

South Fork River Ranch

317.00 Acres | Howell County, MO | \$1,999,000



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Activities & Amenities

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

Land Details

Address: 12247 Co Rd 8390, West
Plains, Missouri 65775, USA
Closest Town: West Plains
Total Acres: 317.00
Pasture Acres: 222
Include Business?: Yes
Income Type: Cattle and hay production
Estimated Taxes: \$1,298.15 - 2023
Source of lot size: Unknown

Building Details

Homes: 1
Style of Home(s): Bi-Level
Finished Sq. Ft.: 1600
Bedrooms: 2
Full Bathrooms: 1
Parking Types: Driveway
Outbuildings: 2
Other Improvements: Hay/Equipment Barn
Fence Type: Barb Wire
Cooling Systems: Forced Air Cooling
Heating Systems: Forced Air



Property Summary

The South Fork River Ranch located just ten miles outside West Plains, Missouri. This 317+/- acre ranch consists of over 220 acres of lush pasture and hay fields makes this a cattleman's paradise. The South Fork of the Spring River flows for over half a mile throughout the ranch, eight ponds, and an additional spring gives the ranch ample live water access for livestock and the abundant wildlife. Call for your private showing today!





Land

The South Fork River Ranch is a turnkey cattle operation with gently rolling pastures and lush river bottoms fields for grazing or hay production. The ranch consist of thirteen different pastures with eight Cobett Livestock Waters, this allows for intensive grazing for maximum forage production to increase the bottom line. An almost one mile long driveway fenced on both sides makes for simple, effective, and stress free cattle/stock moving from pasture to pasture. A complete working facility, with a catch pen and a large hay or equipment barn make the South Fork River Ranch a once in lifetime opportunity. This property is a game rich environment with whitetail deer and eastern wild turkeys in abundance and bordering state public land to the north gives this ranch awesome hunting opportunities.

Improvements

The 40×80 metal building was constructed in 2015 and has a two bedroom one bath 1600 square foot living quarters. Both bedrooms, washer and dryer, and bath are all on one level. The upstairs has an open floor plan with nice spacious living room and or additional home office space. The shop is well lite and fully insulated for year round storage or keeping up on maintenance of your farm equipment. This is a move in ready space for this turnkey operation.







Recreation

Bordering 260 acres of state land to the north and just over two miles to the White Ranch Conservation Area consisting of over 6400 acres the South Fork River Ranch is the the heart of all the recreational opportunities the Ozarks has to offer. Just over an hour to North Fork and Bull Shoals Lakes, and under an hour to Mammoth Springs, Arkansas for some premier trout fishing the location of this ranch is second to none.

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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 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.

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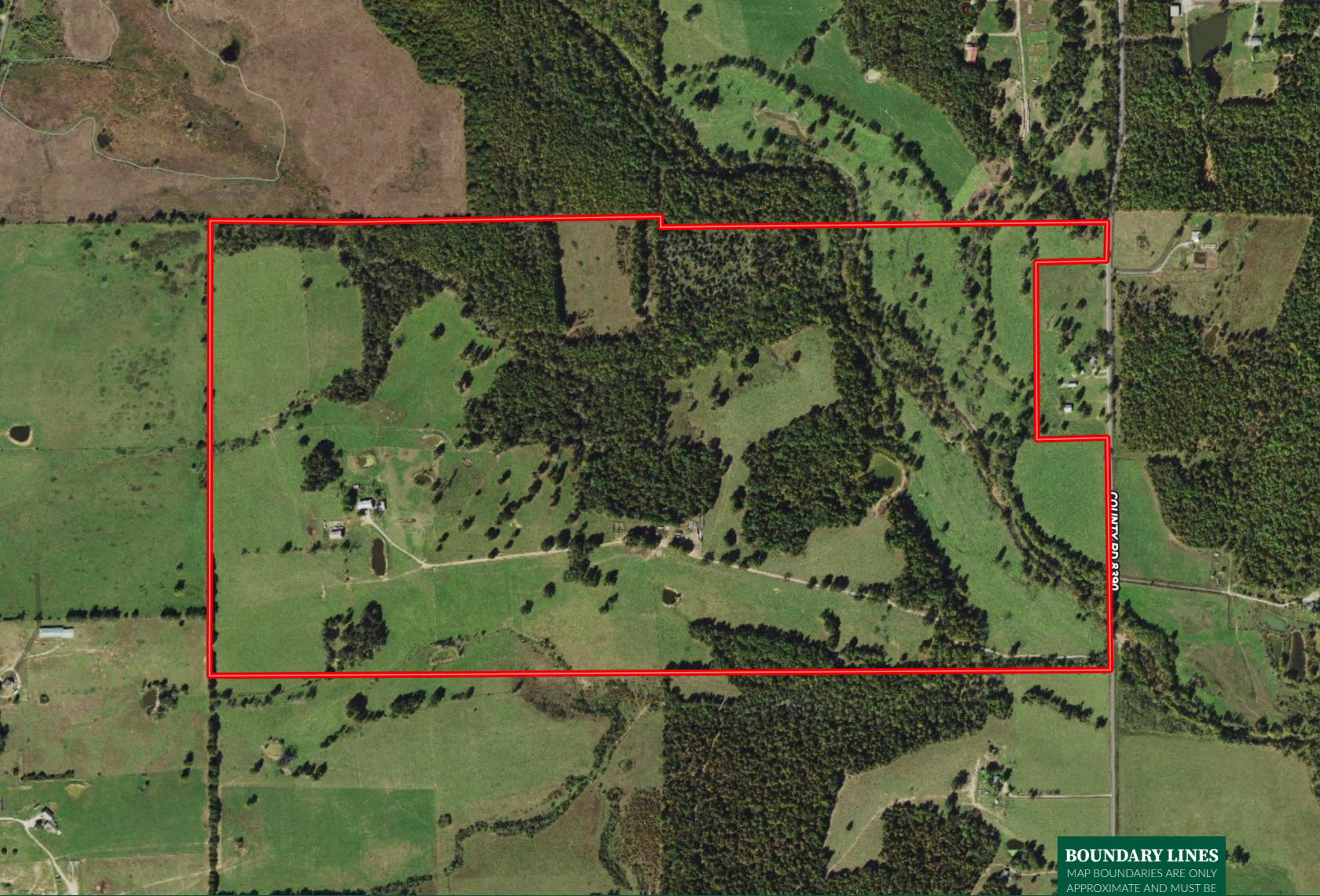


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

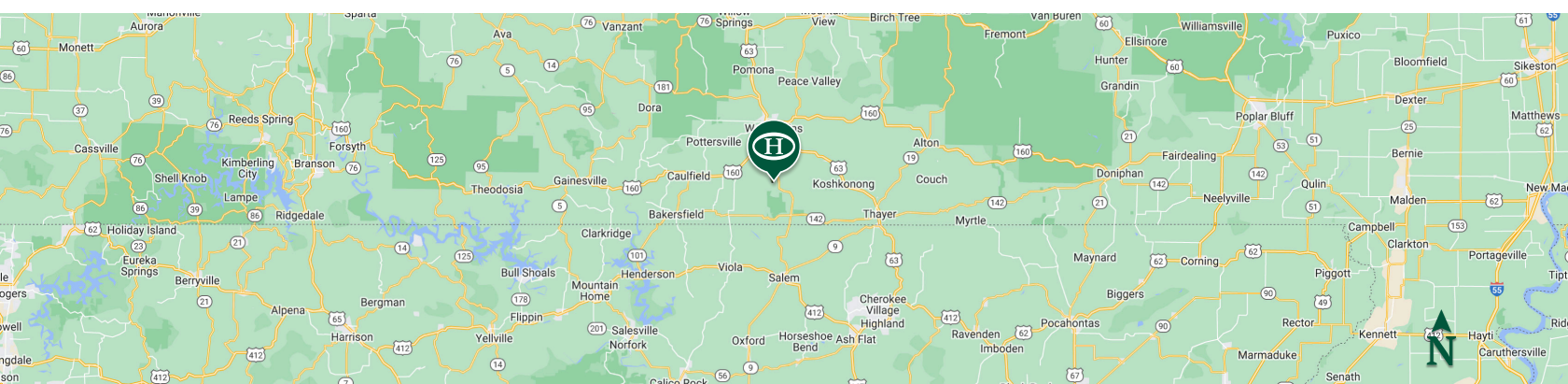
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VERIFIED FOR ACCURACY.

 Boundary



Scott Foster

-  Salesperson, Licensed in MO
-  ScottFoster@HaydenOutdoors.com
-  417.331.1364


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