

0 Sargent Road
Willow Springs, MO 65793



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MLS# SOM60328509



\$259,000

This unrestricted and surveyed 39 acre tract between Cabool and Willow Springs has it all: creek, ponds, a shop, power, well, and a perfect balance of pasture, bottom hay fields, and timber. This property has the kind of setting that's hard to find. As you pull into the driveway, you will pass through a new gate and driveway that takes you from the creek bottom on your left and winds through a stand of mature pines and climbs to the top of a hill before opening up to a beautiful rolling field. From there, the ideal building site sits at the edge of the timber, overlooking the pasture below with giant shade trees scattered in the front and sides and blooming mimosa trees towards the back. The land offers an exceptional balance of open ground and mature timber, with gently rolling terrain, pocket fields, and winding streams that give the property a park-like feel. The creek that runs through the property has water year-round, but some parts go underground in the heat of the summer. There is 1 strong pond and 2 wildlife ponds. The 25 acres of timber is a healthy mix of hardwoods and pines. A 25x40 insulated shop with electricity and a concrete floor is already in place, along with a well with a new well house and pressure tank. Power is available in multiple locations across the property, making it well suited for a dream home, weekend retreat, or even a family



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