

10776 State Route Pp
West Plains, MO 65775



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MLS# SOM60326509



\$1,182,000

2 Bedrooms | 2 Bathrooms | 1,456 Sqft

Exceptional 202-acre cattle ranch and hunting property for sale near West Plains, Missouri, in Howell County, featuring approximately 85% productive pasture with mature hardwood timber, fenced and cross-fenced grazing land, ten ponds, and two wells. This turnkey Missouri Ozarks farm is ideal for cattle, horses, hay production, recreation, or a private family retreat. The farm has been carefully maintained with fertilizer applications and recent lime, offering productive pastureland divided into multiple grazing areas with extensive cross-fencing, newer pipe fencing around the home and working facilities, quality loading gates, and excellent water distribution.

Approximately 15% of the property is covered in mature hardwood timber, including walnut, white oak, red oak, maple, cedar, pine, and other native species, providing excellent wildlife habitat and natural beauty. The custom timber-frame home showcases timeless rustic craftsmanship with construction utilizing 13 varieties of native wood, including walnut, cherry, ash, oak, and pine. Interior features include vaulted beam ceilings, solid hardwood flooring throughout, granite countertops, custom cabinetry, built-in storage, custom island, open-concept living area, stone fireplace, and a beautifully restored antique wood-burning stove. The home offers 2 bedrooms and 2 full baths, with



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United Country Missouri Ozarks Realty Inc.

For full listing details, please scan:

