

4365 Farm Road 2290
Seligman, MO 65745



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MLS# SOM60332538



\$1,800,000

3 Bedrooms | 2 Bathrooms | 1,200 Sqft

Tucked away in the rolling hills of Southwest Missouri, just two miles from the Arkansas border, this approximately 220-acre property offers the kind of diversity serious land buyers are looking for. With roughly 65% timber and 35% open ground, the property combines excellent wildlife habitat, usable pasture, water, improvements, and privacy into one impressive package. The terrain is classic Ozarks--rolling ridges, wooded draws, open hillsides, and trails winding throughout the acreage. Whitetail deer, turkey, dove, and other wildlife are abundant, while the mix of timber, open ground, water, and secluded terrain creates outstanding hunting and recreational opportunities. Big Sugar Creek winds through the property and flows during the wet months, while several ponds that hold water year-round and three springs add valuable water resources. For the cattleman, the property is fenced and cross-fenced with approximately 35% open ground available for grazing. The combination of pasture, natural water sources, and established fencing makes this a property that can be enjoyed recreationally while still putting the land to work. At the heart of the property sits an impressive 80x40 insulated shop featuring a concrete floor, heat, overhead doors, and 220V power. Rv Hookups provide extra space for visitors. Inside is approximately 1,200 square feet of



Charles Renfro

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