

**000 Cedar Hill**  
Marshfield, MO 65706



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MLS# SOM60314825



**\$467,000**

This 44.1+/- acre property is a hunter's dream, offering privacy, diverse habitat, and outstanding recreational potential on a quiet dead-end road just 4 miles from Marshfield and approximately 25 minutes from the outskirts of Springfield. With nearly 2 miles of established trails, the land is perfectly set up for accessing stands, navigating the property, and enjoying year-round outdoor recreation. A rich mix of mature timber and nearly 4 acres of scattered pocket fields creates ideal edge habitat for deer, turkey, and other wildlife. A small pond, along with multiple year-round streams fed by natural springs, provides reliable water sources that help hold game on the property even during drier seasons. The front 4.1 acres feature access to electricity and an excellent building site, while the rest of the property offers the seclusion serious hunters and outdoor enthusiasts are looking for. The entire perimeter has been recently fenced with steel corner posts, and the layout lends itself well to food plots, stand locations, and long-term land management. Whether you're looking for a premier hunting tract, a recreational retreat, or a future homestead, this property checks all the boxes. Opportunities like this don't come along often--schedule your private showing today and see the potential for yourself.



**Ben Shelton**

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