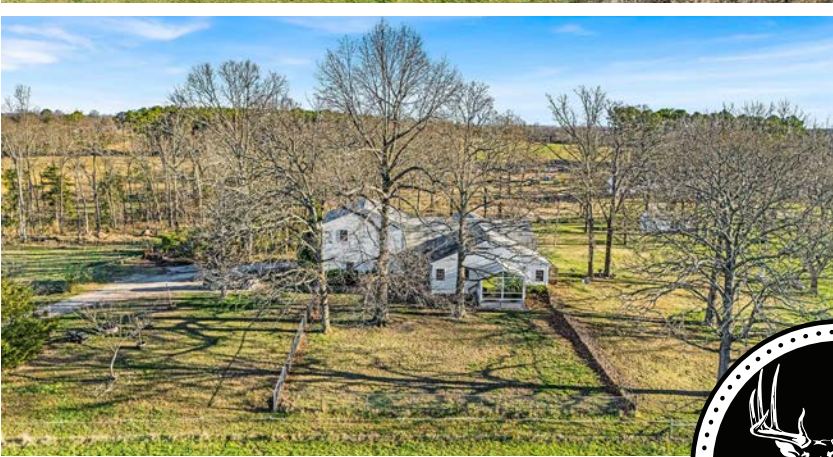


MIDWEST LAND GROUP PRESENTS

7.5 ACRES

HOWELL COUNTY, MO

11767 CR 6850, WEST PLAINS, MISSOURI 65775



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFULLY UPDATED 5 BEDROOM FARMHOUSE ON 7 +/- ACRES WITH BARN, VIEWS & MORE

This beautifully updated and well-maintained 2-story farmhouse offers the perfect blend of classic charm and modern comfort, nestled on over 7 +/- acres of peaceful countryside. With 5 bedrooms, 3 bathrooms, and over 4,000 square feet of living space, there's room for the whole family and all the guests.

Take in the breathtaking views from the living room, kitchen, and spacious 4-seasons room—ideal for relaxing or entertaining year-round. The main-level master en suite provides privacy and convenience, while upstairs offers massive space with 3 bedrooms, a full bath, and a bonus storage room. The large laundry room features a utility sink and abundant storage.

Step outside to a fenced-in yard and enjoy your morning coffee in the charming breezeway. The property features a multitude of outside amenities such as:

- 12x24 storage building with concrete floor and garage door
- RV pad with 220 amp service, septic, and water hookups
- 20X20 storage barn
- GENERAC generator for added peace of mind
- a nice 4-stall horse barn complete with feed room, tack room, wash bay, water, and electric

If you're seeking secluded country living without sacrificing modern convenience, your search ends here. Located just 10 minutes from shopping, dining, and medical facilities, and only 30 minutes to nearby lakes and rivers.

Whether you're dreaming of a hobby farm, a family homestead, or a private retreat—this property is a must-see!



PROPERTY FEATURES

PRICE: **\$383,000** | COUNTY: **HOWELL** | STATE: **MISSOURI** | ACRES: **7.5**

- Long private drive
- Close to town
- Country setting
- Outbuildings
- 2 story with basement
- No restrictions
- Priced to sell
- Full RV with hookups



