

000 Berry
Cabool, MO 65689



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MLS# SOM60328596



\$575,000

Whether you're searching for a premier hunting property, a private estate, or a working farm with room to grow, this exceptional 157+/- acre tract checks every box. Tucked away at the end of a 0.6-mile private road, the unmatched seclusion and privacy make this a true Ozarks retreat. The property features two outstanding building sites, each offering breathtaking long-range views and the perfect setting for your dream home or cabin. Approximately 18 acres are currently open pasture with two ponds, a live spring, and a brand-new private well already in place. An additional 16+/- acres could easily be reclaimed into pasture with minimal effort, offering tremendous potential for expanded grazing or hay production. Wildlife is abundant throughout the property, with exceptional populations of deer and turkey, plus documented bear activity. Multiple permanent hunting stands are already established, including a secluded 1-acre clearing on the south 40 that's perfectly suited for a premium food plot. The balance of the acreage consists of gently rolling to rolling hardwood timber with mature oak, walnut, hickory, and pecan trees, providing excellent habitat, natural beauty, and future timber value. Infrastructure is already in place with power and a meter installed near the new well on the north end of the property. One of the most valuable improvements is the



Colby S Williams
Phone: (417) 554-2110
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