

**176 Acres, Shop with Living Quarters,  
Pasture, Tillable**  
3358 Stultz Road  
Cabool, MO 65689

**\$424,900**  
176± Acres  
Texas County



## 176 Acres, Shop with Living Quarters, Pasture, Tillable Cabool, MO / Texas County

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### **SUMMARY**

**Address**

3358 Stultz Road

**City, State Zip**

Cabool, MO 65689

**County**

Texas County

**Type**

Farms, Hunting Land, Recreational Land, Single Family

**Latitude / Longitude**

37.1546395 / -91.9621223

**Taxes (Annually)**

148

**Bedrooms / Bathrooms**

1 / 1

**Acreage**

176

**Price**

\$424,900

**Property Website**

<https://mossyoakproperties.com/property/176-acres-shop-with-living-quarters-pasture-tillable-texas-missouri/30109/>



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### **PROPERTY DESCRIPTION**

Texas County, MO Land for Sale with No restrictions! Build Your Dream Home, Hunting Retreat, Grow Some Crops or Run a Few Head of Cattle. This Property Has So Much to Offer. 176 Acres M/L Approximately 100 Acres M/L Clear, grazeable remaining in timber. The Property Features electric, drilled well, two tire waterers, fenced and cross fenced, several ponds and nice walnut grove, small springs and a shop with Living Quarters - perfect for hunting, getting away or to live in while you build!! There is also a neat Deer Stand Cupola Accessed through the Attic Pull Down Staircase. This property is located just minutes from Cabool, Houston and Willow Springs, Missouri and a short drive to Elk Creek and Gist Ranch Conservation Area. Texas County. Call Linda [417-274-0142](tel:417-274-0142)





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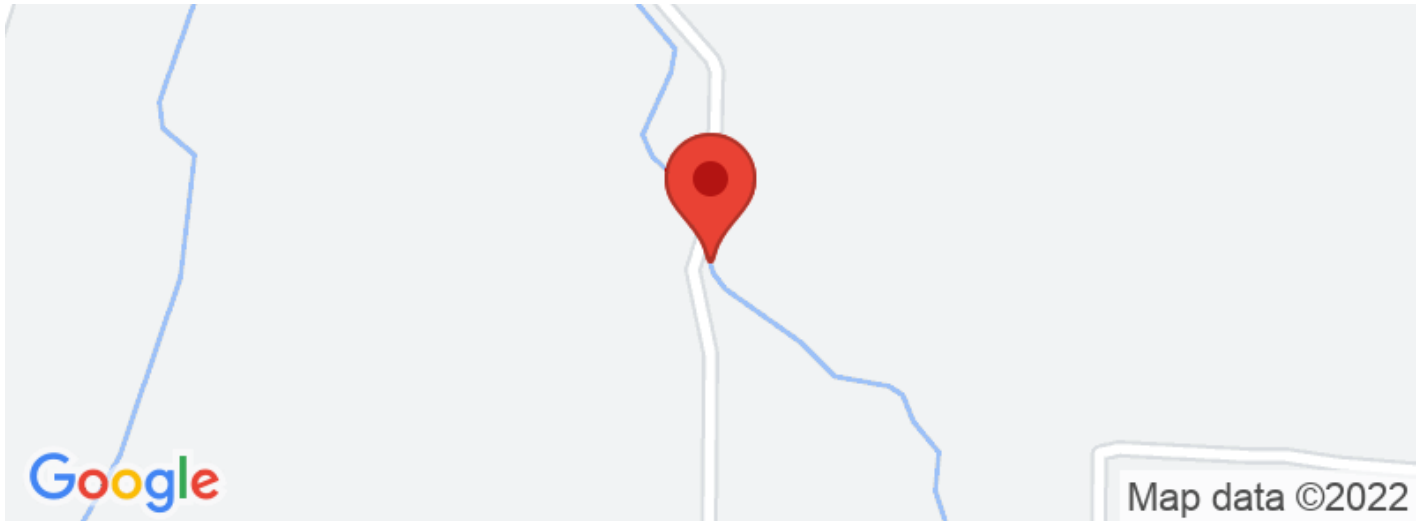
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## Locator Maps





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## Aerial Maps



**176 Acres, Shop with Living Quarters, Pasture, Tillable  
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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**

Mountain View, MO 65548

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**NOTES**

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## NOTES

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## **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.

**MORE INFO ONLINE:**

**[MossyOakProperties.com](http://MossyOakProperties.com)**



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**Mossy Oak Properties Mozark Realty**  
947 N. Westwood Blvd.  
Poplar Bluff, MO 63901  
(573) 712-2252  
[MossyOakProperties.com](http://MossyOakProperties.com)

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