

000 County Road 194
Dora, MO 65637



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MLS# SOM60288917



\$850,000

Discover a true working cattle farm in the scenic heart of the Ozarks, located just 20 minutes from West Plains. Though no residence is currently built, the land features multiple prime building sites where you can create the home of your dreams. The property consists of 247 acres in total, including 5 wooded acres along Highway CC that provide convenient access to the remaining 242 acres. This setup makes for an excellent future homesite, with the added benefit of being only minutes from downtown Dora and situated on a paved road. The land is a well-balanced mix of approximately 195 acres of productive pasture and 52 acres of mature, marketable timber. Water resources are abundant, with five ponds--one spring-fed--plus an additional spring within the timber. A private well services three livestock troughs, ensuring reliable water for cattle and other animals. Whether your vision is expanding a ranching operation, starting a new homestead, or simply enjoying the land's natural beauty, this property offers endless opportunity. The open pastures provide sweeping views, while the wooded areas deliver both privacy and income potential from timber. Outdoor enthusiasts will appreciate the outstanding hunting, with thriving populations of deer and turkey making this a sportsman's paradise.



Calvin Chambers

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Southern Missouri Homes and Farms LLC

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