



Income Producing Homeplace on Acreage

35.38 +/- Acres | Howell County, MO | \$899,900



ADDRESS

7942 County Road 2770
West Plains, MO 65775

LOCATION

From West Plains, take US-160 East 5 miles to Co Rd 1120, on left. Follow Co Rd 1120 ½ mile to Co Rd 2770 on right. North on 2770 ¾ mile to driveway on right.

PROPERTY SUMMARY

Immaculate 4 bed, 3 bath, 3,600 square foot home on 35 acres, custom-built in 2018. Highlights include custom cabinets, quartz countertops, spray foam insulation, outdoor wood boiler, propane generator, above ground pool, walkout basement with saferoom, and a spacious 40'X70' shop with lean-to. The concrete portion of the shop is 24'X28' and spray foamed as well. All fences are new and in perfect condition, as well as the ranch-style pipe entrance at the end of the long driveway. The 1,200 sq ft, 2 bed, 1 bath rental is newly remodeled and ensures a steady stream of income. There is an opportunity to exclude the rental and purchase solely the main homeplace along with 32 acres if desired. This is a stunning homeplace. Don't miss out!

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