

**8896 State Route Zz**  
West Plains, MO 65775



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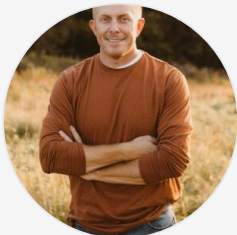
MLS# SOM60318490



**\$1,493,210**

**3 Bedrooms | 3.5 Bathrooms**

215 acre cattle ready ranch built for function, efficiency, and long term productivity. Approximately 80 percent open and designed for rotational grazing with 7 ponds and 5 automatic waterers supplied by a private well, all positioned for short travel and consistent access across every paddock. The ranch is divided into 8 rotational paddocks with permanent fencing, along with a trap/weaning pen and a low stress setup for working and processing cattle. Fencing is cattle tight and in good condition with barbed wire perimeter, cross fencing, and woven wire in the trap/weaning area. The ranch is well watered, well laid out, and historically supports around 50 cow calf pairs. Fertility and forage have been a priority with fertilizer applied for the 2026 growing season. 2 barns include a 50x70 and a 30x40, providing capacity for near 200 bales of hay along with space for trucks, tractors, and equipment. One barn includes a concrete floor and electric for maintenance and operation. The home offers over 3,000 square feet on 1 level with a 3 bedroom, 2.5 bath layout suited for both everyday living and a working ranch lifestyle. Vaulted ceilings in the living, dining, and kitchen area, an attractive kitchen with large island, and a freestanding wood stove. Functional master suite, large laundry, and ideal home office. Screened back patio overlooks the garden area and lush pasture.



**Billy Bruce**

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