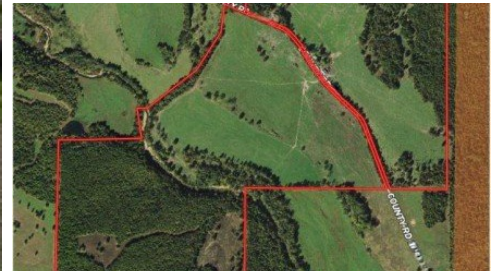


5543 County Road 9720
West Plains, MO 65775



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MLS# SOM60288899



\$1,999,900

3 Bedrooms | 2.5 Bathrooms

This 428-acre working cattle ranch, located on the edge of West Plains and bordered by Conservation Land, combines productivity, beauty, and recreation. With highly productive soils, lush pastures, and excellent water sources, it's designed to sustain a thriving cattle operation. At the same time, the mixture of open ground and timber creates outstanding hunting and outdoor opportunities. Ranch Highlights

Highly Productive Ground: Fertile, improved pastures designed for maximum forage growth. Excellent hay yields reduce feed costs and support year-round ranching.

Fenced & Cross-Fenced: New, durable fencing and cross-fencing allow for rotational grazing, ease of cattle movement, and effective herd management.

Livestock Capacity: With abundant pasture and hay production, the ranch comfortably supports up to 125 cow/calf pairs.

Year-Round Water: A spring-fed creek and five ponds (two stocked) provide reliable water for livestock, wildlife, and fishing.

Hay Barn & Equipment Storage: Large hay barn plus Quonset and additional barns offer ample storage for tractors, balers, and ranch essentials.

Modern Shop (40'x80'): Includes radiant floor heating, AC, office space, loft with potential living quarters, plumbed bathroom, heavy-duty car lift, and multiple garage doors.

Hunting & Recreational Features

Prime Hunting Land: A



Kimberly Grennan

Phone: (417) 293-7277

United Country Missouri Ozarks Realty Inc.

For full listing details, please scan:

