

38205 County Road Ee-270
Vanzant, MO 65768



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MLS# 60271053



\$629,900

2 Bedrooms | 2 Bathrooms | 1,566 Sqft

Self-Sufficiency at its Finest! Welcome to your dream homestead, where year-round natural beauty and self-sufficiency unite. This stunning property features a pristine Spring Creek, lush pastures, established gardens, a high-tunnel greenhouse, a variety of fruit trees and berries, a versatile shop, a well-equipped barn with stalls, and a charming office building/she-shed. All of this is just one mile from the serene North Fork of the White River. The fertile land is ideal for growing a diverse range of produce, with 210 days of sunshine and 45 inches of annual rainfall. This secluded multi-generational property is nestled in a highly desirable area with wonderful neighbors. Nature enthusiasts will relish the native persimmons, wild grapes, hickory, black walnut, pine, white oak, hazelnut, and more. Despite its serene seclusion, the farm is conveniently located within a 21-24 minute drive to the charming Ozark towns of Mountain Grove, Cabool, and Willow Springs, just 45 minutes to West Plains, 1 hour 20 minutes to Springfield, 1 hour 40 minutes to Branson, and 3 hours to St. Louis. Home and Outbuildings: The main home, nearing the completion of a comprehensive remodel, boasts 2-3 bedrooms and 2 bathrooms within 1,550 sq ft of living space. A beautiful native rock fireplace with a wood-burning insert adds warmth and character. Two expansive



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