

1420 State Route 14
West Plains, MO 65775



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MLS# SOM60333273



\$299,000

1 Bedroom | 1 Bathroom | 576 Sqft

A rare find in the Ozarks 78.79 m/l acres of productive land bordered on three sides by Mark Twain National Forest, combining working farm ground with genuine seclusion and outdoor access. Approximately 50 acres of open pasture is cattle-ready now, with perimeter fencing and cross-fencing already in place for grazing. Two ponds provide reliable year-round water sources for livestock across the property, reducing the need for additional infrastructure. The remaining acreage is a mix of hardwood timber, offering natural windbreaks, shade, and cover for livestock, along with additional land to expand pasture or run more head if desired. An off-grid cabin on the property includes a kitchen, bathroom, and two upstairs sleeping areas, with an RV-style water system supplying the sink, toilet, and shower, plus propane already run through the home. This is a practical setup for someone managing the land day to day or living on site while building a permanent homestead. Garden space and a greenhouse are also in place, ideal for supplementing livestock operations with produce. Located less than 10 miles from West Plains, the property offers easy access to feed, supplies, and services while maintaining the privacy and space a working farm needs. Wildlife is abundant, with whitetail deer, turkey, and other game regularly on the property with access to



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RE/MAX Farm and Home

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