

8896 State Route Zz
West Plains, MO 65775



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MLS# SOM60327495



\$698,000

3 Bedrooms | 3.5 Bathrooms

A long, winding driveway sets the tone for what lies ahead. Tucked into the rolling countryside, this 55-acre ranch offers a peaceful setting, functional improvements, and manageable acreage many buyers are searching for as they transition from large-scale operations to a more practical country lifestyle. The home offers over 3,000 square feet of single-level living with 3 bedrooms, 2.5 bathrooms, and an open design built for everyday comfort. Vaulted ceilings carry through the living, dining, and kitchen areas, while the attractive kitchen features a large island and flows into an oversized family space. A freestanding wood stove, functional primary suite, spacious laundry room, dedicated home office, and screened back patio overlooking the pasture complete a home that has been thoughtfully updated and cared for. Outside, a 50x70 barn provides excellent space for hay, equipment, tractors, recreational vehicles, or workshop use with concrete floors and electric already in place. The nearby working pens and corrals create a practical setup for handling livestock without the scale of a larger operation. The 55 acres are primarily open and divided into 4 fenced paddocks with 2 ponds, productive pasture, and highway frontage. Up to 215 acres available. Whether your plans include a small cattle herd, horses, or simply enjoying the quiet of country



Billy Bruce
Phone: (417) 399-4800
Billy Bruce Realty

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