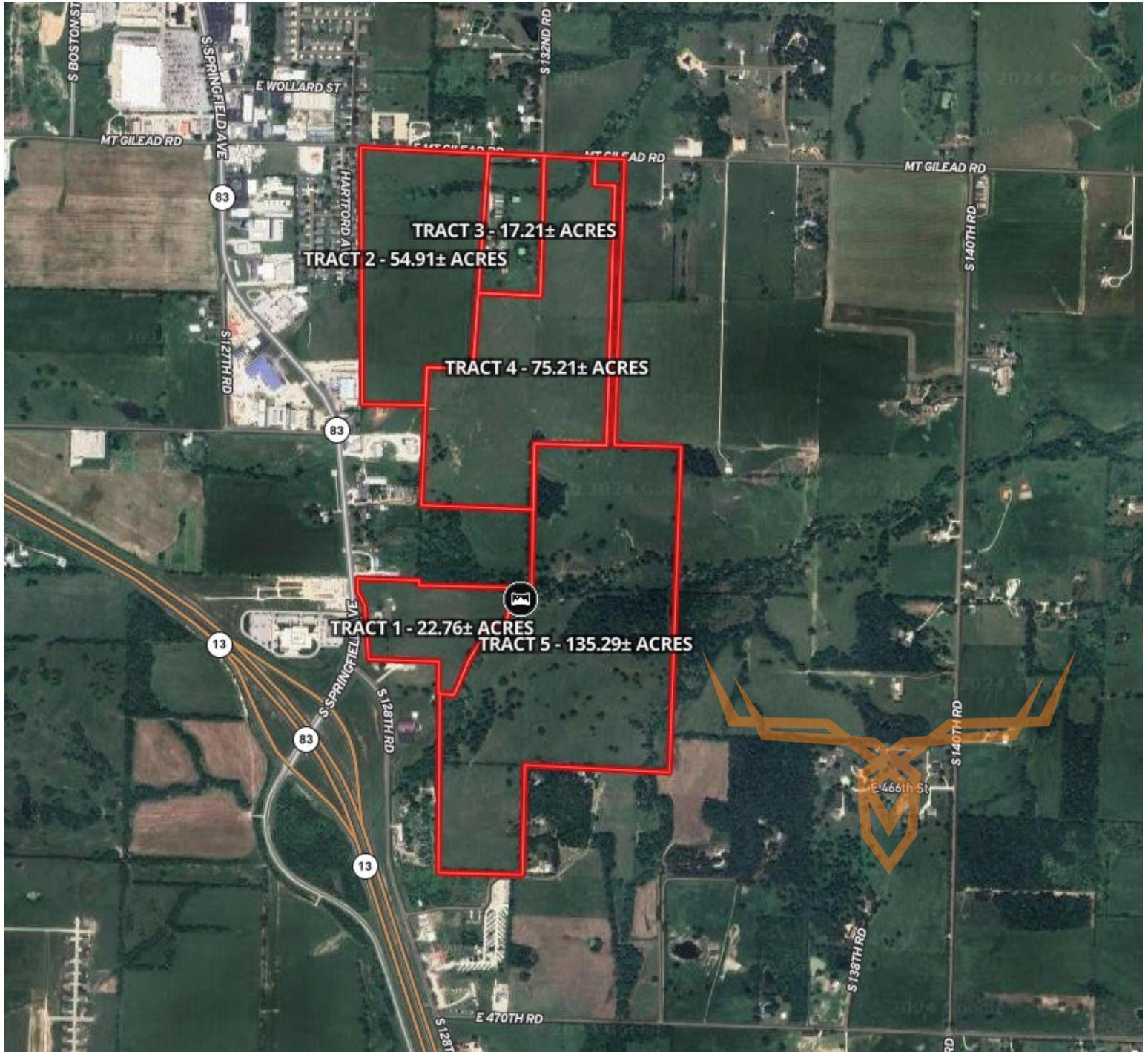




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