

105 Acres, 3 Bedroom 3 1/2 baths, 50/50 Pasture and  
Young Timber Howell County  
9386 County Road 2660  
West Plains, MO 65775

**\$392,000**  
105± Acres  
Howell County



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West Plains, MO / Howell County**

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**SUMMARY**

**Address**

9386 County Road 2660

**City, State Zip**

West Plains, MO 65775

**County**

Howell County

**Type**

Hunting Land, Single Family, Ranches, Farms, Recreational Land

**Latitude / Longitude**

36.921753 / -91.68586

**Dwelling Square Feet**

2412

**Bedrooms / Bathrooms**

3 / 3.5

**Acreage**

105

**Price**

\$392,000

**Property Website**

<https://mossyoakproperties.com/property/105-acres-3-bedroom-3-1-2-baths-50-50-pasture-and-young-timber-howell-county-howell-missouri/81507/>



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**PROPERTY DESCRIPTION**

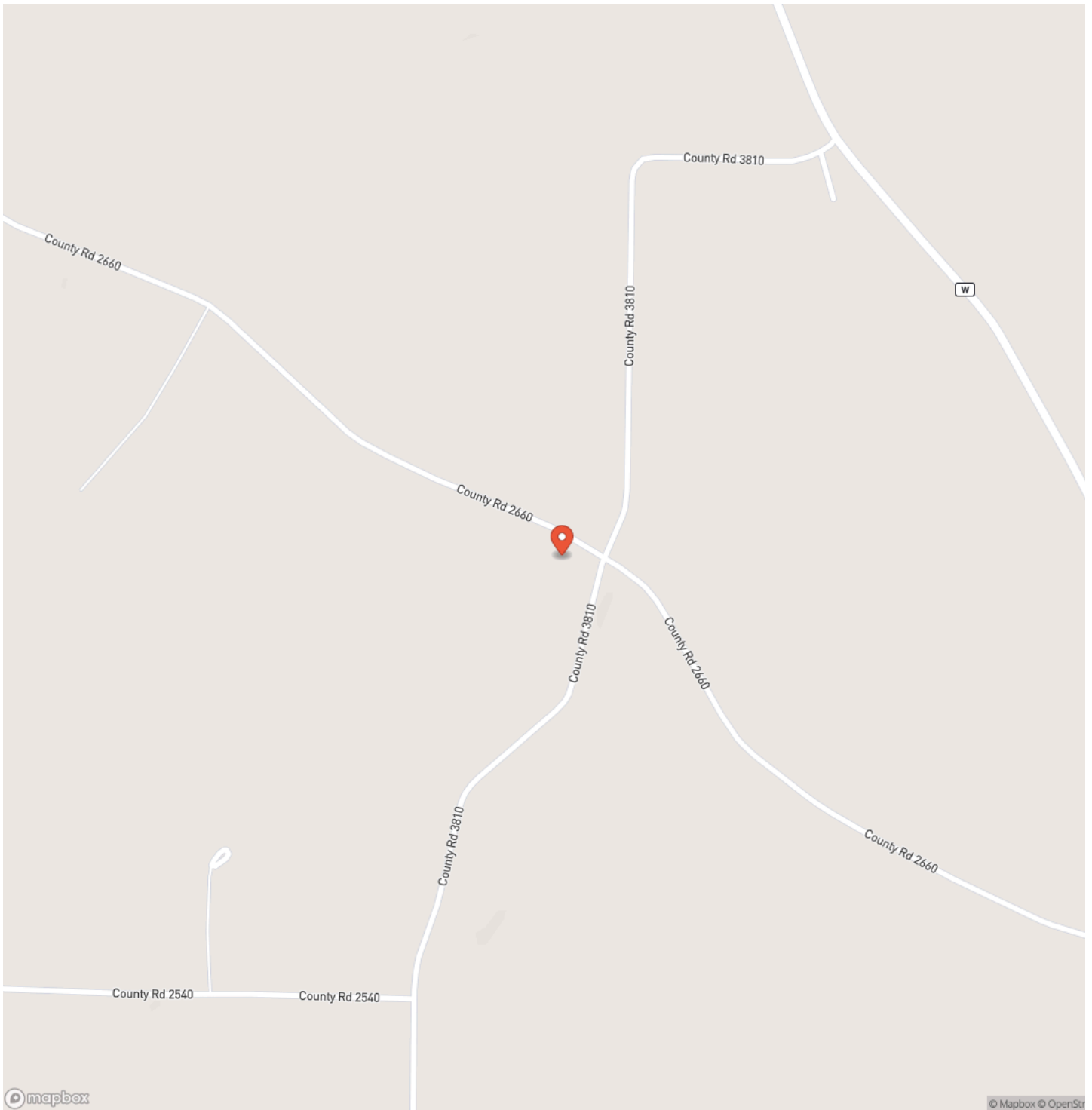
Farmhouse Living in the Ozarks! This 3 bedroom 3 1/2 bath farm home is situated on 105 m/l acres. This home has a farmhouse style open concept with spacious bedrooms. Main floor offers Living Room, Kitchen, Master bedroom, Master bath with walk-in shower and tub and 1/2 bath for guests, the upper level offers 1 Bedroom and Full Bath, and the basement offers 1 Bedroom, a Full Bath, Family Room, Mudroom and Utility Room. Central heat and air, propane fireplace on the main level and wood burning insert in the basement. The full length covered back deck and large full length covered front porch for those relaxing evenings and seeing the beautiful sunsets. 3 bay Garage/Shop with electric and concrete floor, The property is a combination of Young timber and pasture ground, fenced and cross fenced. Several signs of deer and turkey on the property. This property is located a minute from town but has the feeling of being out on the farm! This home is ready for new owners! Enjoy that private feel living just minutes from Mountain View, in the heart of the Missouri Ozarks!



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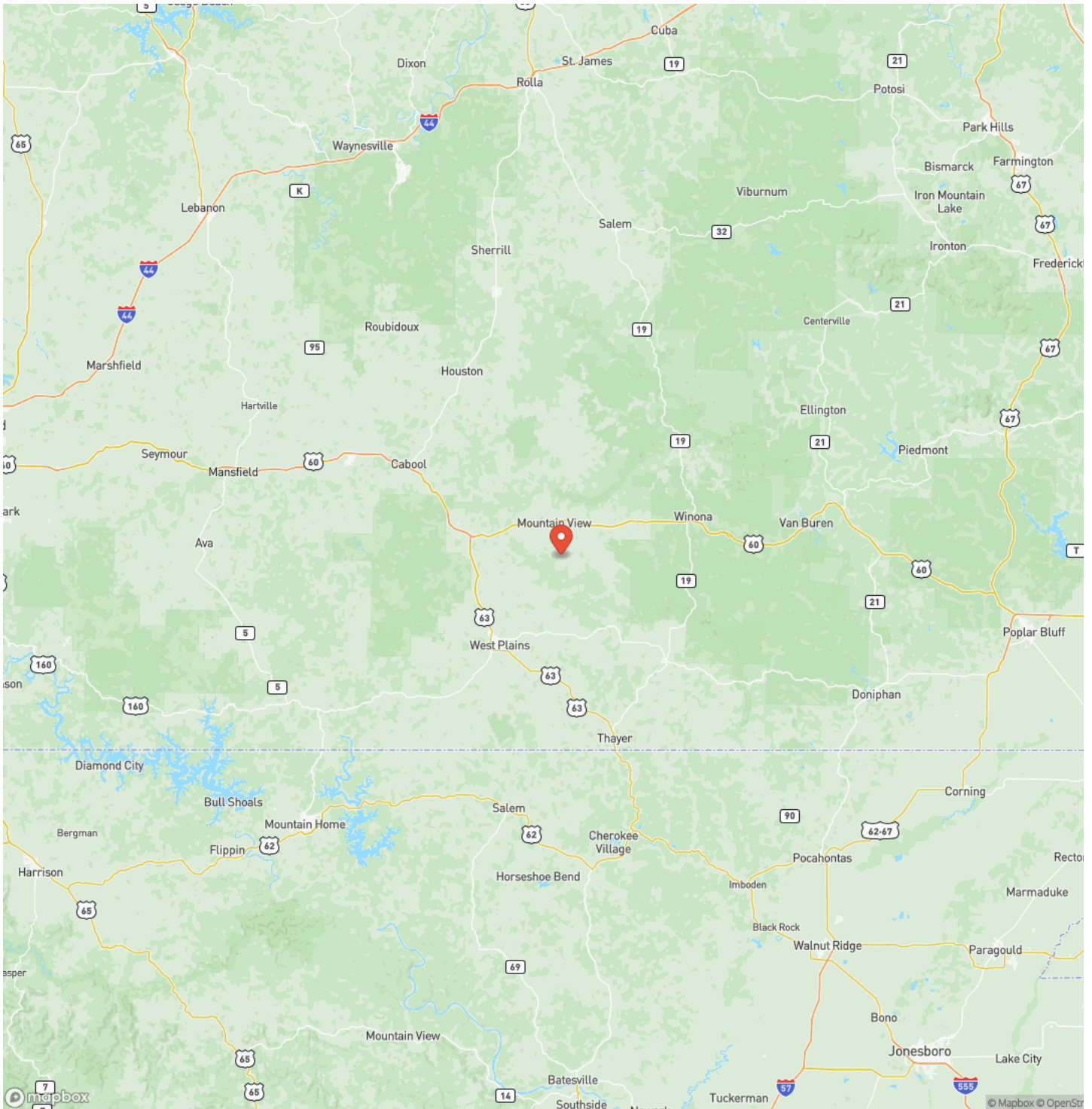
## Locator Map





105 Acres, 3 Bedroom 3 1/2 baths, 50/50 Pasture and Young Timber Howell County  
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## Locator Map





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## Satellite Map



**105 Acres, 3 Bedroom 3 1/2 baths, 50/50 Pasture and Young Timber Howell County  
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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Linda Francis

## Mobile

(417) 274-0142

## Email

lfrancis@mossyoakproperties.com

## Address

412 W US 60 Ste E

## City / State / Zip

## NOTES



**MORE INFO ONLINE:**

**MossyOakProperties.com**



## This image shows a single 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.



**MORE INFO ONLINE:**  
**MossyOakProperties.com**

## **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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