

2240 Mease
Reeds Spring, MO 65737



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MLS# 60307857



\$500,000

2 Bedrooms | 3 Bathrooms | 2,550 Sqft

Between Branson and Springfield, MO This 37.65-acre property, zoned both commercial and agricultural, offers a rare blend of natural beauty and practical improvements in the Ozark Mountains, just minutes from Branson. At the front of the land sits a versatile 1,800 SF metal "shouse" (shop + house). The 750 SF living quarters include a private entrance, full kitchen with appliances, and a full bathroom, while the adjoining shop provides a large sliding door for vehicles and 750 SF of overhead storage. The property also features a spring-fed creek, a spacious pavilion, and an outdoor restroom building with two private bathrooms and showers--ideal for gatherings or recreational use. Trails wind throughout the acreage, offering easy access for hunting, hiking, and exploring. With its mix of wooded areas, open fields, access to caves, and natural water sources, wildlife is abundant. Whether you envision a private hunting basecamp, a recreational retreat, or a unique homestead with commercial potential, this property is ready for your vision. Dishwasher, Free Standing Stove: Electric, Icemaker, Microwave, Water Softener Owned, Refrigerator, Electric Water Heater, Disposal



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