

**170 Ee**  
Thayer, MO 65791



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MLS# SOM60310252



**\$359,900**

**GORGEOUS 70+/- ACRE PROPERTY - READY TO BUILD, FARM, OR ENJOY!** Discover the perfect blend of open space and mature timber on this stunning 70-acre tract, offering endless opportunity for your dream home, hobby farm, or recreational retreat. A new well is already in place along with two frost-free hydrants, making this property exceptionally convenient for future building or livestock needs. A beautiful 30x30 shop sits on site, complete with electricity, spray in insulation, a concrete floor, windows, and two oversized garage doors--perfect for equipment storage, a workshop, or future expansion. The land is thoughtfully maintained and landscaped, highlighted by a tree-lined driveway that creates a grand and welcoming entrance. Enjoy a mix of cleared acreage and wooded areas, providing both privacy and open space. Established food plots attract an abundance of wildlife, making this an excellent hunting or nature-watching property. The property also features pear, plum, and chestnut trees, along with blueberry bushes, offering seasonal harvests and added charm. Whether you're seeking a secluded build site, agricultural opportunity, or a peaceful country escape, this picturesque acreage offers it all. A rare find--come see its beauty for yourself!



**Andrea Martin**

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United Country Missouri Ozarks Realty Inc.

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