

000 County Road 7040
Caulfield, MO 65626



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\$2,419,200

504 Acres of High-Productivity Farm Ground in Howell County, Missouri and Joins Cloud 9 Ranch - Excellent Investment Opportunity This exceptional 504-acre farm in Howell County, Missouri, offers everything you need for a successful cattle operation. With at least 85% of the property in lush, high-quality pasture, this farm can support approximately 160 cow/calf pairs. The land is fenced and cross-fenced, ensuring optimal grazing and rotational management. There is a well and several auto waters, ponds, paddocks, hayfields, beautiful building sites and located just outside West Plains MO. Key features include: Joins Cloud 9 Ranch A well and automatic waterers strategically placed for convenience 9 Ponds with automatic waters providing additional water for livestock Two sets of working facilities, perfect for efficient herd management. One is covered and has electric and lights and has large shop with electric and concrete floor and lean-to for hay storage 2 Hayfields with about 70 acres and produces 300+ bales of hay. Fenced and cross fenced with 13 paddocks - good cattle tight fencing Bridges Branch Creek, a seasonal creek and great area to build a lake This property joins Cloud 9 Ranch and proposes a unique investment and income producing opportunity. Cloud 9 Ranch is a picturesque, member-owned, family-friendly camping and



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