

000 Highway 63
West Plains, MO 65775



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MLS# SOM60288617



\$699,900

This 59-acre property is an exceptional development opportunity located at the northern edge of West Plains, Missouri, with major Highway 63 frontage. The land features a gentle terrain, providing multiple beautiful building sites for developers or the perfect layout for a farm. With rural water mains already installed, a meter can be added, making utility access a breeze. The land consists of lush pasture, mature trees, and three ponds, offering a picturesque setting for residential, commercial, or agricultural use. This versatile property can be divided in multiple ways, with per-acre pricing starting at \$12,000/acre. Whether you're looking for a large investment tract, a prime commercial location, or a private estate, this property delivers. Located just minutes from: Howell County's economic hub with top employers like Ozarks Healthcare and Missouri State University-West Plains. West Plains retail & dining, including Walmart, Hobby Lobby, Colton's Steakhouse, and thriving downtown businesses. Outdoor recreation hotspots, including Norfork Lake, North Fork River, and Mark Twain National Forest. For developers, investors, or homesteaders, this high-visibility, high-potential property won't last long. Call today to discuss subdivision options!



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For full listing details, please scan:

