

## Tract #3 County Road Ww-A Summersville, MO 65571



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MLS# SOM60320205



# \$269,000

This 66+/- acre tract outside of Summersville is a clean, usable piece of Ozark ground. It's got a strong mix of pasture and timber and sets up well for a homeplace, livestock, or just a place to get out of town and have some space. It's the kind of property you can step onto and immediately see how it would work for you. The majority of the property is open pasture that lays right and is easy to take care of. It's suitable for running cattle, keeping a few horses, or building without having to do a bunch of prep work. The ground is usable and not rough, which is getting harder to find in the Ozarks. The scattered timber gives you some privacy and makes the place feel bigger, while also providing solid cover for wildlife. It's a good balance--you've got the openness you want, but still enough cover to break things up and make it interesting. There's a healthy population of deer and turkeys here. They use the property regularly, not just passing through. It's a good setup if you like to hunt, and even if you don't, you'll still see them moving through on a regular basis. The mix of pasture and timber helps hold them on the property. There are several good spots to build, all with wide, open views across the surrounding Ozark hills. Nothing overdone--just good, natural views and plenty of room to spread out and do things the way you want. You've got options depending



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