

Cassville 16
25248 State Highway 76
Cassville, MO 65625

\$499,500
16± Acres
Barry County



Cassville 16
Cassville, MO / Barry County

SUMMARY

Address

25248 State Highway 76

City, State Zip

Cassville, MO 65625

County

Barry County

Type

Residential Property, Recreational Land, Single Family

Latitude / Longitude

36.66231 / -93.72126

Taxes (Annually)

1206

Dwelling Square Feet

2880

Bedrooms / Bathrooms

3 / 2.5

Acreage

16

Price

\$499,500

Property Website

<https://livingthedreamland.com/property/cassville-16-barry-missouri/90575/>



PROPERTY DESCRIPTION

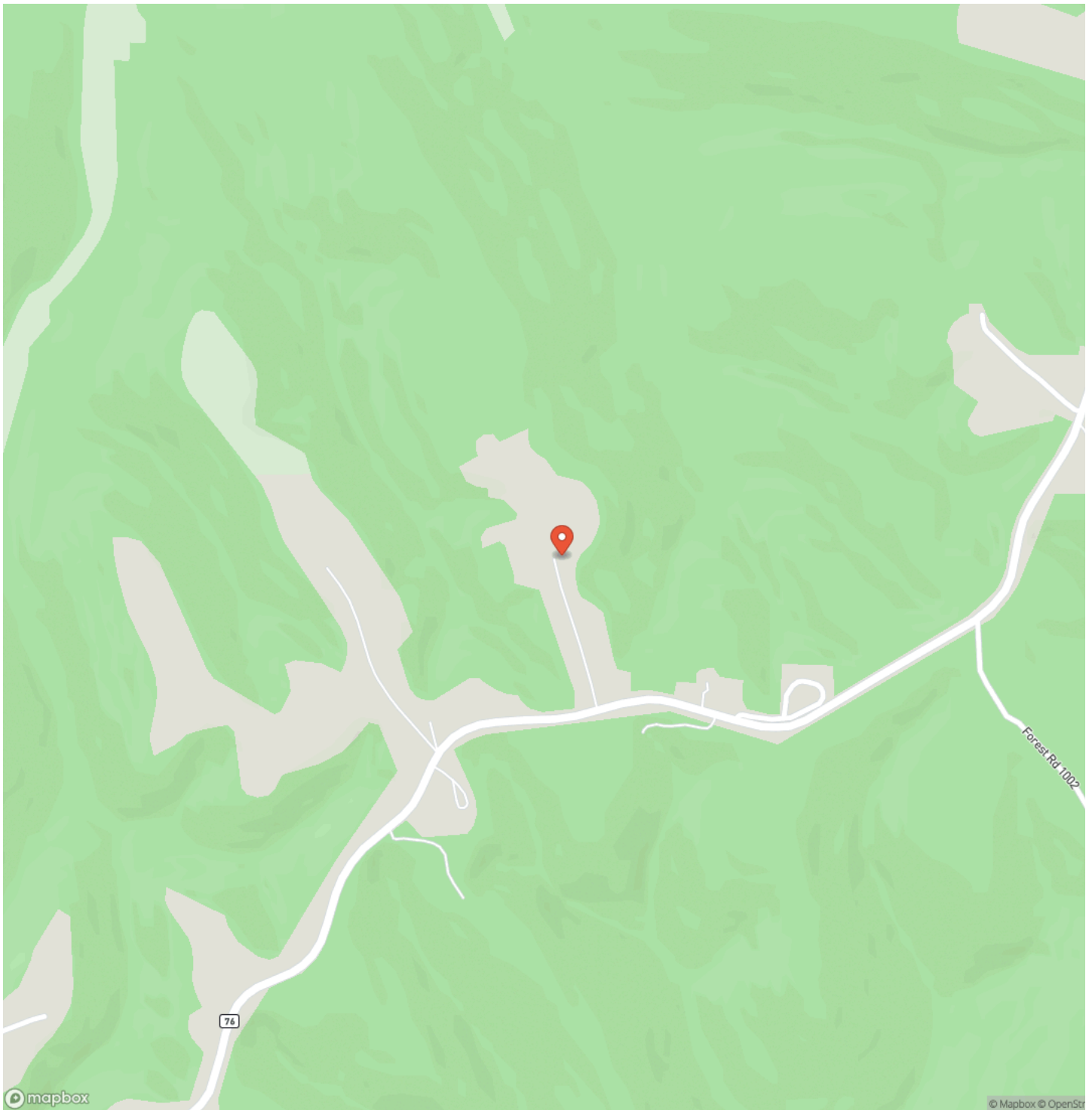
Million-Dollar Views at a Fraction of the Price! This spacious 2,800+ sq ft home on 16 acres features 3 bedrooms, 2.5 baths, and a versatile bonus room that can serve as a 4th bedroom or large family room. Built in 2001 with tornado-resistant ICF construction and 12" insulated, rebar-reinforced concrete foam walls, the home blends long-lasting durability with energy efficiency. A new metal roof adds both value and peace of mind. Just a quarter mile off the highway and bordering the Mark Twain National Forest, the property offers both convenience and privacy, along with breathtaking views. The main level includes a full kitchen with reverse osmosis, dining and living rooms, 2 bedrooms, and 1.5 baths. The walkout basement adds a second full kitchen (also with reverse osmosis), 1 bedroom, 1 bath, and a spacious bonus room with unlimited potential—perfect for multi-generational living, guests, or recreation. Additional features include a dual-fuel heating system, central air conditioning, LifeBreath fresh air purification system, water softener, and a 30x50 shop with half bath. This is a rare opportunity to own a well-built home on acreage with incredible views, modern comforts, and direct access to nature.



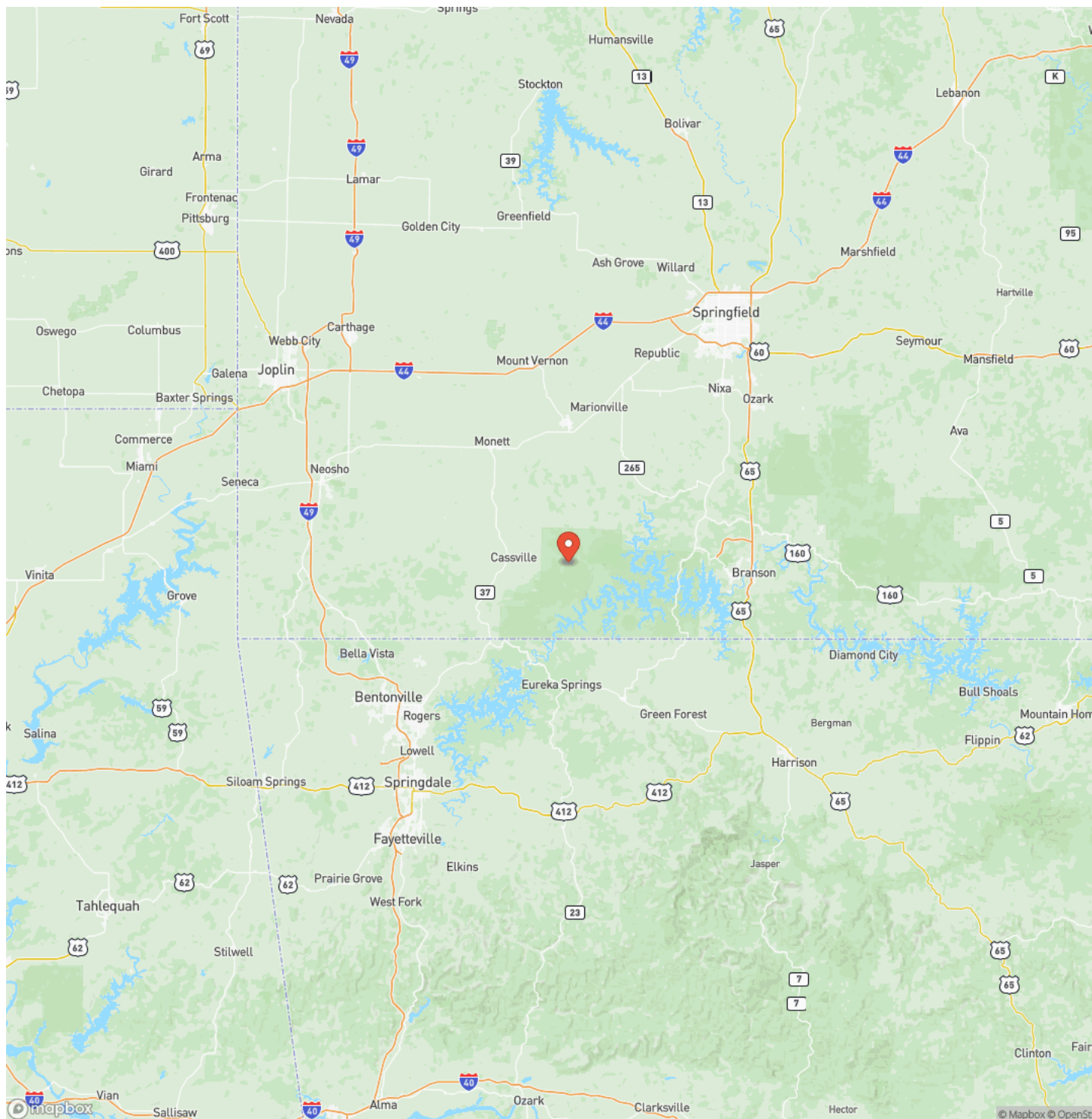
Cassville 16
Cassville, MO / Barry County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

6485 North Service Rd.

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



MORE INFO ONLINE:

<https://livingthedreamland.com/>

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Living The Dream Outdoor Properties

6484 North Service Rd.

Leasburg, MO 65535

(855) 289-3478

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