

377 Apricot
Reeds Spring, MO 65737



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MLS# SOM60313964



\$74,900

Ever dreamed of having a TINY CABIN on 10 acres in the heart of the beautiful Ozarks to call your own? Just 15 minutes from Branson West you will find this wooded property that is mostly sloped with a wet weather creek lining the backside of the property. Could be the perfect fit for a nature lover, outdoors enthusiast, or a great retreat for anyone looking to escape the hustle and bustle of life. Property comes equipped with electric, it's own private well and a septic system already in place! The fully functional 280 square foot cabin features a small kitchen with sink, nice cabinets, electric stove, refrigerator and bathroom with toilet, shower, and medicine cabinet. Cabin has a 30 gallon water heater. Very well insulated! Additionally there is a storage shed on the property. Things to note: Sale includes both 291 and 377 Apricot Lane each parcel is 5 acres. Well and storage shed is located on one parcel while the cabin and septic in on the other. Property is accessed via a dirt road that does have some potholes. Some clean up remains on this property. Remnants of a burned down mobile home along with an abandoned mobile home are on the property. Current owner had plans to convert the abandoned mobile home into a hobby area/workshop/storage area. Surrounding properties could benefit from some clean up. Cabin is not permitted and is not considered real



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