

**21701 Lavender Road**  
Barnett, MO 65011

**LakeExpo**  
REAL ESTATE

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**MLS# 3583660**



**\$1,295,000**

**3 Bedrooms | 5 Bathrooms | 5,063 Sqft**

OWNER WILL CONSIDER DIVIDING! Possible splits are in the photos. Discover a rare investment and lifestyle opportunity with this expansive 187-acre wooded estate, designed for versatility and long-term value. Whether you are looking for a private family compound, a recreational retreat, or a strategic land investment, this property offers a unique combination of residential comfort or income potential. 187 Wooded Acres with vast, densely forested landscape providing ultimate privacy, rich wildlife habitats for hunting, or make your own scenic trails for ATVs or hiking. With 2 Residences, It's Perfect for multi-generational living, guest accommodations, or rental income to offset your mortgage. A large outbuilding provides essential storage for tractors, equipment, or tools, and can double as a dream workshop. The acreage is heavily stocked with mature hardwoods, offering an immediate opportunity for a timber harvest to generate cash flow. With 187 acres, the land is well-suited for future division into smaller tracts, allowing you to sell off parcels for residential development or conservation.

**VILYNDA FAWN HAGUE**

LOTO Homes Realty

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