

# Oak Valley 160

160.00 Acres

Barry County, MO

\$869,000



HAYDEN  OUTDOORS.



# Oak Valley 160

TOTAL ACRES:

160.00

PRICE:

\$869,000

COUNTY:

Barry County

CLOSEST TOWN:

Washburn, MO

## Activities & Amenities:

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

## Land Details:

**Address:** TBD Farm Road 1015,  
Washburn, Missouri 65772, USA  
**Closest Town:** Washburn  
**Total Acres:** 160.00  
**Deeded Acres:** 160.00  
**Zoning:** Agricultural  
**Elevation:** 1,300  
**Source of lot size:** Owner

## Building Details

**Outbuildings:** 2  
**Types of Outbuildings:** Metal Barn & Barn  
**Fence Type:** 5-Wire

## Property Summary

Oak Valley 160: Scenic 160± Acre Cattle Farm and Hunting Retreat in Southern Missouri.

## Land

Nestled in the picturesque rolling hills of Southern Missouri, just a short drive from the Arkansas state line, Oak Valley 160 offers the perfect blend of productive farmland and natural beauty. This 160± acre property boasts a mix of open pastureland and mature old-growth timber, making it an ideal working cattle farm and exceptional recreational retreat.

## Working Farm Features

- **Fencing & Pastures:** Well-maintained exterior t-post and barbed wire fencing surrounds the property. Several interior pastures are fenced for rotational grazing, and dedicated hayfields provide high yields.
- **Hay Barns & Infrastructure:** The property includes two hay barns, one of which features a durable metal exterior. A well-designed internal road system ensures easy access throughout the farm.
- **Water Sources:** With five ponds, multiple springs, and two creeks that flow year-round, Oak Valley 160 offers abundant water resources for livestock and wildlife alike.







## Hunting Opportunities

This property is a haven for outdoor enthusiasts and hunters. The draws and hollers, filled with old-growth timber, create excellent habitat for the large populations of whitetail deer and wild turkeys that call this land home. Proven stand locations have yielded several trophy deer over the years. Missouri's over-the-counter hunting licenses for deer and turkey add to the convenience, and the tract is large enough to qualify for landowner hunting tags.

Rural water and high-speed fiber optic internet are available along the county road, providing the perfect balance of seclusion and connectivity.

Whether you're looking for a productive cattle operation, a hunting paradise, or a peaceful rural retreat, Oak Valley 160 is a rare gem in the heart of Southern Missouri. Don't miss the chance to own this exceptional property.

## Water/Mineral Rights & Natural Resources

Southwest Missouri offers a wide variety of outdoor activities and amenities.

- 30-minute drive to Northwest Arkansas
- 1 hour southwest of Springfield, MO
- Both Table Rock Lake and Beaver Lake are within 1-2 hours.
- Nearby cities include Springfield, MO, Joplin, MO and Northwest Arkansas.

The climate is warm and temperate. Over the course of the year, the temperature typically varies from 28°F to 89°F and is rarely below 13°F or above 97°F. Rainfall can occur year round, even in the driest month there is likely to be precipitation. The average annual the rainfall is approximately 43 inches.

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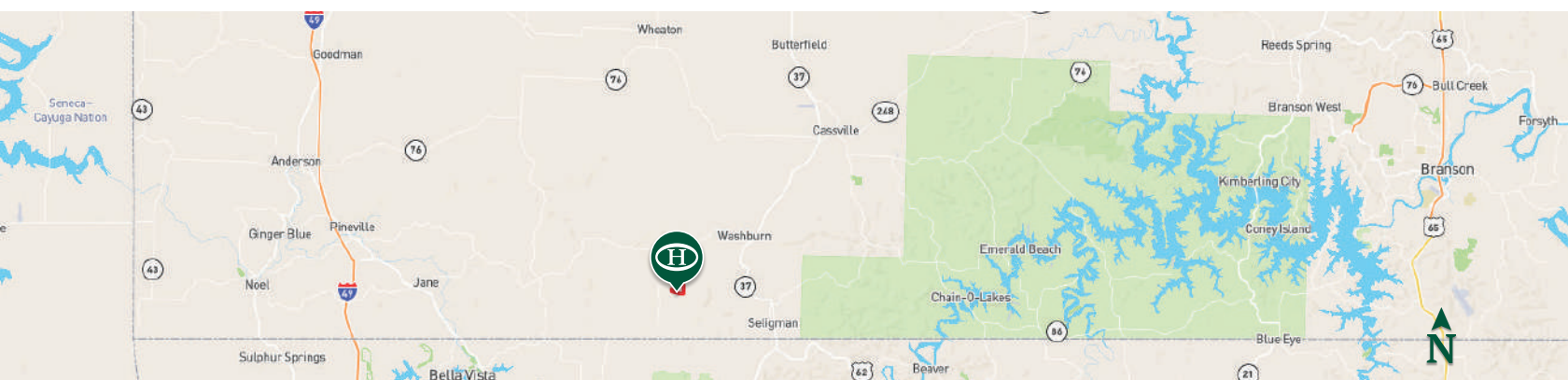




#### BOUNDARY LINES

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

 Boundary



## Allen Treadwell

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