

14489 Farm Road 1155
Cassville, MO 65625



Powered by lakefrontexpo.com

MLS# SOM60320529



\$1,225,000

4 Bedrooms | 3 Bathrooms | 2,016 Sqft

Discover a rare opportunity to own a 116-acre income-producing cattle ranch in the heart of the Ozarks--offering multiple living options, established income, and infrastructure ready for both lifestyle and agricultural use. This versatile property features rolling hills, seven usable pastures, and five ponds, ideal for cattle, horses, goats, or hobby farming. The ranch is currently set up on a rotational grazing system with three groups of cattle, supported by a well-designed gating system for efficient movement. Nearly 5 miles of new fencing has been installed. (See documents for full list of improvements.) The primary residence is a 2,016 sq ft 2022 Clayton home offering modern, energy-efficient, low-maintenance living with an open-concept layout. Built on a vented concrete block foundation with moisture barrier, the home includes stainless steel appliances, HVAC installed in October 2022, and a transferable warranty through October 2027. Additional improvements include a 240 sq ft cedar guest house with loft (built 2020), currently leased through June 2026, providing immediate income. Two full-service RV sites feature 50-amp electric, water, propane, and septic--ideal for additional rental income or guest use. With Roaring River State Park just 13 miles away, short-term rental potential is strong. A 40-foot shipping container with electric is



Anita Pugh

Phone: (417) 527-6744

Keller Williams Tri-Lakes

For full listing details, please scan:

