

**Baker Cattle Farm**  
956 County Road 2470  
Salem, MO 65560

**\$799,900**  
92± Acres  
Dent County



**Baker Cattle Farm**  
**Salem, MO / Dent County**

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**SUMMARY**

**Address**

956 County Road 2470

**City, State Zip**

Salem, MO 65560

**County**

Dent County

**Type**

Farms, Hunting Land, Recreational Land

**Latitude / Longitude**

37.552253 / -91.725134

**Taxes (Annually)**

874

**Dwelling Square Feet**

2228

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

92

**Price**

\$799,900

**Property Website**

<https://livingthedreamland.com/property/baker-cattle-farm-dent-missouri/60117/>



**PROPERTY DESCRIPTION**

Discover the rare opportunity to own Baker Cattle Farm, a stunning 92-acre property perfect for cattle farming. This charming farm features a spacious 3-bedroom, 2-bathroom farmhouse. The home boasts a large master bedroom with an expansive bathroom and walk-in closets, ample storage throughout, a 2-car attached garage, and central heat and air conditioning, complemented by an outdoor wood furnace. The farm is meticulously designed with high-quality pipe fencing throughout. On the south side, you'll find 3 pastures, each leading to holding pens, 2 hay fields, 2 ponds, and 6 automatic waterers. The north side offers 2 separate pastures, 1 pond, and 2 automatic waterers. The property includes 2 wells, and several well-maintained buildings, including a 20x24 shop building with concrete floors, a 42x64 machine shed with a 14-foot lean-to, and a 36x36 barn, catering to all your farming needs. Additionally, the farm offers flexibility, and can be purchased without the north 28 acres.

