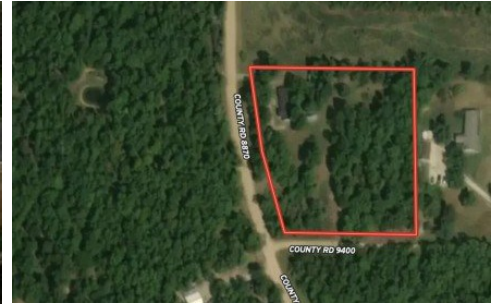


**12786 County Road 8870**  
West Plains, MO 65775



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MLS# SOM60317659



**\$89,900**

**2 Bedrooms | 2.5 Bathrooms | 938 Sqft**

Peaceful Country Retreat on 2.37 +/- Acres in Howell County, Missouri Tucked away in the quiet countryside of Howell County, Missouri, this charming 2 bedroom, 1.5 bathroom single wide mobile home offers a peaceful escape from the hustle and bustle of town while still being conveniently located just 12 miles away. Situated on 2.37 +/- acres, the property provides privacy, space, and the opportunity to enjoy the natural beauty of the Missouri Ozarks. The home offers comfortable living with central air and an outdoor wood burning stove that helps provide efficient heat during the colder months. The layout includes two bedrooms and one and a half bathrooms, creating a practical setup for everyday living, a weekend getaway, or a small homestead. Large windows allow natural light to fill the space while offering views of the surrounding countryside. Outside, the property features several improvements that add both character and functionality. A spacious barn with electric provides excellent space for storage, equipment, hobbies, or small livestock. The property also includes an old log cabin full of rustic charm, offering potential for restoration, a workshop, or simply a unique piece of Ozarks history to enjoy. For those who enjoy gardening, a designated garden area is ready for planting and growing your own produce. The 2.37 acre setting



**Blake Reese**  
Phone: (417) 270-7187  
LakeFrontExpo MLS

For full listing details, please scan:

