

**000 Simpson**  
Urbana, MO 65767



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MLS# SOM60323988



**\$199,990**

1300+ feet of road frontage! Discover the possibilities with this beautiful 28-acre tract just outside of Urbana, Missouri. Tucked along smooth, easily navigable Simpson Road, this mostly wooded property offers a peaceful setting with level to gently rolling terrain and a small pond nestled near the center of the land. Mature trees and natural underbrush provide privacy and a true country feel, while multiple potential build sites could be opened up with clearing. The property features fenced boundaries on the east, west, and south sides, with neighboring homesteads, pasture ground, cattle, and horses adding to the scenic rural surroundings. Electric is available along the road, making this an excellent opportunity for a future homesite, hunting retreat, or recreational getaway. If you've been searching for acreage with privacy, nature, and potential, this one is worth a look!



**Elizabeth Gold**  
Phone: (417) 569-6695  
ReeceNichols - Springfield

For full listing details, please scan:

