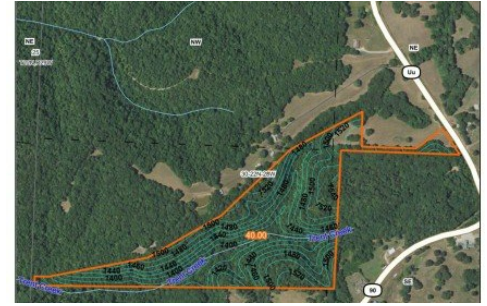


000 State Highway Uu
Washburn, MO 65772



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MLS# SOM60319894



\$220,000

Take a good look at this surveyed 40 acre parcel just west of Washburn, MO in western Barry County. With blacktop road access via Highway UU right to the driveway entrance, it's easy and convenient to get to. Pulling in the gate, an owned lane leads from the highway to a secluded meadow that would be the perfect setting for a secluded home or weekend cabin, and with rural water, electric service, and fiber internet available at the highway, you'll have your place up and going in no time at all. Turning the corner past the meadow, you'll enter some classic Ozarks timber, full of towering red & white oaks, hickories, dogwoods, and other hardwood species. The back part of this tract is rugged and secluded - two key factors in attracting and holding good numbers of game. Mature whitetail bucks often cruise the timber, offering a chance to harvest some quality protein and fond memories. In addition to the white-tailed deer and turkeys that frequent the property, neighbors have also observed black bears. As Missouri's bear population grows, you might have the chance to notch your tag on a Show-Me State bruin as well. A small seasonal stream with several small springs meanders through nearly the entire length of the parcel. Several trails traverse the hills and valleys, offering access throughout the parcel and a travel network for you and the game you'll



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For full listing details, please scan:

