

# Spring River Ranch

890.00 Acres

Howell County, MO

\$4,600,000



HAYDEN  OUTDOORS.

## Activities & Amenities

ATV/Off Road  
Cycling/Mountain Biking  
Farm/Crops/Ag  
House/Cabin  
Hunting - Predator/Varmint  
Hunting - Turkey  
Natural Spring  
Pond/Lake  
Timber  
Wooded  
Cattle/Ranch  
Equestrian/Horse Property  
Hiking/Climbing  
Hunting - Big Game  
Hunting - Small Game  
Hunting - Waterfowl  
Outbuilding/Barn/Shed/Shop  
Stream/River  
Water View

## Land Details

Address: 12372 County Road 8390,  
West Plains, Missouri 65775, USA  
Closest Town: West Plains  
Total Acres: 890.00  
Pasture Acres: 400  
Estimated Taxes: \$987.93 - 2023  
Source of lot size: Unknown

## Building Details

Homes: 2  
Style of Home(s): Ranch  
Finished Sq. Ft.: 4594  
Unfinished Sq. Ft.: 630  
Bedrooms: 7  
Full Bathrooms: 5  
Basement: Partial finished  
Parking Types: Attached Garage  
Outbuildings: 6  
Other Improvements: Barns,  
Shops, Quonset Hut  
Fence Type: Barbed and Pipe  
Cooling Systems: Forced Air Cooling  
Heating Systems: Forced Air, Wood Stove



### **Property Summary**

Spanning 890+/- contiguous acres, the Spring River Ranch offers over 400 acres of pasture and hay production, 2 homes, live water, and big marketable timber. The secluded ranch is located in Howell County and has access from both paved and county roads all while sitting less than 10 miles from the city limits of West Plains.





## Land

The Spring River Ranch offers lush river bottom hay fields and rolling ridge top pastures that provide incredible views as well as top notch livestock grazing. The ranch easily runs 100+ cow/calf pairs and also produces a large amount of hay. There are 16 ponds on the property, multiple springs, 2 lakes, and over 2.5 miles of the south prong of the spring river winding throughout the ranch providing incredible water sources for livestock and wildlife. There are 4 drilled wells, multiple large barns, shops, a Quonset hut for hay storage, and an all pipe working facility with multiple sorting pens. In addition to the 400 acres of open ground, the ranch has some incredible blocks of timber that mostly consist of big marketable white and red oak, as well as mature walnut. This property is home to an abundance of wildlife with numerous big whitetail bucks and Eastern gobblers. The lakes are frequented by an abundance of mallard and other species of ducks, Canadian geese, and even occasionally swans.

## Improvements

Both homes on the ranch are well built and modern, but not overdone with both having stunning lake views. The main ranch house is a 4 bed 3 bath brick home built in 1985 that spans 2824 square feet. It features a large kitchen with plenty of counter and cabinet space. The living room has a beautiful bay window, great built-ins and a fireplace.





Additionally, the main level offers the master bedroom and bathroom with an updated walk-in tile shower. There is another bedroom and full bathroom located on this level as well. Downstairs you'll find two more bedrooms, a safe room, and another living area with a walkout to a gorgeous outdoor patio space.



The second home has paved road access from highway 17, cedar and stone siding, and huge living room windows. The open floor home has 1,800 square feet on the main level and approximately a 600 square feet basement. The first level has 3 bedrooms and 2 bathrooms with a large kitchen and vaulted living room space. The kitchen features an abundance of countertop space, an island, and soft close cabinets and drawers. Down the hall are two spacious bedrooms and nice sized bathroom with tile flooring and a walk in shower. On the opposite side of the kitchen is the master suite that has a large bedroom, tile floor, and an ample amount of counter space. Also on the main level is the laundry room. The unfinished





basement is ideal for storage, canned goods, and gives access to the well's pressure tank, hot water heater, and the plumbing lines. Attached is a nice sized garage that can easily fit a truck and would still have room for storage as well.

The Spring River Ranch is truly one of the finest properties available in the Ozarks. 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 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."

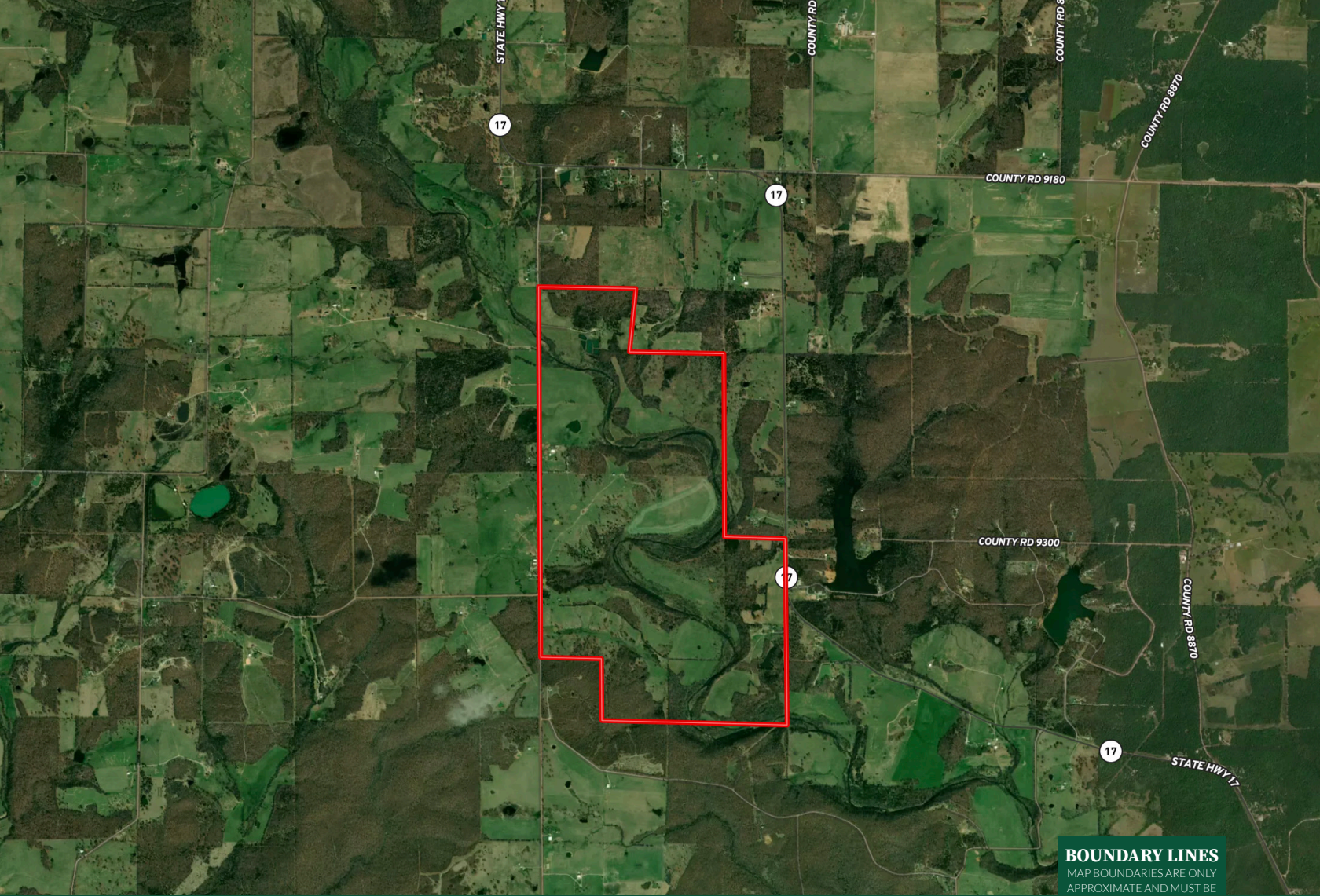


*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

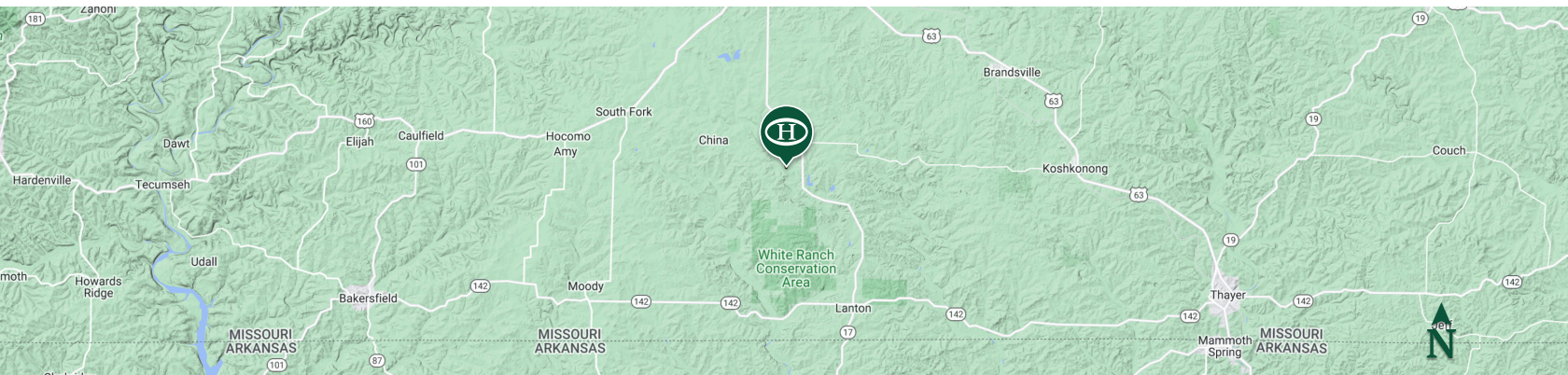
*- RICK STEINER, SELLER/BUYER*

Scan to see more  
testimonials





**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.



## Jeff Lovan

- 📍 Salesperson, Licensed in MO, AR, KS, & IA
- ✉ JeffLovan@HaydenOutdoors.com
- 📞 417.252.1463

**H**  
**HAYDEN**  
**OUTDOORS.**  
**REAL ESTATE**

