



41± Acre Off-Grid Homestead Surrounded by Mark Twain National Forest for Sale

T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

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PROPERTY ADDRESS:
51067 E. State Hwy 14
West Plains, MO 65775

PRICE: \$347,800
ACRES: 41±
COUNTY: Douglas

PROPERTY HIGHLIGHTS:

- Off grid solar powered home
- 25 minutes to West Plains
- Borders Mark Twain on 3 sides
- Homestead ready
- High fenced Garden
- Borders Spring Creek
- Mature timber
- Conservatory
- Abundant wildlife
- 40 x 60 barn

PROPERTY DESCRIPTION:

Homesteading at its finest, surrounded by the astonishing Mark Twain National Forest on three sides, this property gives you ultimate seclusion. This exceptional 41-acre off-grid homestead offers a rare opportunity to step right into the simpler lifestyle of self-sufficiency. Spring Creek meanders through the northwestern corner of the property, drawing both wildlife and charm into the land.

The approximately 1,400 square foot off-grid solar-powered home is a cozy and functional dwelling, designed for sustainable and simple living. One side of the home features a charming conservatory, ideal for basking in sunlight or nurturing plants throughout the year. The interior includes a partially completed bathroom ready for you to add your ideas desires on completion, however there is a functional shower and sink just off the conservatory along with an ideal place for a compost toilet.



PRESENTED BY:

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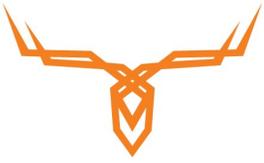
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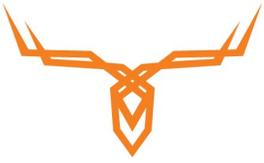
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The Amish-style 40x60 drive-through barn stands ready for equipment storage, or workshop utilization. While the impressive 100x140' garden area was thoughtfully laid out and secured with a buried fence that still stands 8 plus feet tall, this should likely keep all of your hard work protected and safe from the wildlife that thrives throughout and around this property.

Since 1981, this property has been cherished by the same owners, a testament to its comfort and allure. While it currently utilizes solar power, there is potential for future integration of full electric service. Accessibility to the property is a permitted easement that traverses through the national forest, enhancing the sense of seclusion without compromising accessibility. Whether seeking a homesteader's haven, a hunter's retreat, or a private sanctuary amidst nature, this unique property presents a rare opportunity.



Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals



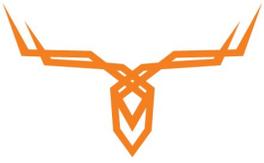
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