

0000 State Highway 90
Washburn, MO 65772



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MLS# SOM60333023



\$510,000

Located in the rolling Ozark countryside of McDonald County, this 77 +/- acre property offers an excellent combination of recreational ground, usable acreage, and building potential. With a diverse mix of open ground and timber, the property is well suited for a permanent residence, weekend retreat, hunting property, or small farm. Multiple quality building sites, electric already on the property, and direct access from Highway 90 provide a great starting point for future improvements. Additional access from the Songbird Road and Woodland Road area adds flexibility for reaching different portions of the acreage. The land features several open areas broken up by timber and a wet-weather creek, creating plenty of edge habitat and natural travel corridors for whitetail deer and wild turkey. Secluded openings throughout the property could make excellent locations for food plots, hunting setups, or additional pasture. Another major advantage is the location. Northwest Arkansas can be reached in less than 30 minutes, making this an attractive option for buyers looking for acreage in Missouri while maintaining convenient access to the growing Northwest Arkansas region. Whether you're looking to build a home, establish a recreational getaway, run livestock, or create a well-rounded hunting property, this 77 +/- acre tract offers the



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