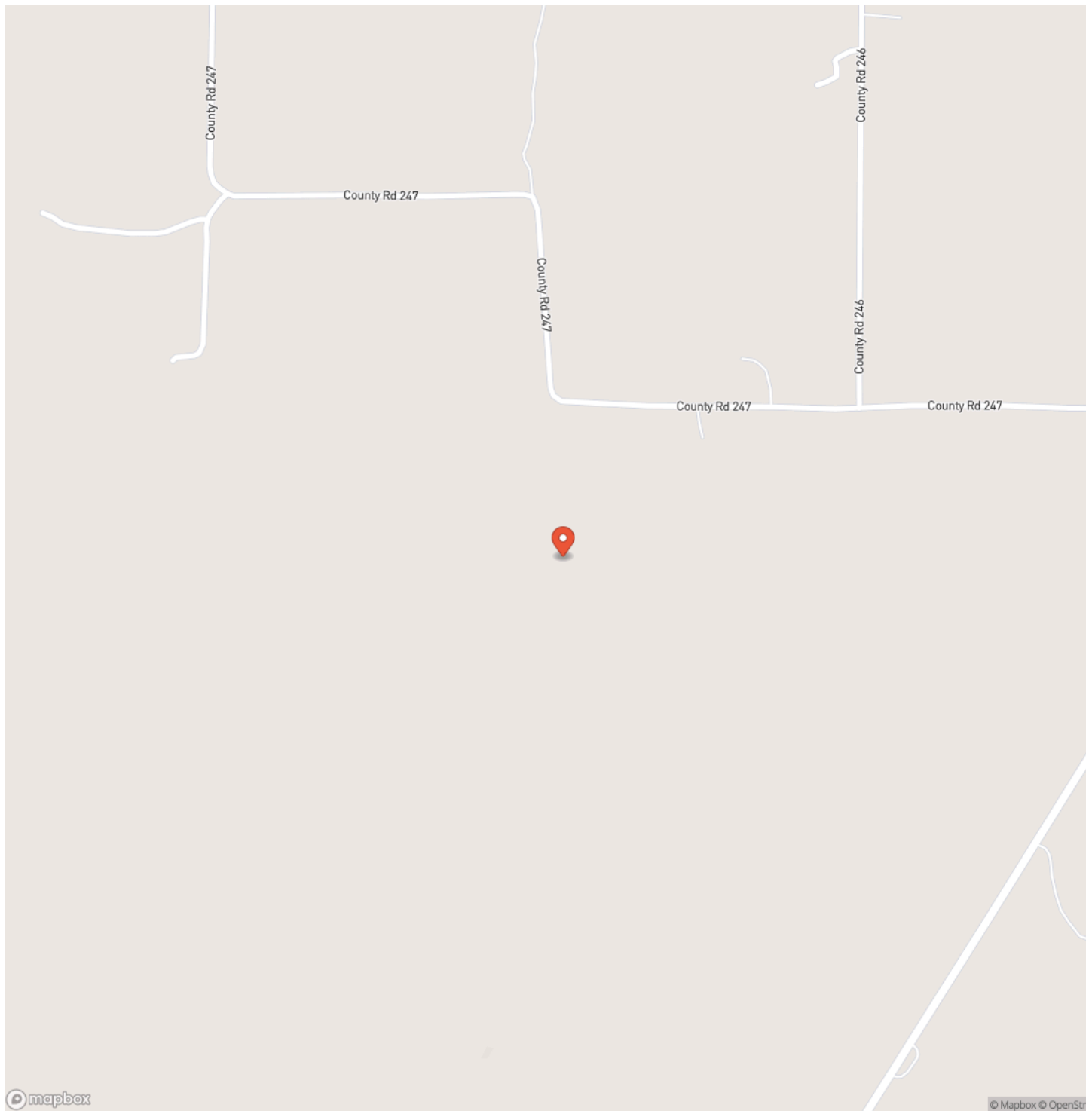


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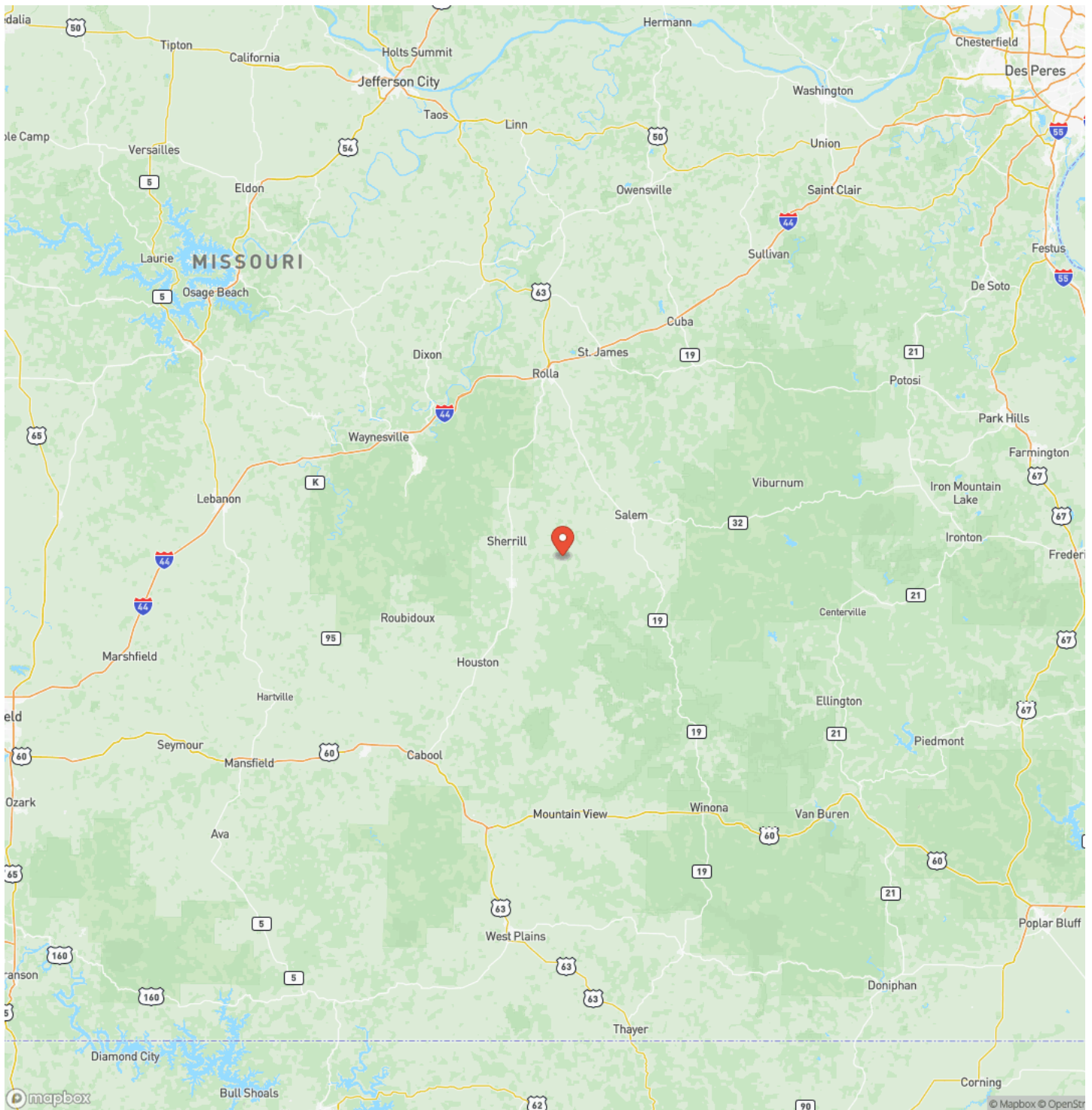
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## Locator Map



## Locator Map



## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Wes Campbell

## Mobile

(417) 818-1113

## Email

wes@livingthedreamland.com

### Address

120 West Main Street

## City / State / Zip

Houston, MO 65483

## NOTES

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**<https://livingthedreamland.com/>**

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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**Living The Dream Outdoor Properties**

6484 North Service Rd.

Leasburg, MO 65535

(855) 289-3478

<https://livingthedreamland.com/>

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