

Hay Valley Ranch

396.00 Acres | Howell County, MO | \$2,350,000



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Activities & Amenities

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

Land Details

Address: 12428 County Road 8390,
West Plains, Missouri 65775, USA
Closest Town: West Plains
Total Acres: 396.00
Source of lot size: Survey

Building Details

Homes: 1
Style of Home(s): Ranch
Finished Sq. Ft.: 2,800
Stories: 2
Bedrooms: 4
Full Bathrooms: 3
Basement: Full finished
Parking Types: Attached Garage
Outbuildings: 4
Other Improvements: Shop and Barns
Fence Type: Barbed/Woven Wire
Cooling Systems: Forced Air Cooling
Heating Systems: Forced Air
Siding: Brick
View: Pond, Scenic, Wooded



Property Summary

Spanning 396+/- acres, this incredible ranch offers bottom pasture and hay ground as well as a 2,800 square foot brick home with a walkout basement. The property also has multiple barns and shops, a high quality pipe corral with multiple sorting pens and mature timber. All this less than 10 miles from the city limits of West Plains!





Land

Hay Valley Ranch offers lush river bottom hay fields and rolling ridge top pastures that provide incredible views as well as top notch livestock grazing. There are multiple wells, multiple large barns, shops for equipment and hay storage, and an all pipe working facility with multiple sorting pens. 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 lake on the property is frequented by an abundance of mallard and other species of ducks, Canadian geese, and even occasionally swans. Not to mention it's loaded with 4 pound largemouth bass!!



Improvements

The brick ranch house is a 4 bed 3 bath brick home built in 1985 that spans 2800 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 fully concreted safe room, and another living area with a walkout to the outdoor patio space. The owners recently installed a completely new HVAC system as well as a 26kw Generac for backup power. This is one of the larger air cooled options Generac offers and provides whole home power in the event of an outage.

This is truly one of the finest properties available in the Ozarks.

Call the listing agent today for your private showing!



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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 regard 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."

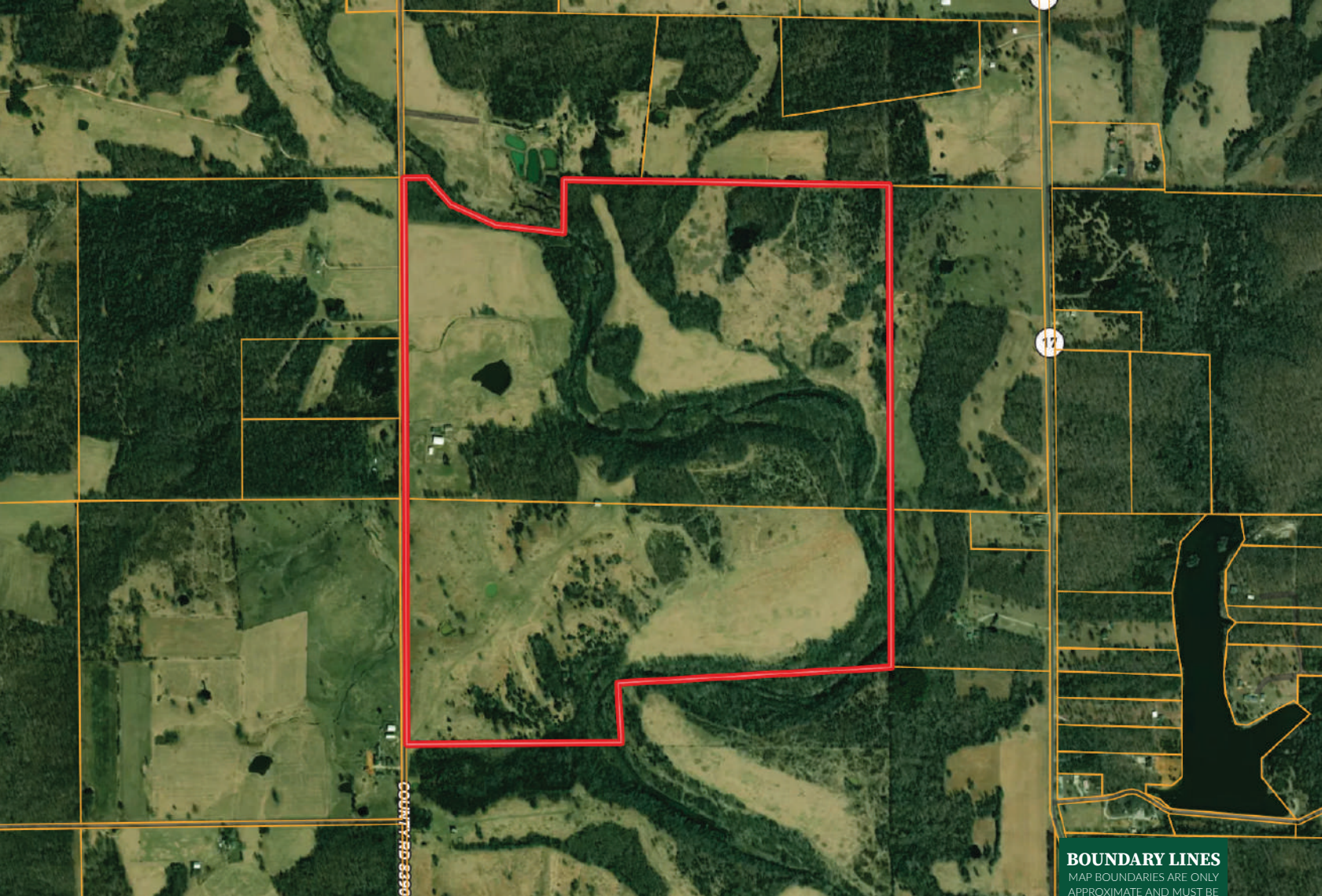


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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testimonials





 Boundary

BOUNDARY LINES

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



Jeff Lovan

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