

Oak Valley Farms

154.00 Acres

Barry County, MO

\$825,000



HAYDEN  OUTDOORS.

Activities & Amenities

ATV/Off Road
Cattle/Ranch
Equestrian/Horse Property
Farm/Crops/Ag
Food Plots
Hiking/Climbing
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Outbuilding/Barn/Shed/Shop
Pond/Lake
Stream/River
Timber
Wooded

Land Details

Address: TBD Farm Road 1015,
Washburn, Missouri 65772
Closest Town: Washburn
Total Acres: 154.00
Deeded Acres: 154.00
Zoning: Agricultural
Elevation: 1300
Source of lot size: Owner

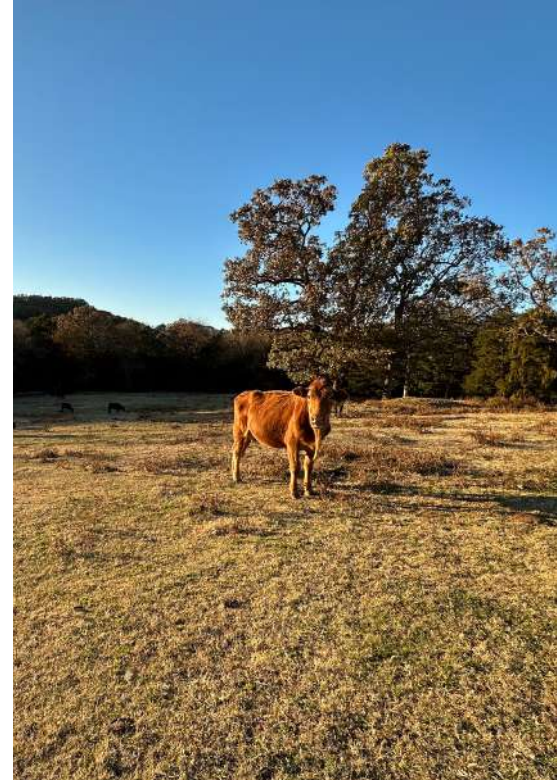
Building Details

Outbuildings: 2
Types of Outbuildings:
Metal Barn
Barn
Fence Type: 5-Wire



Oak Valley Farms is located in the beautiful rolling hills of Southern Missouri, just a few miles from the Arkansas state line. This 154+/- acres is the perfect mix of old-growth timber and open pastureland. The draws and hollers are old-growth timber that is an excellent habitat for wildlife and is home to a large population of whitetail deer and wild Turkeys.





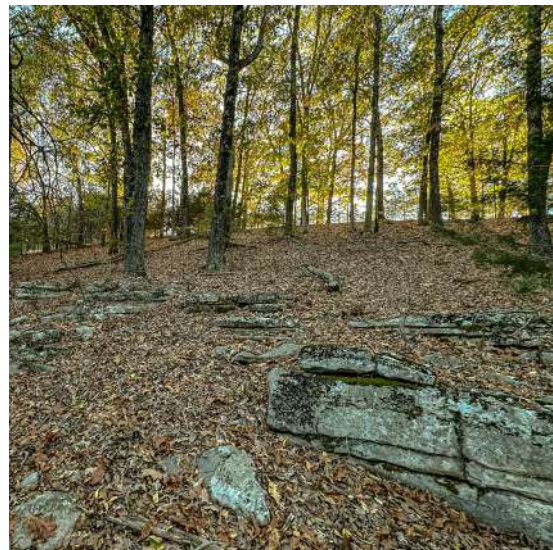
Land

This parcel has been a working cattle farm for decades with great exterior t-post and barbed wire fencing. Several interior pastures have been fenced off, preparing the property for rotational grazing. There are also dedicated hayfields that are highly producing. A great road system throughout the interior of the property makes access easy. There are two hay barns, one newer with a metal exterior. The water features include five ponds and several springs running into two creeks. The creeks will have water in them most of the year.

Over the years, several trophy deer have been taken off the property in proven stand locations. Missouri has an over-the-counter hunting license for both deer and turkey, and this tract is large enough to qualify for landowner tags.

Rural water and high-speed fiber optic internet are located on the county road.







Water/Mineral Rights & Natural Resources

Southwest Missouri offers a wide variety of outdoor activities and amenities.

- 30-minute drive to Northwest Arkansas
- 1 hour southwest of Springfield, MO
- Both Table Rock Lake and Beaver Lake are within 1-2 hours.
- Nearby cities include Springfield, MO, Joplin, MO and Northwest Arkansas.

The climate is warm and temperate. Over the course of the year, the temperature typically varies from 28°F to 89°F and is rarely below 13°F or above 97°F. Rainfall can occur year round, even in the driest month there is likely to be precipitation. The average annual rainfall is approximately 43 inches.

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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 bring buyers to purchase our properties. We offer cooperating 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."

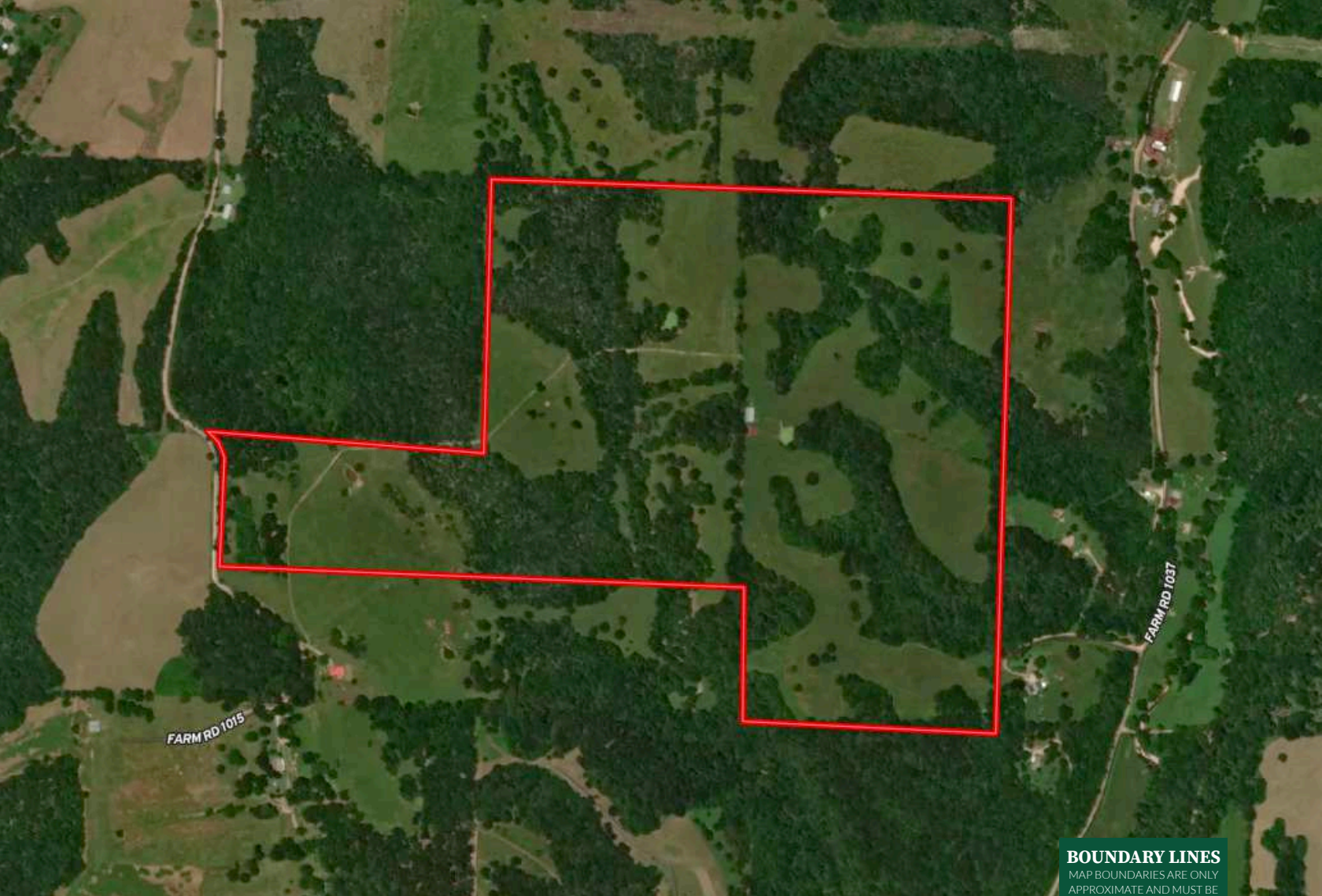


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

Scan to see more
testimonials





 Boundary



Allen Treadwell

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