

**000 State Highway Uu**  
Washburn, MO 65772



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MLS# SOM60317979



**\$209,000**

These 38+/- acres are your own blank canvas, readily awaiting your input to make them into your very own paradise. The hardwood ridges are mostly covered in timber, including plenty of white and red oaks, hickories, and walnut. These ridges are separated like fingers on a hand by valleys full of ferns and spring wildflowers, and this rolling terrain creates the feel of a more expansive acreage. This is even further enhanced at the west property line, where you'll have your own private access onto the 4,035 acre Flag Springs Conservation Area, offering room to roam for days. As you enter the property, a cleared trail welcomes you into the timber, dropping gently into a wet weather creek that appears to have a small spring feeding it. The trail crosses the main hollow, then meanders up the other side into several cleared ridges that would be the ideal setting for a secluded home or cabin. These clearings also offer great hunting opportunity to intercept a cruising buck, or perhaps some pasture for grazing animals. Numerous big, mature whitetails have been harvested and captured on trail cameras over the years, and with some habitat management you could enhance that even more. Access is easy and smooth, with paved highway all the way from town to the driveway entrance - a big plus compared to many properties that require miles of travel on rough



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For full listing details, please scan:

