

North Fork River Retreat at Patrick Bridge

111.00 Acres | Ozark County, MO | \$1,554,000

HAYDEN  OUTDOORS.

North Fork River Retreat at Patrick Bridge

TOTAL ACRES:

111.00

PRICE:

\$1,554,000

COUNTY:

Ozark County

CLOSEST TOWN:

Caulfield, MO

Activities & Amenities:

ATV/Off Road
Boating/Sailing/Rafting
Borders Public Lands
Cattle/Ranch
Development Potential
Farm/Crops/Ag
Fishing
Food Plots
Hiking/Climbing
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Natural Spring
Pond/Lake
Stream/River
Timber
Water Access
Water View
Waterfront
Wooded

Land Details:

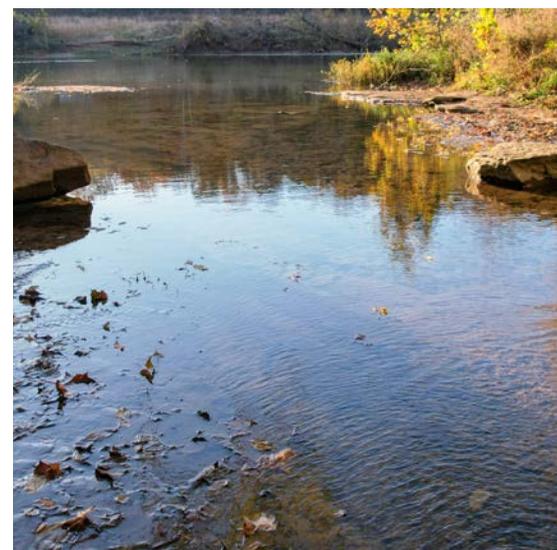
Address: TBD Highway H, Dora, Missouri 65637, USA
Closest Town: Caulfield
Total Acres: 111.00
Estimated Taxes: \$20.08 - 2023
Source of lot size: Unknown

About This Property

The North Fork River Retreat at Patrick Bridge is a once in a lifetime offering . Boasting over 1500 feet of North Fork River frontage, the property has large hayfields, paved Road frontage and directly borders the Patrick bridge access. If you are looking for a recreational retreat, place to build your dream home, or to develop, the North Fork River Retreat is a true gem!

Land

This property is 111+/- acres of beautiful rolling hayfields with some of the most pristine timber you will find. It is full of gorgeous walnut trees and towering white and red oaks. Numerous building sites on the property give expensive views of the river and also the surrounding terrain, making it the ideal setting for a river front lodge or getaway. The property is easily accessed off of state highway H with over a quarter mile of paved road frontage. A power line runs through the property allowing for easy access to electrical service. In addition to the hayfields and big blocks of timber, this property is an outdoor enthusiast's dream. The terrain gently slopes down to the river banks, maximizing the usability of the river frontage . The abundance of wildlife here makes the hunting and fishing second to none! Some of the hay ground could be developed into food plots. With the areas of thick cover, these food sources could make a wildlife Mecca like none other. There is a large spring that winds along the property's southern border before spilling into the river. There are numerous trails throughout this tract, and there is also a nice sized pond tucked away in the woods.

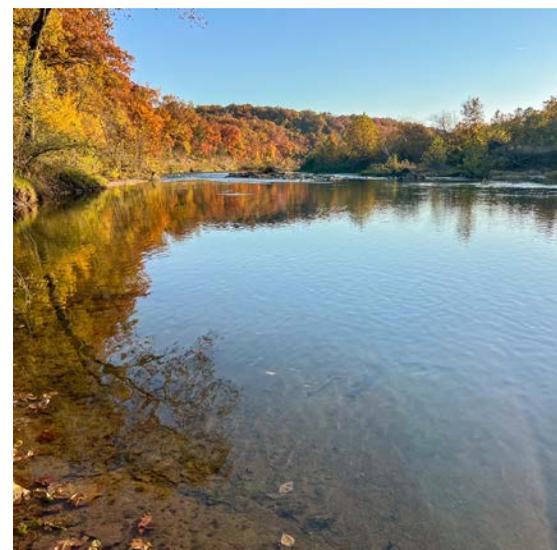
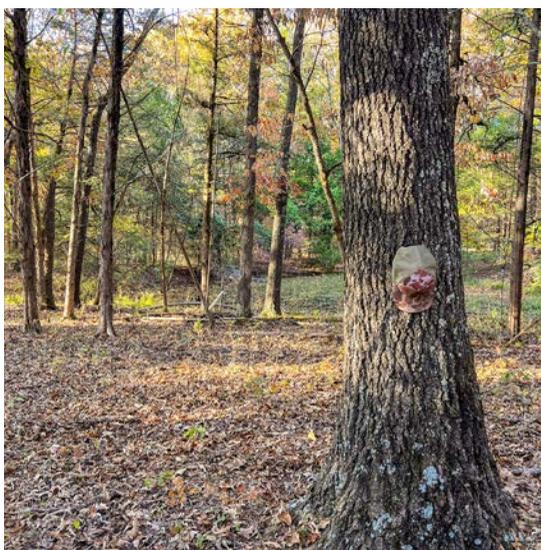


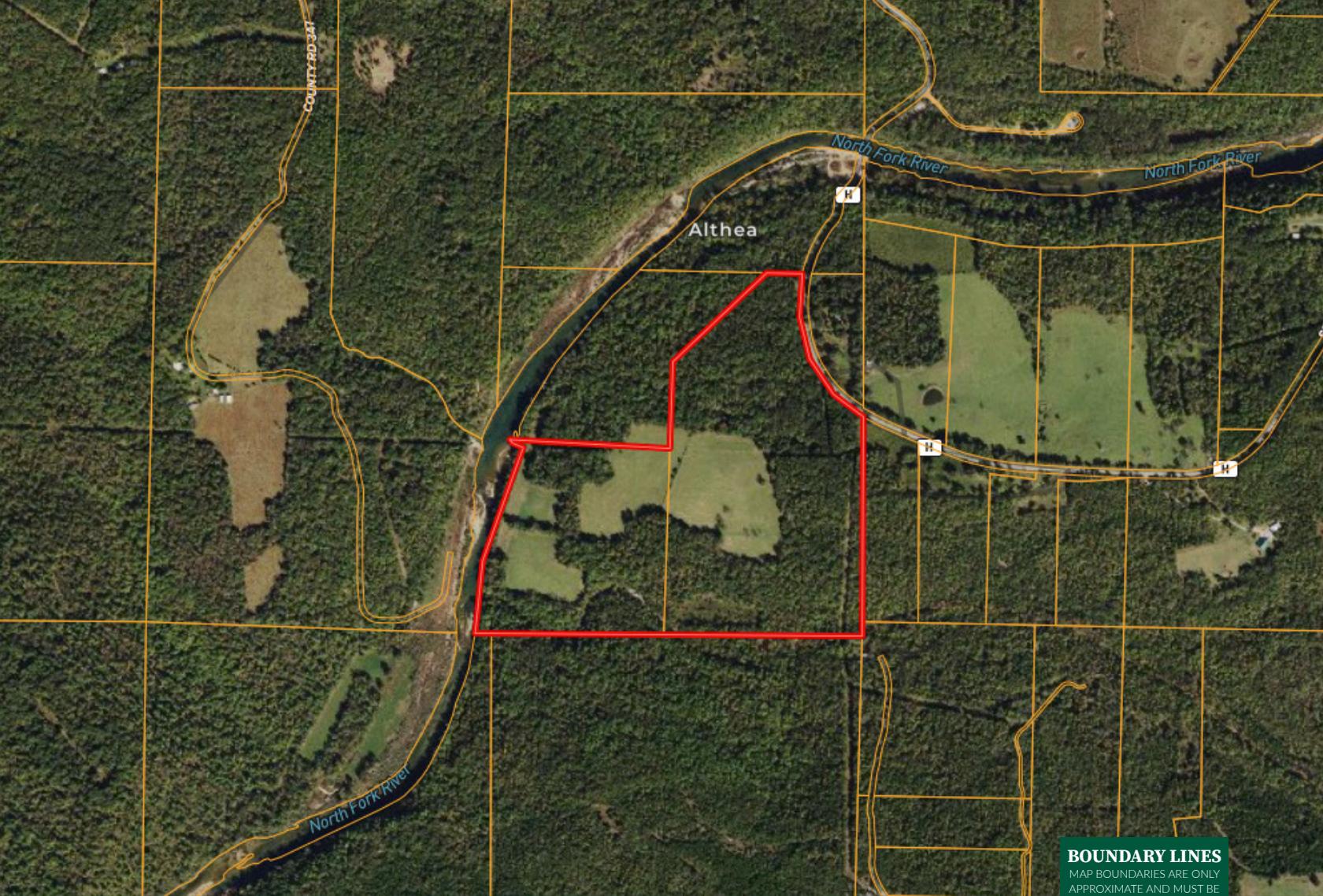


The North Fork is a blue ribbon trout area, which means it's one of the highest quality streams in the state for trout fishing. Many other species of fish can be found in the North Fork, including bass, walleye and stripers. Giggling is a common practice of locals that takes place on the river during the fall and winter months: giggers use flat-bottom John boats with lights to go up and down the river looking for suckers. When properly prepared, these fish make excellent table fare. Additionally, many outdoor enthusiasts utilize the river for canoeing and kayaking. This property is only a short 10 minute drive from Caulfield. West Plains and Mountain Home are the two nearest larger towns that offer shopping and dining. West plains is only 30 minutes away, and Mountain Home, 40. The property is also only 12 miles from Devil's Backbone Wilderness area and thousands of acres of national forest. These public areas offer endless amounts of hunting, hiking and trail riding opportunities.

Please contact the listing agent for more information on this property or to schedule a private showing. (**Financial verification may be required**)

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 Boundary

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



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