

550 County Road 1990
Willow Springs, MO 65793



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MLS# SOM60321308



\$640,000

3 Bedrooms | 1 Bathroom | 2,400 Sqft

MOTIVATED SELLERS 122+/- Acre Ozarks Ranch with Live Water in Willow Springs. If you've been searching for a true working ranch in the heart of the Ozarks that also offers excellent hunting, this one checks all the boxes. Situated on 122 m/l acres just outside of Willow Springs, this property is thoughtfully set up for livestock, recreation, and country living. The land is primarily open pasture (approximately 84%), offering excellent grazing potential and easy management. With 20 rotating pastures, cross fencing already in place, and a combination of barbed and electric fencing, this property is ready to go for cattle or horses. Each pasture is equipped with water access, supported by one well and two creek beds. Live water features include a spring-fed creek and a wet weather creek, adding both beauty and functionality. The property also offers excellent hunting opportunities, with strong deer and turkey presence. Improvements include: 3 bedroom, 1 bath home with a unique outdoor shower. Large 34x44 shop with concrete floors and both 110 & 220 electric. 16x24 detached garage. 39x76 barn. Loafing shed, machine shed, and working pens. Farm generator compatibility for added peace of mind. The home is serviced by an additional well, lagoon system, and a 500-gallon leased propane tank (MFA) for heat and cooking. Whether you're expanding your



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