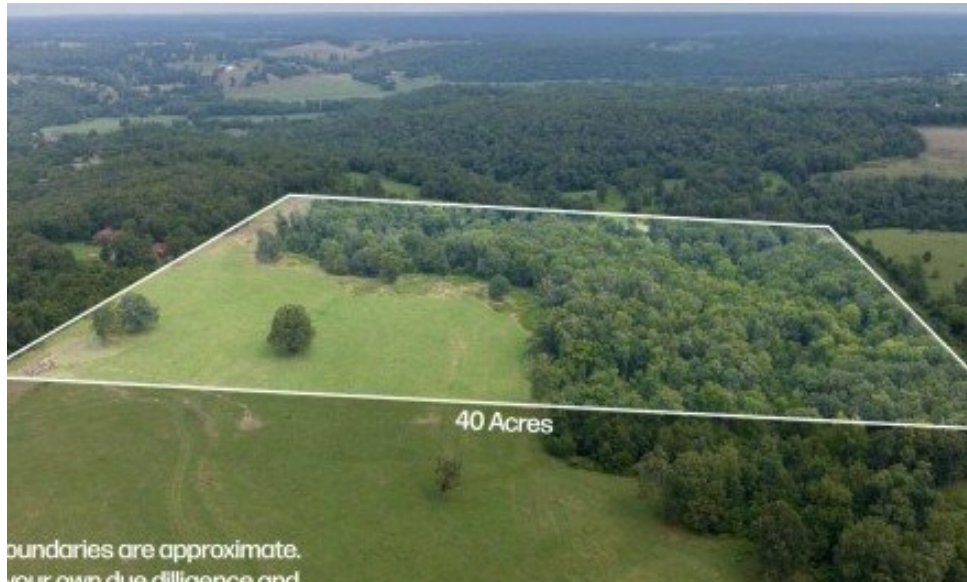


**3249 Clark**  
Mansfield, MO 65704



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MLS# SOM60315489



**\$240,000**

Check out this remarkable 40-acre +/- parcel located just 45 minutes from Springfield that truly checks all the boxes. With a unique blend of prime build sites, privacy, open pasture, and mature timber, this property offers endless possibilities. Whether you envision a cozy cabin tucked away in the woods or a farmhouse overlooking the pasture, this land provides the perfect setting to make your dreams a reality. A private gravel drive leads you into the property, creating a sense of seclusion from Highway 5, and electricity is conveniently located nearby. Not ready to build? No problem. The mix of open and cleared ground makes this an excellent farming opportunity. With cattle-tight fencing on three sides, established pasture, and a pond that serves as a reliable water source, the property is well-suited for livestock. For outdoor enthusiasts, this acreage is a true haven. Abundant wildlife food, water, and shelter attract deer and turkey year-round. The pond offers fishing opportunities while also serving as a watering hole for wildlife. Mature oak timber scattered throughout the property provides both a strong wildlife food source and potential income opportunities. Don't miss your chance to own your slice of the Ozarks.



**Adam J Wright**

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