

Pine Creek Ranch

187.00 Acres

Texas County, MO

\$1,500,000



HAYDEN  OUTDOORS®

Activities & Amenities

ATV/Off Road
Cattle/Ranch
Equestrian/Horse Property
Farm/Crops/Ag
Fishing
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/Varmint,
Small Game, Turkey & Upland Birds
Outbuilding/Barn/Shed/Shop
Pond/Lake
Stream/River
Timber
Water Access / Water View / Waterfront
Wooded

Land Details

Address: 1358 Bradford Road,
Willow Springs, Missouri 65793, USA
Closest Town: Willow Springs
Total Acres: 187.00
Zoning: Ag
Topography: Rolling
Pasture Acres: 100
Include Business?: Yes
Income Type: Livestock
Source of lot size: Unknown

Building Details

Homes: 1
Style of Home(s): Ranch
Finished Sq. Ft.: 2,240
Bedrooms: 3
Full Bathrooms: 2
Half Bathrooms: 1
Basement: Full finished
Parking Types: Attached Garage, Carport
Outbuildings: 5
Other Improvements: Barns,
Sheds, Outbuildings
Fence Type: Barbed/Pipe
Cooling Systems: Forced Air Cooling
Heating Systems: Forced Air, Wood Stove



Property Summary:

Pine Creek Ranch is a beautiful working cattle operation that spans 187+/- acres with approximately 100 acres being in open pasture. There's also over 1/2 mile of Pine Creek frontage that runs year round and has an incredible swimming hole! The property also offers a 3 bed, 2.5 bath ranch style home that was updated in 2021, spans 2,240 square feet, and sits overlooking Pine Creek!





Land

Located in Texas County, Pine Creek Ranch offers the ultimate in privacy and seclusion as well as pristine creek frontage. Pine Creek is a year round water supply and this property sits less than 1/4 mile from where it empties into the Jacks Fork River. The land is highlighted by roughly 100 acres of lush pasture ground that's fenced and cross fenced into 10 separate paddocks for rotational grazing. These pastures have an abundance of water that's supplied by 3 ponds, 6 Ritchie automatic waterers, and 5 different hydrants. There's multiple drilled wells on the property as well as working pens and a squeeze chute. In addition to the incredible livestock farming, there's also marketable timber that's made up of large red and white oak. This timber not only offers income opportunities but also provides shade and shelter for livestock and also makes great cover for wildlife. There's an abundance of deer and turkeys that frequent Pine Creek Ranch and Texas County regularly finishes as the top county in the state for deer harvested.



Improvements

The ranch style home on Pine Creek Ranch is situated at the end of the 3/4 mile long driveway offering incredible privacy. The 3 bed, 2.5 bath home spans 2,240 square feet and sits on a fully finished basement. It was beautifully updated in 2021 with new countertops, flooring, sheetrock, cabinets, a walk in shower, just to name a few! The main level boasts a gorgeous open concept kitchen, living room, and dining room. Just off the kitchen is a large deck that overlooks the creek and is perfectly suited for grilling and entertaining guests. Also on the main level is the very spacious master bed and bath that features a large walk in closet. The master bedroom has a small walk out porch that is ideal for drinking coffee in the mornings! There's also a half bath, laundry, and a room that would be ideal for an office space. The basement features 2 bedrooms, a large living space, bathroom, utility and a large utility room that also has laundry hooks ups as well. The basement would make a great space for a mother in law quarters. Just adjacent to the home is a large pole barn with stalls, a storage building, and a carport. Also on the property is a chicken coop and hay barn. Pine Creek Ranch is a one of a kind property located in the Heart of the Ozark Mountains! Call today for your private showing!

*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.







Hayden Outdoors *Buyer Process*

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to promote and sell our properties. We offer industry commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."

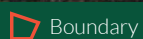


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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