

30372 Dodson
Schell City, MO 64783



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MLS# SOM60316031



\$324,000

Turn-key 40 +/- acre property in Vernon County offering an excellent build-site opportunity, functional farm setup, and strong recreational or short-term rental potential. Located just a few hundred yards from the Schell-Osage Conservation Area and within 20 minutes of Four Rivers Conservation Area, this tract sits in the heart of one of Missouri's most desirable outdoor and waterfowl regions. The land consists primarily of open, usable pasture, making it well-suited for livestock, hobby farming, or future residential construction. Two ponds provide reliable water sources for both agricultural use and wildlife. Multiple build locations are available, with utilities already in place -- significantly reducing upfront development costs. Improvements include a 40'x50'x14' stick-built shop with a 14'x50' lean-to, fully spray-foam insulated and sheeted. The interior is finished with a bathroom, laundry room, bedroom, full washroom, and a 10'x40' loft with four bunk spaces, allowing the structure to function immediately as a temporary residence, guest quarters, or seasonal duck camp rental. A 36,000 BTU mini-split system provides efficient heating and cooling, and three oversized garage doors allow easy access for equipment, boats, or side-by-sides. Utilities are already established with electric on site, installed septic system, rural water, and an RV hookup. A



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For full listing details, please scan:

