

LAND AUCTION



157.4 AC± | 9 TRACTS | HOWELL CO, MO

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 4/6/26 AUCTION TIME: 1 PM CT

AUCTION HELD AT: WEST PLAINS CIVIC CENTER, 110 SAINT LOUIS ST, WEST PLAINS, MO 65775

CALL UTECHT LAND TEAM FOR A SCHEDULED VIEWING

Transitional land opportunity located in the highly sought-after Howell Valley, less than one mile from the city limits of West Plains, MO. 157.4 acres surveyed into 9 tracts. Each tract will have building sites and access established. The Howell Valley is known for its productive soils and will accommodate your plans for your private estate or potential business venture that could benefit from Highway 63 or Route ZZ frontage.

TRACT 1 DESCRIPTION:

26.87 acres with over 920' of highway frontage on MO Route ZZ. Established entrance from ZZ into the property. Primarily open land with very gentle rolling terrain. Beautiful home site with a Mustion Creek valley view. Mustion Creek is a wet weather creek. Excellent soils for creating your dream estate. The property has an older building with plenty of life left in it and a small pond.



TRACT 2 DESCRIPTION:

19.32 acres at the end of a shared driveway. Private and secluded building site on the ridge in the woods with a nice valley view. Over 60% wooded land but enough open ground to raise your own beef.



TRACT 3 DESCRIPTION:

12.39 acres of open land with a building site that could overlook a nice pond. Slightly rolling open land with access via a shared road.



TRACT 4 DESCRIPTION:

12.35 acres with direct access to Highway 63. Open and nearly level land with excellent soils for building your estate or homestead.



TRACT 5 DESCRIPTION:

10.64 acres with direct access to Highway 63 and an access already in place. 350' of frontage on 63. Gently rolling and mostly open land with a beautiful pond. Perimeter fencing is in place.



TRACT 6 DESCRIPTION:

21.86 acres with County Road 8890 access as well as access from the shared road. Beautiful open land with a slight roll to it. 2 small ponds and a nice soil profile.



TRACT 7 DESCRIPTION:

18.98 acres bordered by the shared road and the wet weather creek, Mustion Creek. Open land with a very gentle slope. Plenty of room to build your dream home and have a large garden in the bottomland soils.



TRACT 8 DESCRIPTION:

13.99 acres with a beautiful setting for a homesite overlooking the Mustion Creek valley. County Road 8890 frontage and access.



TRACT 9 DESCRIPTION:

21 acres alongside County Road 8890. Open land with a slight roll to it. Rich soil profile ready for your plans and dreams to be brought to life.



Lease Status: Open Tenancy for 2026
Possession: Immediate possession at closing
Survey needed?: No survey needed
Brief Legal: 157.4± acres located pt NE ¼ pt SE ¼ S35 and pt NW ¼ pt SW ¼ S36 T24N R8W Howell Co MO
PIDs: Pt PID 15-7.1-36-000-000-004.01000,
pid 15-7.0-35-000-000-026.03000
Lat/Lon: 36.70385, -91.80355
Zip Code: 65775

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

UTECHT LAND TEAM: 417.234.7654 | mike.harris@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (CO00001603) | Jefferson Kirk Gilbert, Missouri Broker, License # 2015034232 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Brian W. Utecht, MO Land Specialist for Whitetail Properties Real Estate, LLC 417.766.5595 | Cody Lowderman, MO Auctioneer License, 11037



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