**Property lines are not exact
For illustration purposes only*

WELL-MAINTAINED 2-STORY FARMHOUSE



5 BEDROOMS, 3 BATHROOMS



ADDITIONAL PHOTOS



LONG PRIVATE DRIVE



FULL RV WITH HOOKUPS



COUNTRY SETTING



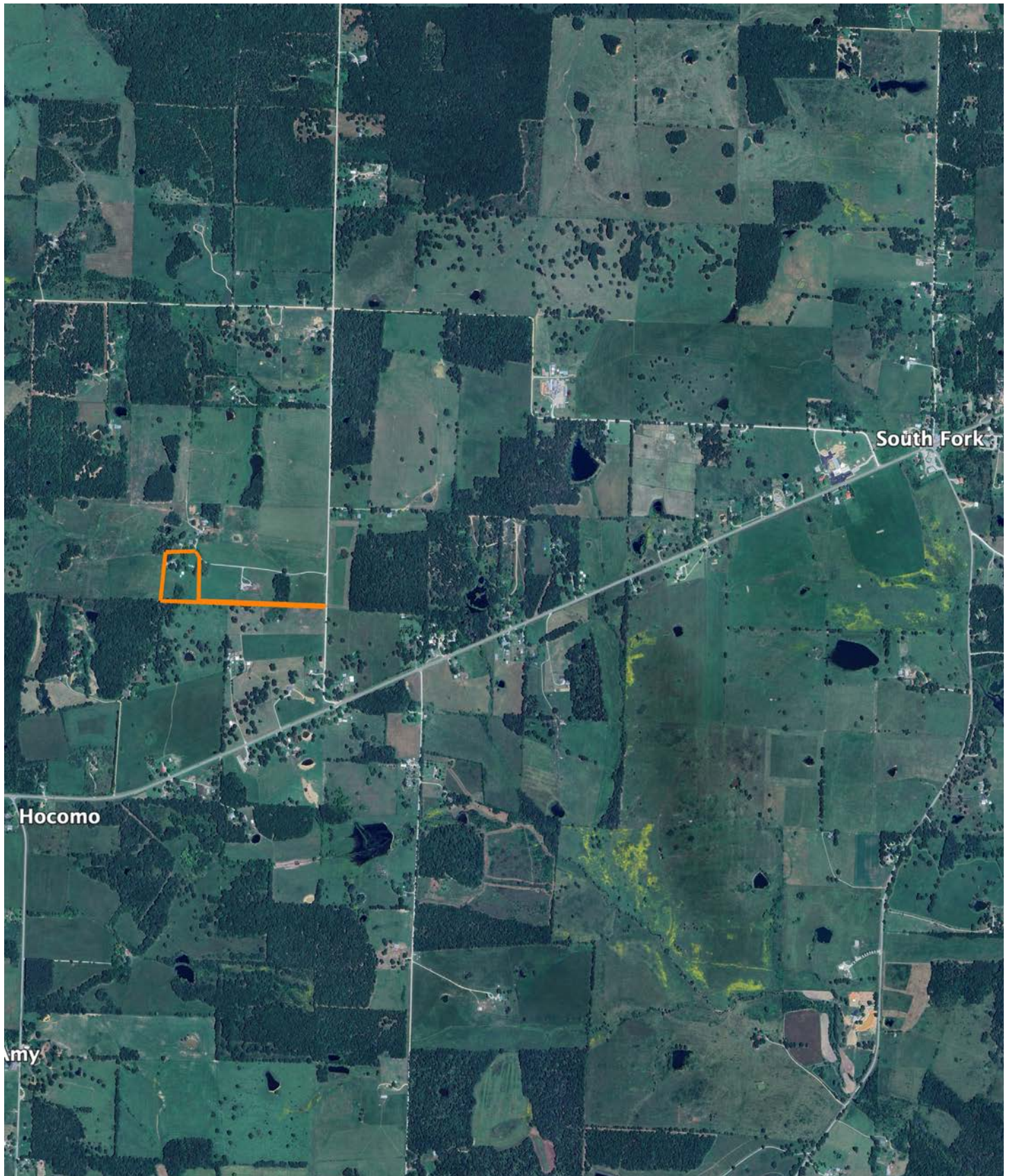
OUTBUILDINGS



AERIAL MAP



TOPOGRAPHY MAP



AGENT CONTACT

Looking for land or selling a piece of property can be stressful or overbearing, but not if you're working with the right agent. Bjorn Wilkerson is all about making sure each client has an enjoyable experience from start to finish. A lifelong lover of the outdoors, Bjorn has a background in agriculture and a passion for all things outdoors. This includes hunting, fishing, camping, traveling, hiking, and land management, not to mention his personal favorites: spring turkey hunting, whitetail hunting, and bowfishing. Born in West Plains, Missouri, Bjorn attended Couch High School and graduated from Missouri State University—Springfield with a degree in Wildlife Management. Before coming to Midwest Land Group, he worked in agriculture and operations with Archer Daniels Midland (ADM), a human and animal nutrition company specializing in agricultural origination and processing, where he worked his way around the company, serving in a variety of positions, everything from trainee, plant manager, and recruiter to new manager development specialist and continuous improvement practitioner. Being a service to someone looking for hunting or farming property is what drives Bjorn. He wants each experience to not only be enjoyable, but seamless as well. If you're in the market to sell or buy land, give Bjorn a call.



BJORN WILKERSON,
LAND AGENT

417.233.1243

BWilkerson@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.