

**000 County Road 817**  
Gainesville, MO 65655



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MLS# 60316064



**\$35,000**

5 Wooded Acres Near Gainesville, Missouri Discover 5 wooded acres of young timber located just a few miles from Gainesville, Missouri, offering privacy, recreation, and opportunity in one versatile tract. With county road frontage and US Highway 160 only a mile away, this property provides easy access while still maintaining a peaceful rural setting. Power runs along the county road, with a utility pole just a few yards from the property, making future development convenient and cost effective. The land features mostly young timber, creating a natural setting ideal for wildlife habitat, archery hunting, or simply enjoying the outdoors. A mostly wet-weather stretch of Spring Creek runs through the southeast corner, adding character and seasonal water flow to the property. The area is sparsely populated, with only one home visible from the back side of the tract, allowing you to enjoy privacy without feeling isolated. The property offers a solid potential build site for a cabin or country home. It also makes an excellent location to set up a camper trailer for weekend getaways or to explore a short-term rental or Airbnb opportunity. Outdoor enthusiasts will appreciate the proximity to Mark Twain National Forest, Norfolk Lake, and the White River, all just a short drive away. Whether you are looking to build, hunt, invest, or create a recreational



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