

Dade County Farm

230.00 Acres | Dade County, MO | \$1,450,000



HAYDEN  OUTDOORS.



Activities & Amenities

ATV/Off Road
Cattle/Ranch
Farm/Crops/Ag
Food Plots
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/
Varmint, Small Game & Turkey
Income Producing
Outbuilding/Barn/Shed/Shop
Pond/Lake
Stream/River
Timber
Wooded

Land Details

Address: 8 Robin Wood, Everton,
Missouri 65646, USA
Total Acres: 230.00

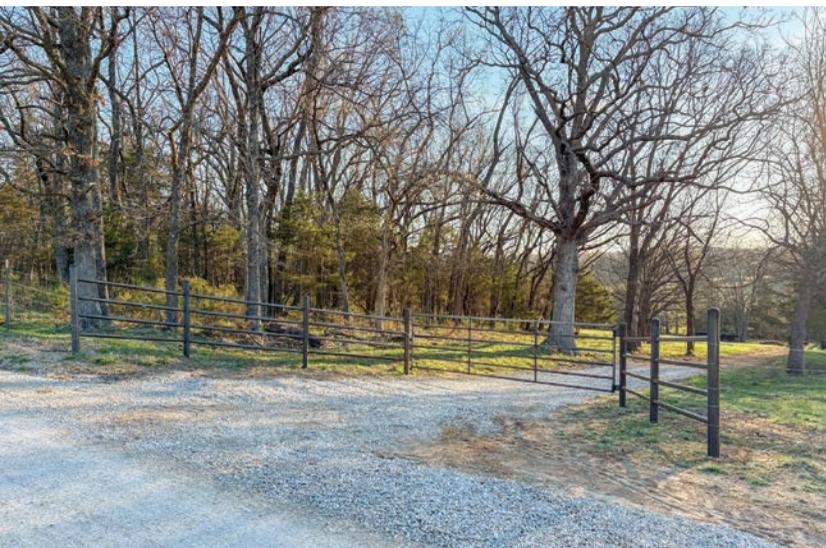
Building Details

Homes: 1
Finished Sq. Ft.: 2100
Bedrooms: 2
Full Bathrooms: 3
Basement: Full finished
Parking Types: Attached Garage & Driveway
Outbuildings: 1
Type of Outbuilding: 30x40 fully insulated
Cooling Systems: Forced Air Cooling
Heating Systems: Fireplace & Forced Air



About This Property

Welcome to the Dade County Farm, a rare opportunity to own a cherished piece of history. Nestled on 230± acres of picturesque Missouri land, this exceptional farm has been in the same family for over 150 years. With gently rolling pastures, mature timber, and the beautiful Lynn Branch creek running year-round through the property, The Dade County Farm offers the perfect combination of natural beauty, privacy, and functionality.





Land

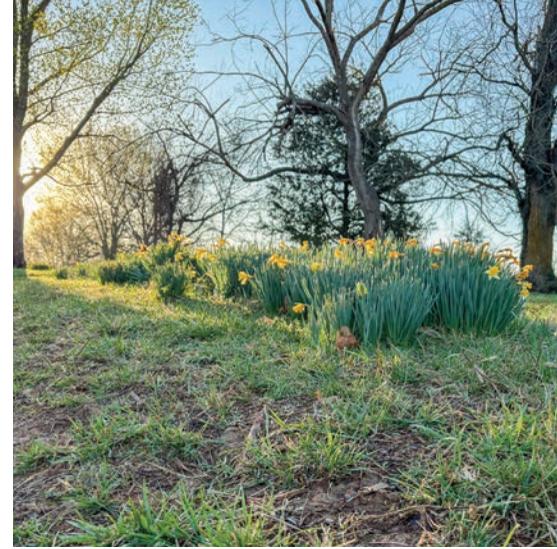
The Home

Built in 1986, the thoughtfully designed home offers **1,500 sq. ft. of main-level living space** with an additional **600 sq. ft. finished basement**, combining classic charm with modern upgrades. Key interior features include:

- **Two Bedrooms & Three Full Bathrooms**
- **Spacious Living Room** with Anderson windows original to the house
- **Kitchen with Island**, outfitted with new GE appliances (installed in 2022) and a slide in electric range with glass cooktop
- **Coat Closet and Full Walk-In Closet** with attic access
- **Fireplace Stove (UL rated)**, providing cozy warmth since the home's construction
- **New Central Air & Heat System**
- **Updated Water Softener and Electric Hot Water Heater** (2 years old)
- **Basement Amenities:** Full bath, garage, storage under the stairs, furnace room, and walk-out access

Additional exterior features include a **two-sided deck**, original gutters, and a **new roof installed in October 2016**. Water access is reliable, thanks to a new waterline from the house to the well (2019) and frost-free hydrants at the shop.





Outbuildings & Infrastructure

The property includes a 30×40 insulated shop (built in 2019/2020) with 12-foot sidewalls, a 10×12 garage door, full concrete flooring, 110 power, and a 10-foot lean-to. Additionally, the farm features:

- **Predator-Proof Chicken Coop**, built with hardware cloth for added safety
- **Pressure Tank in Garage**
- **Fencing & Pasture**: Barbed wire fencing with pipe corners, ideal for livestock



Livestock Lease

Dade County Farm offers an income-generating opportunity with an **\$8,000 cattle lease**, a long-standing arrangement in place for over 30 years and paid annually by April 1.



Historic Significance

As a designated **Missouri Century Farm**, Dade County Farm carries deep historical roots and timeless beauty, making it a truly special legacy property.





Location & Access

Located on a private, shared road maintained by the current owner, the farm provides both privacy and accessibility.

Whether you're looking for a serene country retreat, a working farm, or an investment in agricultural income, **Dade County Farm is a one-of-a-kind opportunity** to own a piece of Missouri's history while enjoying modern amenities and breathtaking scenery.

****Contact the listing agent for more information or to schedule a private showing****

****Financial Verification is required****

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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.

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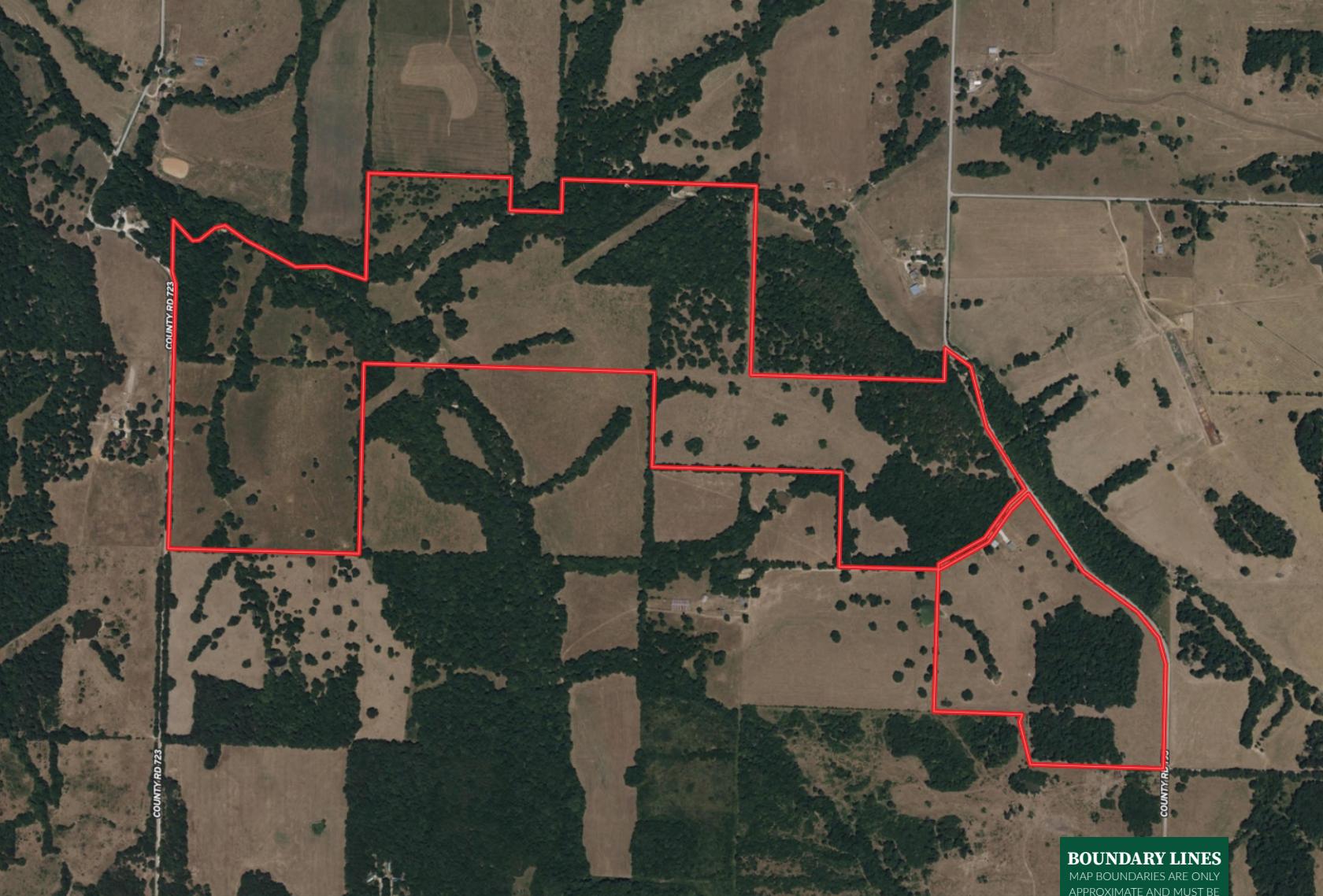


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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

 Boundary



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FARM, RANCH & RECREATIONAL REAL ESTATE



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