

000 County Road 8040
West Plains, MO 65775



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MLS# SOM60320364



\$269,900

Discover the perfect blend of opportunity and country charm, with this beautifully manicured 29.77 surveyed acres. Mostly open pasture, the land is ideal, for livestock, farming or future development. Featuring three ponds, two older barns and working pens, it's well suited for agricultural use right away. Recent improvements include some new perimeter fencing, while dual access points from two paved county roads provide excellent convenience and flexibility. Utilities are a major advantage, with electric already across the property and rural water available, for a fee. Whether you're looking to expand your farming operation, build your dream home or explore subdivision potential, this versatile property offers endless possibilities, in a beautiful rural setting, with a close proximity to West Plains. When you see this property, you are going to want it!!



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