

8431 State Route Ad
West Plains, MO 65775



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MLS# SOM60330569



\$2,500,000

6 Bedrooms | 4.5 Bathrooms | 4,000 Sqft

French Country Estate on a Rotational Grazing Cattle Farm for Sale in the Missouri Ozarks. Welcome to 8431 State Route AD, West Plains, MO, an exceptional 145+/- acre legacy property offering luxury living, income potential, and a turnkey cattle operation. Properties of this caliber rarely come to market and must be experienced to be fully appreciated. With approximately 2 miles of paved highway frontage at the corner of State Route AD and Highway CC, this premier Ozarks ranch is built for both lifestyle and productivity. The 4,000 sq ft French Country home offers 6 bedrooms, 3.5 baths, brick and stone construction, Andersen windows, geothermal HVAC, composite decking, central vacuum, built-in sound/intercom, and multiple gas fireplaces. The gourmet kitchen features Viking appliances, custom maple cabinetry, granite countertops, and a 10-foot island. The finished walkout basement expands the living space with a spacious family room, kitchenette, handicap-accessible bath, and includes a portion of the home's six bedrooms. A remodeled 3-bedroom, 2-bath second home, currently leased for \$800 per month, provides immediate income potential or accommodations for guests or staff. Designed for efficient livestock production, the ranch is fully fenced and cross-fenced for rotational grazing with a year-round spring, 3 ponds, 2



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For full listing details, please scan:

