

**253 Raven**  
Noel, MO 64854



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MLS# SOM60316152



**\$474,900**

Discover 45 acres of prime, versatile land that offers the perfect blend of productive pasture, mature timber, and multiple build sites. Currently in hay production and cross-fenced into several paddocks, this property is well-suited for cattle, horses, or a working homestead. Three ponds provide reliable water sources for livestock and wildlife, while panoramic views create outstanding future home sites. Abundant deer and turkey make this an excellent recreational and hunting property, with timber providing both habitat and long-term value. The land's layout, with a mix of open ground and woods, offers flexibility for agricultural use, development, or a private retreat. A solid, well-built home and existing utilities are already in place, providing immediate use, rental potential, or a comfortable residence while you build your dream home. This rare opportunity presents an acreage with this unique combination of pasture, water, timber, and infrastructure.



**Brett Siebert**  
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National Realty

For full listing details, please scan:

