

13163 State Route Ff
West Plains, MO 65775



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MLS# SOM60309149



\$1,050,000

Southern Missouri Ranch For Sale - 243 Acres in Howell County with Highway Frontage, Shops, Springs & Prime Recreation Discover 243+/- acres of fenced and cross-fenced Howell County land featuring a perfect 50/50 blend of lush pasture and mature timber with scenic Ozark Mountain views. Located on State Route FF in Caulfield, Missouri, this highly desirable Southern Missouri ranch is ideal for cattle, horses, or recreational use--offering abundant water, excellent infrastructure, and world-class hunting. Ranch Highlights: 243+/- acres - 50% pasture / 50% timber Highway frontage for easy access Fenced & cross-fenced for rotational grazing 3 automatic livestock waterers 5 ponds - 2 are spring-fed Multiple natural springs 2 wells on-site Working cattle pens & feed bin Abundant wildlife - deer, turkey & small game Outbuildings & Improvements: NEW 32'x97' Shop - insulated, concrete floor, electric installed, plumbed for living quarters (bath, water, septic ready), 3 tall overhead garage doors 30'x40' Shop - insulated, concrete floor, electric, attached Conex storage units for secure equipment storage, temperature controlled. Build Your Dream Home with a View: This property features multiple stunning building sites overlooking rolling Ozark ridges--perfect for a custom home, barndominium, or lodge-style retreat. Recreation & Lifestyle: With



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United Country Missouri Ozarks Realty Inc.

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