

9593 County Road 9660
Koshkonong, MO 65692



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MLS# SOM60327918



\$1,490,000

6 Bedrooms | 4 Bathrooms | 3,444 Sqft

358 Acres of Opportunity - Priced Below Appraisal! Whether you're looking to expand your cattle operation, create a premier hunting retreat, or invest in a large tract of Southern Missouri land, this property offers incredible potential. Tucked away at the end of a 1/2-mile private drive, you'll find 358 acres of rolling pasture and timber with 8 ponds (including a spring-fed pond), excellent hunting, and panoramic views. The property includes two homes, two private wells, multiple barns, equipment storage, and fenced pasture ready for livestock. Across the private drive from the small home is the site of a former mobile home with a 220 power, shared well water access, and a lagoon already in place--offering exciting potential for a future cabin, guest house, or additional home (subject to buyer verification and any applicable approvals). The homes and corrals could benefit from updating, giving the next owner the opportunity to add value and make the property their own. Conveniently located just 30 minutes from West Plains, 25 minutes from Thayer, and 5 miles from Grand Gulf State Park. Whether you're dreaming of a working farm, family compound, recreational getaway, or long-term investment, this property offers endless possibilities. Selling As-Is and priced below appraisal.



Wem Oaks

Phone: (417) 204-9033

Keller Williams

For full listing details, please scan:

