

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



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MLS# SOM60317982



**\$100,000**

Located just 17 miles from Pea Ridge, Arkansas and 12 miles from Cassville, Missouri, you'll find a little slice of heaven. Up near the road is about an acre and a half of open land with a small pond. Previously used for pasture, this area still offers some good forage for your animals, but it would also make a pretty setting for a home, with easy access to the highway. Utilities available include rural water, electric, and fiber internet, and all can be found at the north edge of the property along Highway UU. Moving further back into the property, you'll find even more options. A wet weather creek runs from east to west as it meanders towards the nearby Flag Springs Conservation Area, a 4,035 acre piece of public land that offers recreational opportunities ranging from hunting and fishing to hiking, horseback riding, and shooting. While this creek rarely runs more than a few inches deep, it does offer the possibility of impounding a small pond. To the south of the seasonal creek, you once again ascend a gentle hill that leads up onto a couple of cleared ridges of about 1.5 acres each. These secluded clearings would make good pasture, food plots, or a more secluded site for home off the beaten path. Between the cleared areas you'll find a nice mix of hardwood trees, including red and white oaks, hickories, hackberry, elm, and a few walnuts. The location



**Scott Sudkamp**  
Phone: (417) 321-5427  
Midwest Land Group

For full listing details, please scan:

