

Tbd State Highway Uu
Washburn, MO 65772



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MLS# SOM60326394



\$182,500

Discover the perfect blend of natural beauty and thoughtful land stewardship on this exceptional property. Featuring mature timber throughout, this tract offers privacy, scenic views, and a park-like setting that is increasingly difficult to find. Utilities include Electric, High Speed Fiber Internet and Rural Water! Located on a state highway just 4 miles west of Washburn, MO, this property offers excellent access. The combination of highway frontage and proximity to town provides a quick commute while preserving the privacy and natural beauty of a rural setting. Several potential homesites have already been cleared, providing multiple options for building your dream home, cabin, or recreational retreat. The property's diverse natural vegetation includes abundant native berry-producing plants, offering seasonal harvests and attracting wildlife year-round. A well-designed trail system winds throughout the acreage, allowing easy access for hiking, ATV riding, horseback riding, hunting, or simply enjoying the peaceful surroundings. The trails showcase the property's varied terrain, mature trees, and natural beauty while making the land easy to explore and enjoy. Whether you're seeking a private homesite, recreational getaway, hunting property, or long-term investment, this unique parcel offers a rare combination of usability, natural



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