

**14497 Farm Road 1145**  
Cassville, MO 65625



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MLS# SOM60318432



**\$325,000**

**2 Bedrooms | 2 Bathrooms**

This 40+/- acre property offers the perfect blend of productive land, hunting opportunity, and comfortable country living. With a great mix of timber and open pasture, the farm is well suited for livestock, recreation, or a private rural retreat. The property is fully fenced and equipped with a pipe corral and covered cattle working area, making it functional for livestock operations. A pond provides a reliable water source, while established food plot areas and timbered cover create excellent habitat for wildlife. The area is known for strong deer hunting, making this an ideal setup for any outdoorsman. The home features 2 bedrooms and 2 bathrooms, offering a comfortable place to stay whether as a full-time residence or a weekend getaway. A detached two-car garage/workshop provides ample storage for equipment, tools, or recreational gear. Conveniently located just 8 minutes from Cassville, 30 minutes from Monett, and 1 hour from Bentonville, Arkansas, this property combines peaceful rural living with easy access to nearby towns and amenities. Whether you're looking for a hunting property, small cattle setup, or country home on acreage, this versatile tract checks all the boxes.



**Kellen Bounous**  
Phone: (417) 669-7687  
Midwest Land Group

For full listing details, please scan:

