



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

Multiple 20± Acre Missouri Countryside Tracts for Sale - Stone County

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PROPERTY ADDRESS:
 00 Hwy M
 Billings, MO 65610

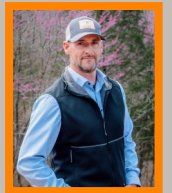
PRICE: See tract pricing below
ACRES: 20±
COUNTY: Stone

PROPERTY HIGHLIGHTS: (may vary by tract; see individual descriptions below)

- Hwy M Frontage
- Wet weather creek
- Pond
- Fenced & partial cross fencing
- Private well
- Electricity
- Gently rolling hills
- Mature timber
- Breathtaking views
- Possible homesite locations
- Pasture/grassland
- Livestock waterers
- Seller is willing to subdivide (see aerial map & tract pricing)

PROPERTY DESCRIPTION:

Nestled in the heart of the Ozarks, this breathtaking property offers endless possibilities for farming, hunting, developing, or building your dream home. Conveniently located just minutes from Springfield, Branson, and Republic, this property provides the perfect balance of privacy and accessibility. Features scenic views, rolling hills and picturesque landscapes ideal for stunning homesites. Water and electric on site ready to support your vision. There is a wet weather creek that runs throughout the property, a stunning little pond as well as livestock waterers throughout. A perfect mix of grassland and mature trees, perfect for grazing, farming or recreational use. Property is fenced and some cross fencing making it ready for livestock or dividing for multiple purposes. Abundant



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wildlife makes this a hunters dream. Convenient frontage on Hwy M ensures easy access and excellent development potential. Its rolling hills, stunning views, and natural resources make it perfect for a private homestead, thriving farm, or lucrative development project. A prime location close to amenities gives you the best of both worlds, peaceful Ozark living with urban conveniences close at hand.

Tract A - 20 +/- acres of breathtaking Missouri countryside with everything you could want in a rural escape. This property features a beautiful mix of open grassland and mature hardwood timber, creating the perfect blend of usability and natural beauty. With gentle rolling hills, a wet-weather creek, a pond, and an existing water well, the land offers endless opportunities. Multiple homesites provide picturesque, panoramic views that are ready for your dream home or weekend retreat. Electric is already on the property, and there's road frontage along Hwy M for easy access while still enjoying the peace and privacy of country living. The land is partially fenced, making it great for hobby farming or livestock, and the abundant wildlife makes it a haven for outdoor enthusiasts. Whether you're looking for a tranquil retreat, recreational getaway, or a versatile piece of land to build your future, this property is full of potential.

Tract B - Discover the perfect blend of serenity and convenience on this stunning 20± acre property with road frontage along Hwy M. Nestled in a sought-after area teeming with new home builds, this land offers gentle rolling terrain, mature hardwood timber, and open grassland ideal for a variety of uses. A wet-weather creek and livestock waterers make it perfect for agricultural pursuits, while the abundant wildlife adds to its natural charm. The property is partially fenced and provides breathtaking views, making it an ideal spot to build your dream home. With electric close by and just minutes from Springfield, Branson, and Republic, you'll enjoy country living without sacrificing convenience. Don't miss this opportunity to own a piece of land in one of the region's fastest-growing areas?

Tract C—You won't want to miss this stunning 20± acre property, located just minutes from Springfield, Branson, and Republic. Featuring gentle rolling terrain, partially fenced boundaries, and a mix of mature hardwood timber and open pastures, this land is ideal for your dream home or hobby farm. Enjoy picturesque views, abundant wildlife, and the soothing charm of a wet-weather creek. Equipped with livestock waterers and easy access to electricity nearby, the property is well-suited for livestock or agricultural ventures. Nestled in a popular and rapidly growing area, this parcel offers endless potential for development or creating your private retreat. Don't miss this opportunity to own your piece of paradise in the Ozarks!

Tract D—This stunning 20± acre property offers multiple picturesque spots to build the home of your dreams. With gentle rolling terrain and breathtaking views, it's the perfect blend of tranquility and convenience. Imagine your dream home nestled among mature hardwoods or overlooking the open pastures and a charming wet-weather creek. Located just minutes from Springfield, Branson, and Republic, this property offers a peaceful escape without sacrificing proximity to town. Abundant wildlife, partially fenced boundaries, and livestock waterers make it ideal for hobby farming or enjoying nature. With electricity nearby and situated in a rapidly growing area, this is your chance to create a private retreat or invest in a prime piece of real estate.

Tract E—Discover your slice of paradise with this stunning 20+ acre property, perfectly situated just minutes from Springfield, Branson, and Republic. Featuring gentle rolling terrain and partially fenced boundaries, this land is a dream for those seeking peace and privacy. Nature lovers and hunters will appreciate the abundant wildlife and mature hardwood timber. Whether you're envisioning a dream home or a hunting retreat, this property offers endless possibilities. Electric is conveniently available nearby, making it even easier to bring your vision to life. Don't miss this rare opportunity to own a private retreat in an up-and-coming area!

Tract F—This peaceful and quiet 20± acre property is the perfect setting for your dream home. With gentle rolling terrain, stunning views, and multiple beautiful building sites, the possibilities are endless. Imagine your home nestled among mature hardwoods, overlooking open pastures, or near the serene wet-weather creek. Located just minutes from city amenities, it offers convenience without sacrificing peaceful seclusion. Partially fenced with livestock waterers, it's ideal for hobby farming, outdoor living, or simply enjoying the abundant wildlife. With room to develop or keep this paradise all to yourself, and electricity nearby, this property is a rare find. Don't miss the chance to make it yours!



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Tract	Acreage	Price
A	20±	\$183,900
B	20±	\$174,900
C	20±	\$154,900
D	20±	\$154,900
E	20±	\$139,900
F	20±	\$139,900



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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TROPHY
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