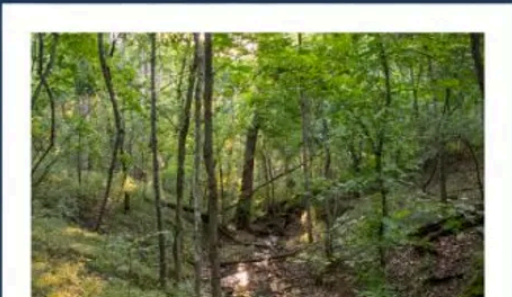


Build, Farm & Hunt on 65± Scenic Missouri Acres
000 State Highway O, Highlandville
Highlandville, MO 65669

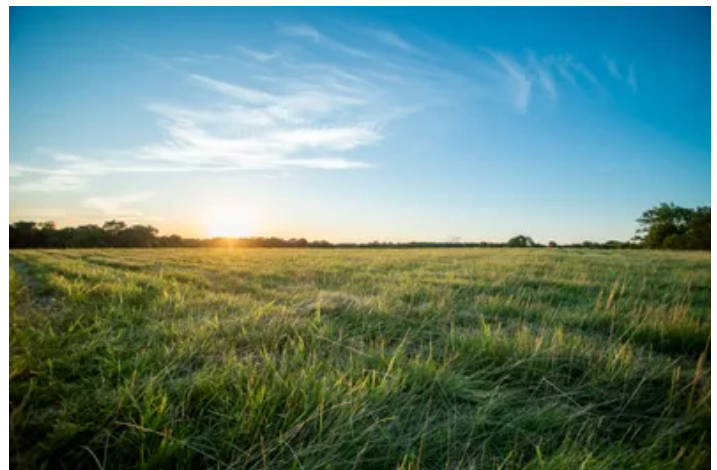
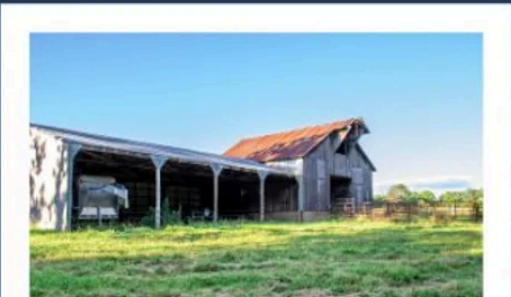
\$997,000
65± Acres
Christian County



**65 +/-
Acres**

○ Highway

Highlandville, MO



Build, Farm & Hunt on 65± Scenic Missouri Acres Highlandville, MO / Christian County

SUMMARY

Address

000 State Highway O, Highlandville

City, State Zip

Highlandville, MO 65669

County

Christian County

Type

Farms, Hunting Land, Business Opportunity, Undeveloped Land, Recreational Land, Ranches

Latitude / Longitude

36.923308 / -93.336419

Acreage

65

Price

\$997,000

Property Website

<https://www.mossoakproperties.com/property/build-farm-hunt-on-65-scenic-missouri-acres-christian-missouri/110966/>



Build, Farm & Hunt on 65± Scenic Missouri Acres Highlandville, MO / Christian County

PROPERTY DESCRIPTION

Build, Farm & Hunt on 65± Scenic Missouri Acres

Discover the perfect blend of productive farmland, recreational opportunity, and future homesite potential on this exceptional 65± acre tract in Christian County, Missouri. Featuring beautiful rolling pasture, mature timber, and multiple scenic building locations, this property offers the privacy and versatility that today's land buyers are searching for.

Designed with livestock in mind, the property is move-in ready with fenced pasture, a corral, barn for equipment and hay storage, two ponds, and a wet-weather creek providing additional water resources. The diverse landscape creates an ideal setting for cattle, horses, hobby farming, or simply enjoying the beauty of the Ozarks countryside.

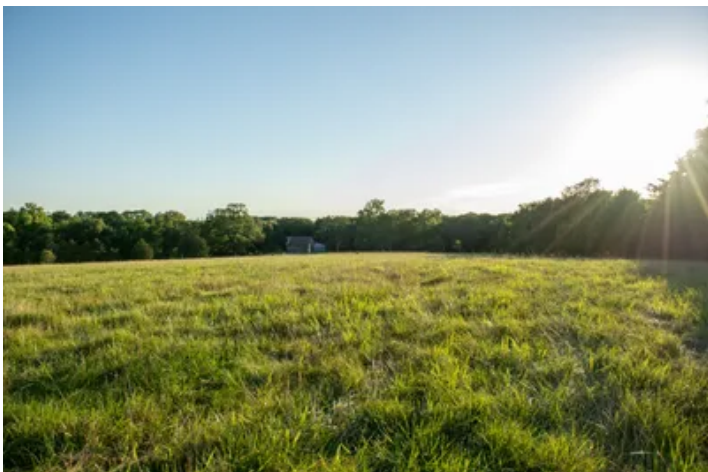
The combination of open ground and timbered acreage provides excellent wildlife habitat, offering opportunities for deer and turkey hunting, wildlife viewing, and outdoor recreation right out your back door. With approximately 800 feet of road frontage, access is convenient while still maintaining a secluded rural feel.

Located in the highly regarded Spokane R-VII School District, this property offers the tranquility of country living while remaining conveniently positioned between Springfield and Branson, with easy access to Nixa, Ozark, Table Rock Lake, and the many amenities of Southwest Missouri.

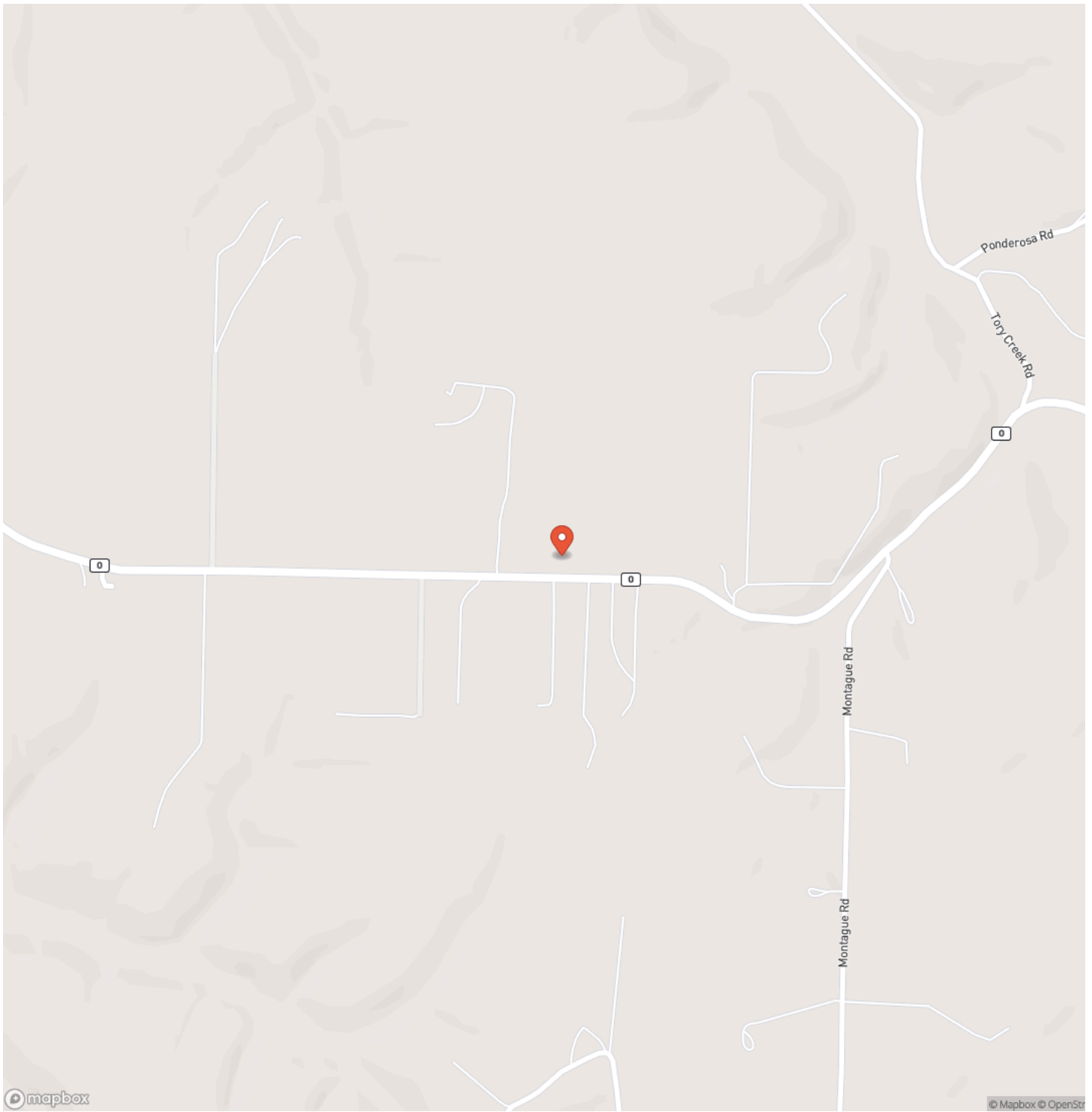
Properties offering this combination of pasture, timber, agricultural infrastructure, and prime location are increasingly difficult to find. Schedule your private tour today and experience everything this remarkable Christian County property has to offer.

To view this property or others like it call or text Blayne Radford @ [417-631-7218](tel:417-631-7218).

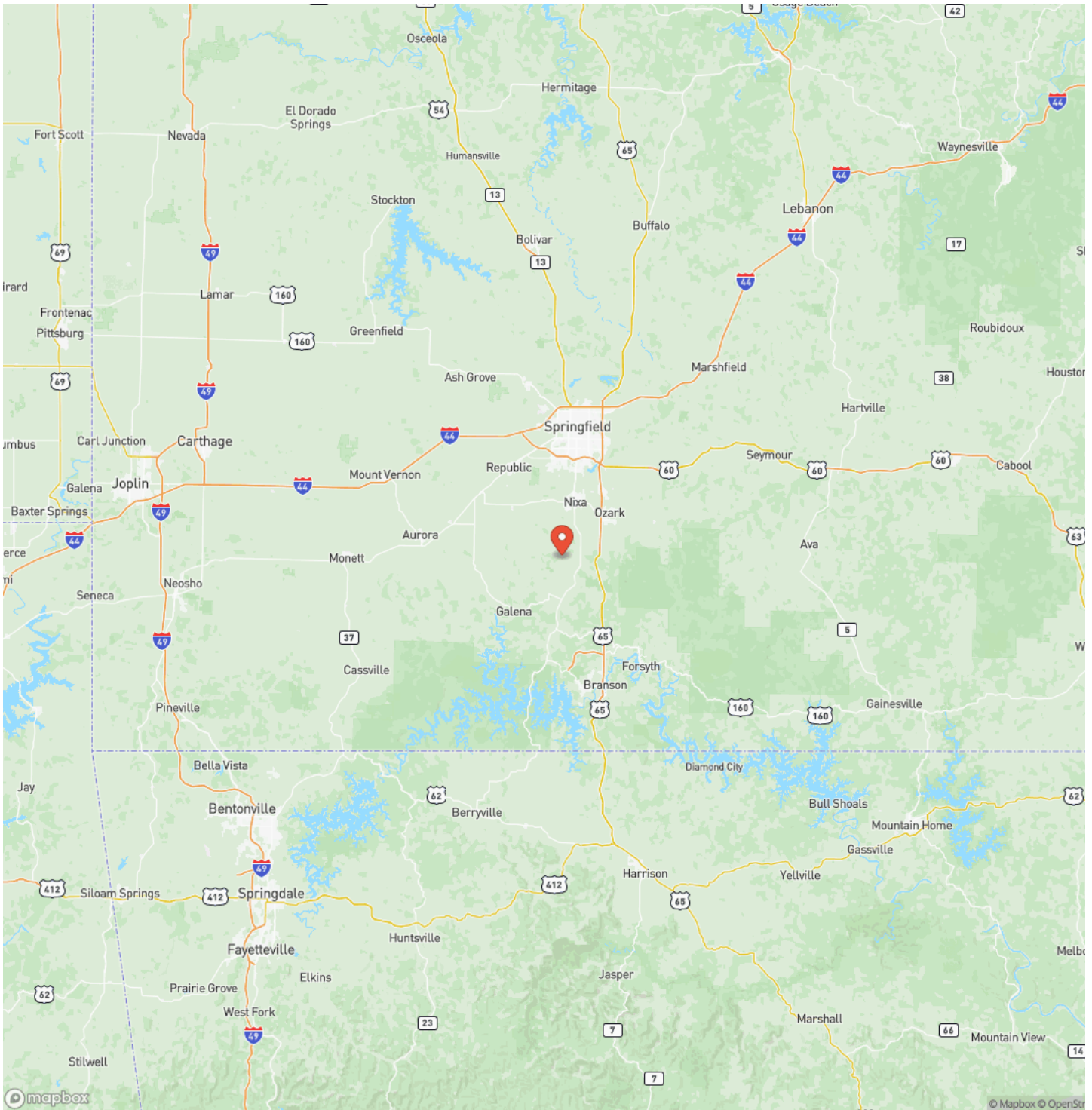
**Build, Farm & Hunt on 65± Scenic Missouri Acres
Highlandville, MO / Christian County**



