

**000 Berry**  
Cabool, MO 65689



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MLS# SOM60328600



**\$157,250**

Escape to your own private Ozarks retreat on this beautiful 37+/- acre property tucked away at the end of a 0.7-mile private road. Offering outstanding privacy, breathtaking views, and quality improvements already in place, this is the perfect property for a full-time residence, weekend getaway, or hunting retreat. Approximately 9 acres are open pasture, providing plenty of room for a home, livestock, or hobby farm, while the balance of the property is wooded with excellent wildlife habitat. Deer and turkey are abundant, bear have been known to roam the area, and a permanent hunting stand is already in place for the next owner to enjoy. The property is well-equipped with a brand-new private well, electricity with a meter already installed, and an RV hookup, allowing you to enjoy the property immediately while you build. A pond provides an additional water source and enhances both the beauty and recreational appeal of the land. A significant investment has already been made with a brand-new perimeter 5-strand barbed wire fence surrounding the property. Extensive dozer work along the fence line has created an SxS-accessible trail around nearly the entire perimeter, making the property easy to maintain, explore, and hunt. For added peace of mind, a new survey will be completed prior to closing at the seller's expense. Additional adjoining



**Colby S Williams**  
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