

000 Berry
Cabool, MO 65689



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MLS# SOM60331488



\$142,500

This 30 acre lot is full of potential. With a **BRAND NEW PRIVATE WELL**, newly ran power to the lot, a pond, a spring, a fresh survey and new fencing to be completed prior to closing, this parcel is ready to be built on! While there is good pasture near the access road, much of the property has been overgrown but still has excellent grass growing in the overgrowth. With a bit of brush hogging, it would not take much to reclaim another 10-13 acres of pasture! And if you like to hunt or see wildlife, there is plenty on this parcel! Everything from deer and turkey, to even reports of some black bear activity! A lot so secluded, so ready to be built on, so affordable, with so much potential, and less than 8 miles from town is truly a diamond in the rough!



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