

**000 State Highway 90 (Tract 1)**  
Pineville, MO 64856



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MLS# SOM60291658



**\$349,500**

Discover the charm of this stunning 9.2-acre property located just off Highway 90, minutes from Jane, Missouri. Boasting approximately 219 feet of frontage on the highly sought-after Little Sugar Creek, this tract offers a rare blend of natural beauty and prime location. The land is entirely open pasture ideal for farming, livestock, or building your dream home. With rural water and electricity available at the road, the property is ready for development to suit your vision. Enjoy the perfect balance of privacy and convenience, with White Rock Elementary just 5 minutes away and Walmart under 10 minutes from your doorstep. Whether you're seeking a peaceful homestead, a weekend retreat, or a smart investment, this unique creekside property is a true gem. Opportunities like this don't come around often schedule your showing today! The chicken houses across Highway 90 are not in operation.



**James Pratt**

Phone: (870) 404-4188

Keller Williams Market Pro

For full listing details, please scan:

