

**00 Private Drive 6245**  
Edgar Springs, MO 65462



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MLS# SOM60303202



**\$199,900**

Private unrestricted acreage with electric to the property and a spring fed pond. Welcome to Edgar Springs 35. This 35.28 acres is ready for your livestock and new build. There is electric at the edge of the property, a spring fed pond, a small stock pond and 2 wet weather creeks. The property is fenced into 3 individual fields ready for rotational grazing with barb wire and hot wire. Some of the fences need to be replaced or repaired but the posts are in place. The land lies mostly flat with a slight roll, mostly open pasture with a small patch of woods. If your looking for privacy and nice land, here is your opportunity to homestead and live off the land. Drill a well, build and enjoy the peace and tranquility of your own piece of the Ozarks .



**Lisa Kay Cather**

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For full listing details, please scan:

