

000 County Road 8470
West Plains, MO 65775



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MLS# SOM60326377



\$239,900

Discover the perfect blend of open pasture, recreation, and convenience with this beautiful 43-acre tract on County Road 8470, located just a few miles from West Plains. The property is mostly open pasture ground, offering outstanding usability for livestock, hay production, or future development. With gently rolling terrain and several excellent homesites, this tract is well suited for a homestead or hobby farm. Property features include: Existing electric/power on site, 3 ponds, surveyed boundary lines, multiple building sites, county road frontage along the west side, abundant wildlife including deer, turkey, and quail, easy access with rural privacy, less than an hour from lakes, rivers, and national forest land. Enjoy the peace and beauty of the Ozarks while remaining close to shopping, restaurants, schools, and medical facilities in West Plains. Hard-to-find acreage with this much open ground and location does not come available often. Whether you are looking to build, farm, hunt, or invest, this property offers endless potential.



Leann Barnard
Phone: (417) 274-2445
Westgate Realty Inc.

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