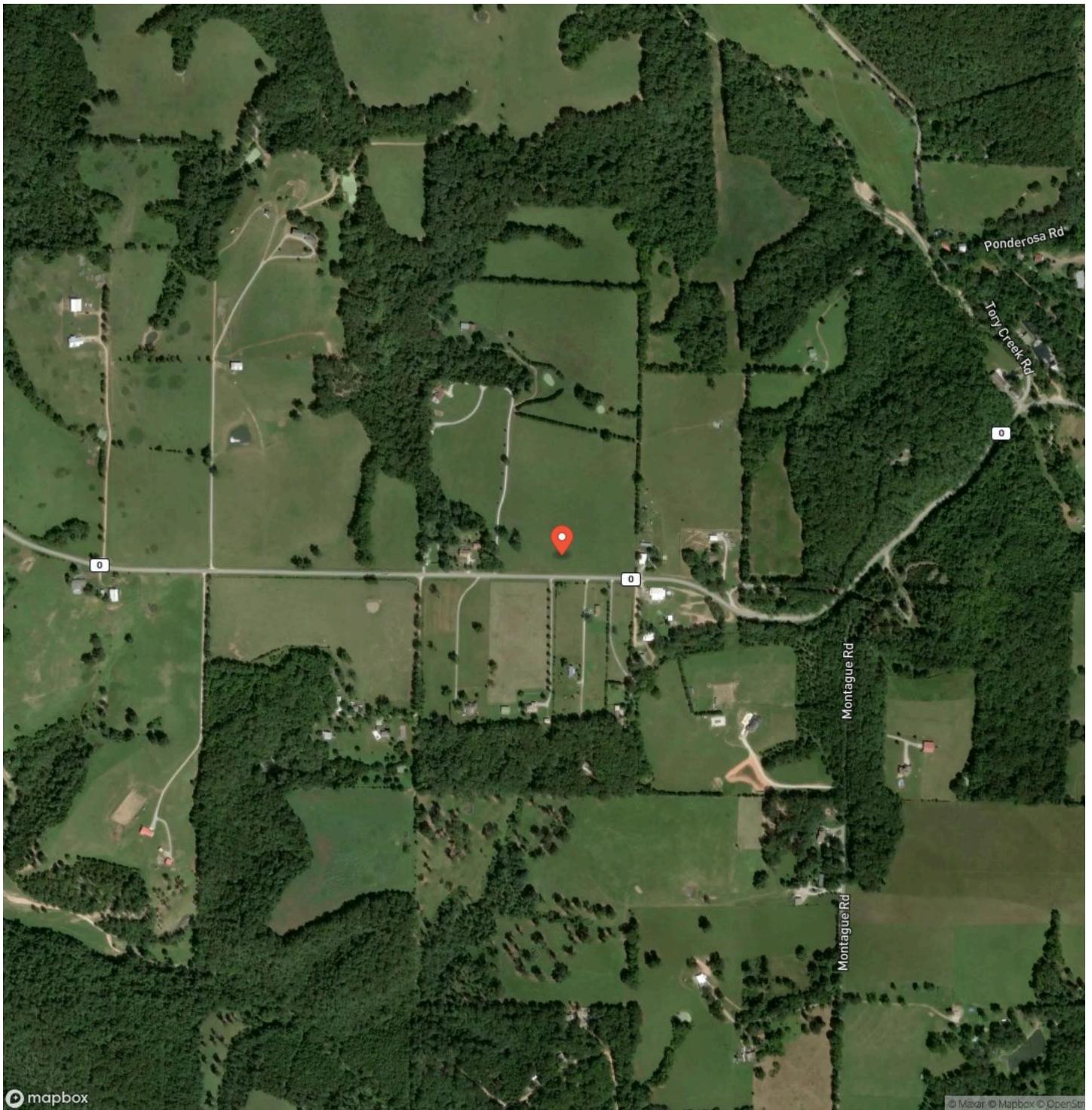
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

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