

**000 County Road 8490**  
West Plains, MO 65775



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MLS# SOM60205095



**\$495,000**

Nestled in the heart of the picturesque West Plains, Missouri, this exceptional 40-acre (m/l) property offers a harmonious blend of natural beauty and convenience. With a diverse landscape featuring a mixture of rolling valley land and pristine woods, this parcel of land promises an extraordinary opportunity for both nature enthusiasts and those looking to build their dream home. **Property Features: 40 Acres M/L:** With 40 acres at your disposal, this property presents limitless possibilities for your vision to take shape. Whether you dream of a private retreat, a hunting haven, or a charming homestead, you'll find ample space to bring your dreams to life. **Mixture of Valley Land and Woods:** The landscape is a canvas of rolling valleys and enchanting woods. Explore the peaceful valleys and discover the enchanting beauty of the woods, creating an idyllic backdrop for outdoor adventures and tranquility. **Close to West Plains:** Situated just a stone's throw away from the vibrant city of West Plains, you can enjoy the best of both worlds - the serenity of rural living with the convenience of nearby urban amenities, schools, shopping, and healthcare facilities. **Lush Pasture:** The property boasts lush pastures, perfect for grazing livestock or enjoying the pleasures of country living. Embrace the agricultural opportunities that this property provides. **Excellent Building**



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