

**2 S Cattle Co**  
12153 St Route Y  
Birch Tree, MO 65438

**\$899,900**  
120± Acres  
Shannon County



**MORE INFO ONLINE:**

<https://livingthedreamland.com/>



**2 S Cattle Co**  
**Birch Tree, MO / Shannon County**

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**SUMMARY**

**Address**

12153 St Route Y

**City, State Zip**

Birch Tree, MO 65438

**County**

Shannon County

**Type**

Hunting Land, Recreational Land, Farms

**Latitude / Longitude**

39.96739 / -91.43216

**Taxes (Annually)**

1526

**Dwelling Square Feet**

1980

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

120

**Price**

\$899,900

**Property Website**

<https://livingthedreamland.com/property/2-s-cattle-co-shannon-missouri/53644/>



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**PROPERTY DESCRIPTION**

Nestled in the serene landscapes of Shannon County, Missouri, this stunning property offers a blend of modern comfort and rustic charm. The centerpiece is a spacious 1980 sqft home, meticulously crafted and less than a decade old. Inside, custom cabinets and flooring add a touch of elegance, while large windows invite natural light to illuminate the living spaces. Outside, the stone-finished exterior seamlessly blends with the picturesque surroundings. Situated on a sprawling 120 acres, the property boasts nine fields, all meticulously managed with rotational grazing techniques. Perimeter fencing ensures security while allowing the natural beauty of the landscape to shine. Water features abound, with two self-watering systems and three ponds scattered throughout the property. Nearby Hurricane Creek enhances the natural allure, attracting an abundance of deer and turkey, making it a paradise for outdoor enthusiasts and wildlife lovers alike. For the practical-minded, a heavy-duty machine shed offers ample storage for equipment, while a milking barn provides functionality and durability. Safety is paramount, with a concrete storm shelter ensuring peace of mind during inclement weather. Equestrian enthusiasts will appreciate the well-appointed horse barn, boasting ten spacious stalls for beloved equine companions. Additionally, a hay barn provides convenient storage for feed and supplies, completing the infrastructure necessary for a thriving agricultural operation. Bordering the renowned Mark Twain National Forest, the property offers unparalleled access to pristine wilderness and endless recreational opportunities. Despite its tranquil setting, convenience is not sacrificed, with major highways such as Hwy 60 just minutes away. Located a mere two hours from bustling Springfield and Poplar Bluff, and within easy reach of Willow Springs and Mountain View, this property strikes the perfect balance between seclusion and accessibility. Whether you seek a serene retreat amidst nature's bounty or a productive agricultural enterprise, this exceptional property in Shannon County promises a lifestyle of tranquility, adventure, and endless possibilities.

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## Locator Map

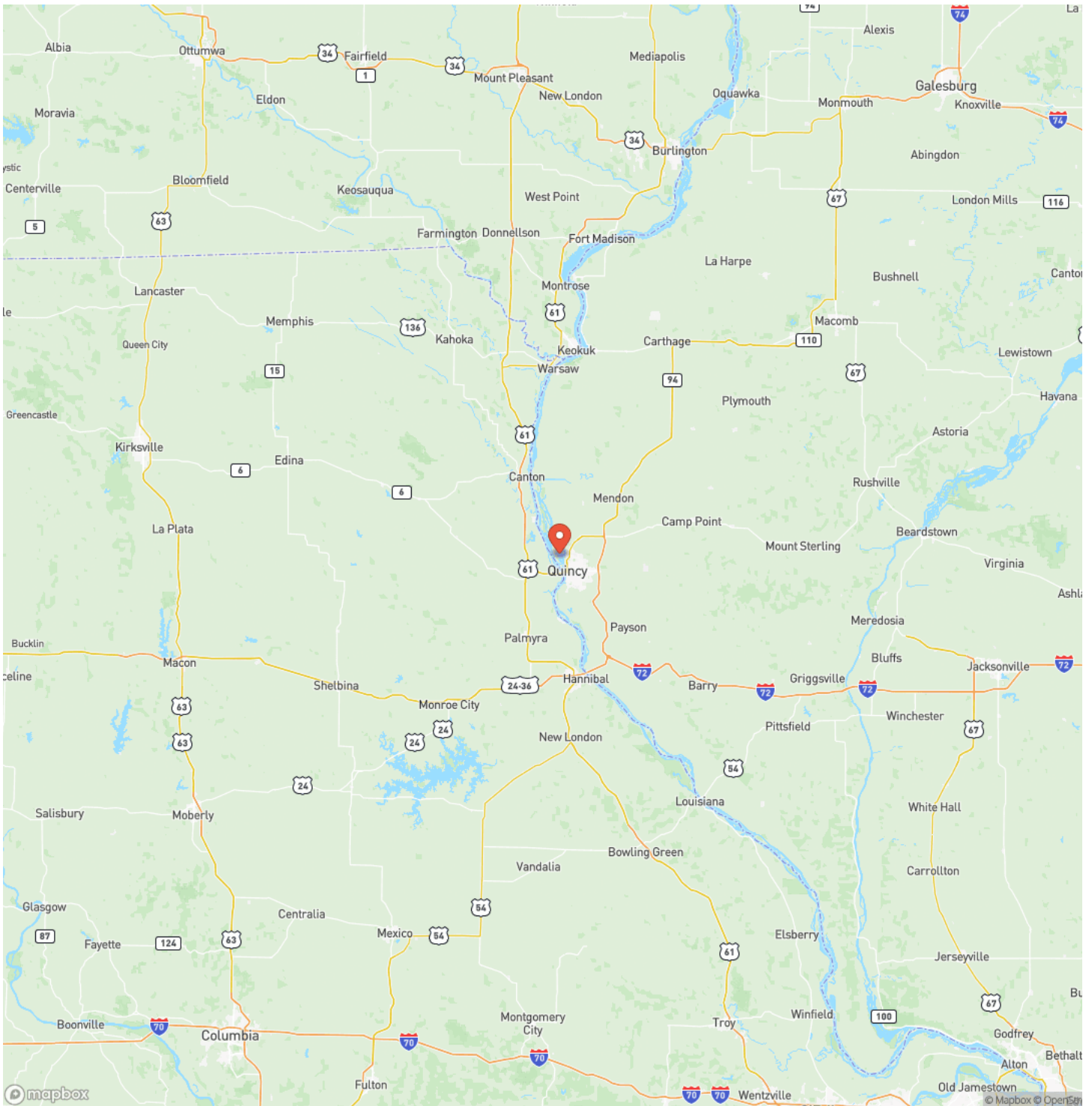


**MORE INFO ONLINE:**

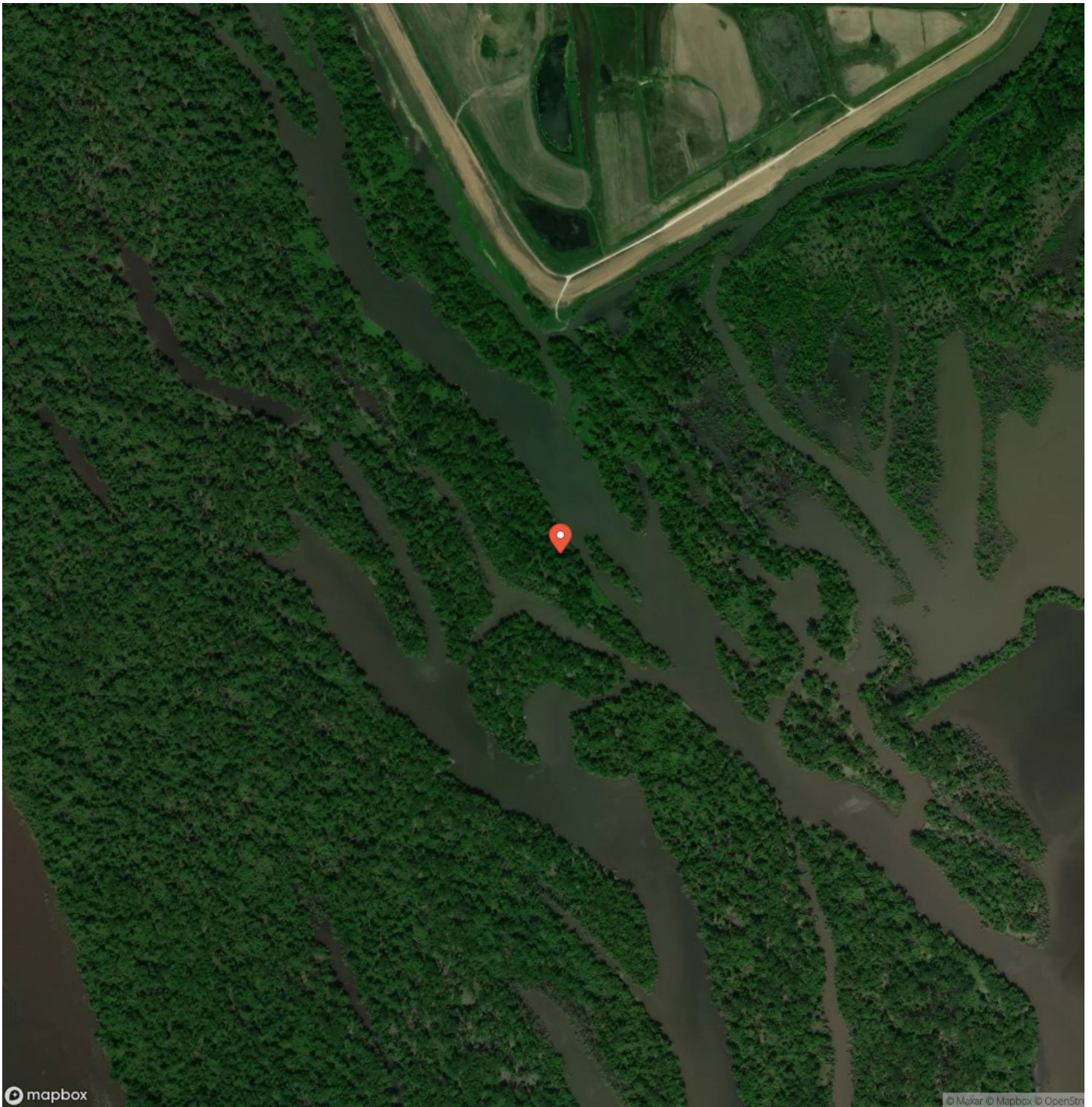
**<https://livingthedreamland.com/>**



# Locator Map



## Satellite Map









## **DISCLAIMERS**

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**Living The Dream Outdoor Properties**  
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