

1515 County Road 803a
Gainesville, MO 65655



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MLS# SOM60318396



\$110,000

32 Acres with Cabin, Well, Power & Prime Hunting Near Gainesville, Missouri Discover the perfect blend of seclusion, functionality, and opportunity on this 32+/- acre property located just 4 miles outside of Gainesville, Missouri. Featuring mostly young timber and brushy woods, this tract offers excellent habitat for wildlife and a peaceful setting for recreation or future development. A 400+/- sq ft hunting cabin sits on the property, complete with its own well, septic system, and electricity already in place. The cabin includes a main living/sleeping area, kitchen space, small area for a toilet, and a cozy sleeping loft. A chimney is installed and ready for a wood stove hookup (stove not included). Enjoy the outdoors from the covered front porch accented with rock masonry. The land offers a level build site near the entrance, making it ideal for a future home or expanded retreat. Behind the cabin, an old horse pasture could be reclaimed and restored, adding versatility to the property. The acreage is fenced and cross-fenced, and also includes a pond and a 50 amp RV hookup near the cabin for added convenience. An outbuilding/portable shed is included for storage. Wildlife is abundant, with deer and turkey frequenting the area, supported by nearby Hogard Creek. The property is accessed by a quiet, sparsely populated county road just 2 miles



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