

148+/- Ac. Dairy Farm

259 Orchid Rd.
Conway, MO



FEATURES

950 +/- Sq.ft. 2BR-1BA Home
50x78 Hay/Machinery Barn
68x156 Free-stall Barn
Grade A Milk Barn
12x20 Loafing Shed
Other Outbuildings
2 Concrete Stave Silos / Grain Bins
No-Discharge Animal Waste Mgmt System
Fenced & Cross-fenced
Ponds, Spring, Gasconade River Frontage
Gently Rolling to Level
80% Open; 80 Acres Tillable
2 Wells
Paved Road Frontage
Gorgeous Views

Home Features

- Built 1930's; Remodeled
- Vinyl Siding
- Floor Coverings include:
Carpet/Vinyl/Tile
- Kitchen/Open Dining Area (14 ½ x 11 ½)
- Living Room (15x13 ½)
- Bedroom #1 (11 ½ x 15)
- Bedroom #2 (11 ½ x 15)
- Bathroom
- Partial Basement
- Wall Heating Unit
- Detached 2 Car Garage
- Landscaped Yard w/Mature Trees
- Private Well
- Septic
- 2004 Taxes - \$687
- Conway School District

All measurements are approximate



For More Information:
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\$372,500

Greater Springfield
Multi-list Member


The Case Company
Real Estate & Auction Services

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Gorgeous Views



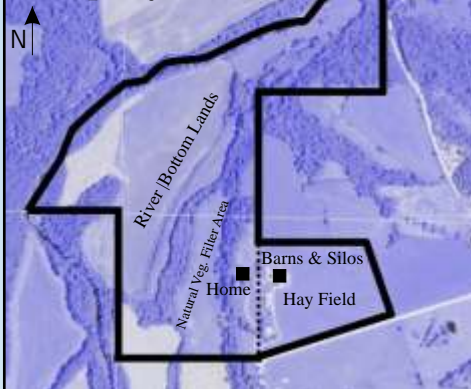
Loafing Shed

68x156 Free-stall Barn

Grade A Milk Barn with 4-on-side Herringbone Milk Parlor



Aerial Map of Featured Property



50x78 Hay Barn/ Machine Shed



Farm Features

- 21x41 Grade A Milk Barn
4 on the Side Herringbone Parlor
10x18 Covered Holding Pen
13x31 Attached Shed
No-Discharge Animal Waste Mgmt System (DNR certified 1986)
- 18x14 Feed Room
- 68x156 Free-stall Barn
- 50x78 Hay/Machinery Barn
- 12x20 Loafing Shed
- 20x60 Concrete Stave Silo / 24x70 Concrete Stave Silo
- 3 Grain Bins / Numerous Other Outbuildings
- Old Hay Barn 60x60 (possibly restorable)
- Historic Rt. 66 Motel Cottage (under cover)
- Gasconade River Frontage
- 3 Ponds/ Year-round Spring
- Gently rolling to Level Terrain
120 Acres - Open
80 Ac - Tillable (prime river bottom land)
40 Ac - Hay Pasture
Natural Vegetative Filter System for Milking Operation
- Fenced/Crossed-Fenced
- Gorgeous Views
- Paved Road to Farm Entrance
- 2 Wells / Septic

All measurements are approximate

Directions: Take I-44 Exit 113 at Conway. East on Jefferson through Conway to Hwy ZZ. Right approximately 7 miles to Rader. Left on Orchid Rd to property on left.

