

# Osage Fork Farm

820.00 Acres | Laclede County, MO | \$7,000,000



HAYDEN  OUTDOORS.

# Osage Fork Farm

TOTAL ACRES:

820.00

PRICE:

\$7,000,000

COUNTY:

Laclede County

CLOSEST TOWN:

Lebanon, MO

*Presented by*



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### **Property Summary**

Welcome to Osage Fork Farm, a premier 820± acre Ozark property offering unmatched diversity, productivity, and natural beauty. With approximately 2 miles of Osage Fork of the Gasconade River frontage—most of it owned on both sides—this legacy working cattle farm is a rare opportunity to own a stretch of land renowned for its incredible fishing, floating, and recreational access.



## Activities & Amenities

ATV/Off Road  
Cattle/Ranch  
Cycling/Mountain Biking  
Farm/Crops/Ag  
Fishing  
Food Plots  
Hiking/Climbing  
House/Cabin  
Hunting - Big Game, Predator/  
Varmint, Small Game, Turkey  
Natural Spring  
Outbuilding/Barn/Shed/Shop  
Pond/Lake  
Stream/River  
Timber  
Water Access/Water View/Waterfront  
Wooded

## Land Details

Address: 30497 Gypsum Rd,  
Lebanon, Missouri 65536, USA  
Closest Town: Lebanon, Missouri  
Total Acres: 820.00  
Estimated Taxes: \$3,908.18 - 2024  
Source of lot size: Owner

## Building Details

Homes: 1  
Bedrooms: 4  
Full Bathrooms: 3 | Half Bathrooms: 1  
Basement: None  
Parking Types: Attached Garage & Driveway  
Outbuildings: 5  
Fence Type: Barbed/Pipe



## Land

The 820± acres of Osage Fork Farm is a diverse mix of fertile river bottom, open pastures, and mature hardwood timber. Rolling hills and flat hay fields provide excellent ground for both agriculture and wildlife, while the multiple ponds, springs, and river frontage add valuable water resources throughout the property.

- **Incredible Water Access:** Over 2 miles of Osage Fork of the Gasconade River frontage, 11 ponds, 3 wells, and multiple year-round springs. Water infrastructure includes five Ritchie 4-hole automatic waterers, a lagoon, and three tire-tank waterers.
- **High-Production Hay Ground:** 125± acres of fertile, well-maintained hay fields produce up to 800 large 4×6 bales annually, averaging 4 bales per acre with up to 3 cuttings per year.
- **Livestock Ready:** Capacity to run 150–175 head of cattle. Continuous pipe panel catch, weaning, and calving lot (300'x100'), multiple pipe corrals with water, and rotational grazing with 25-acre pastures.
- **Outbuildings & Equipment Storage:**
  - » Two 60'x100' red iron barns (one on each side of the river)
  - » 30'x70' galvanized steel-framed barn with 20' lean-to and 13' sidewalls
  - » 20'x48' concrete block barn
  - » 40'x30' machine shed

The farm is thoughtfully fenced and cross-fenced for rotational grazing, with sturdy pipe corners, 5-strand barbed wire, and high-quality gates throughout. Pastures are fertilized and sprayed regularly, supporting healthy livestock and strong hay yields.





## Improvements

The main home, built in 2020, sits on a rise with views across the farm and river valley. It includes 4 bedrooms and 3.5 bathrooms, with 10-foot ceilings, hardwood floors, and Anderson windows throughout. The kitchen has alder wood cabinets, quartz countertops, a gas cooktop, an ice maker, and a large walk-in pantry. The primary suite features a 6-foot tiled shower with three shower heads and an on-demand gas water heater. The home is built with 2×6 exterior walls, full spray foam insulation, a ¾" subfloor, and Hardy siding. A Lennox gas furnace, water softener, and Starlink Internet provide essential utilities. The attached garage is oversized with an additional small door for UTV access. A climate-controlled gun room and garage offer secure storage, and a screened-in porch extends the living space outdoors.

### Main Home Highlights:

- 4 bedrooms, 3.5 bathrooms
- Open-concept layout with 10' ceilings and recessed lighting
- Large Custom Kitchen
- Spa-like Primary Suite
- Attached oversized 2-car garage with small UTV door
- Climate-controlled gun safe room
- Screened-in porch for enjoying the views
- Well-established garden area includes raised beds.





## Recreation

On the east side of the river, a cozy hunting cabin provides a perfect getaway after a long day of hunting or floating. Wildlife abounds—this region is known for producing whitetail bucks over 150" and supporting a thriving population of Eastern wild turkey. Morel mushrooms grow abundantly in the bottomland, adding to the bounty.

Laclede County is a productive area for wildlife, especially whitetail deer and Eastern wild turkey. The diverse habitat across Osage Fork Farm—river bottom, open pasture, hardwood timber, and thick edge cover—creates ideal conditions for holding and growing mature bucks. The river bottom provides a natural travel corridor for wildlife, and the farm's size and seclusion allow for low-pressure hunting and effective management. Bucks scoring over 150" are regularly harvested in this part of the Ozarks, and trail camera photos and sightings support a strong local herd. Turkey hunting is also excellent, with roosting areas along the timbered ridges and open fields that provide strutting zones each spring. Morel mushrooms can be found throughout the property in season, and the combination of water, cover, and food sources makes this farm a reliable producer for both hunting and wildlife observation year-round.



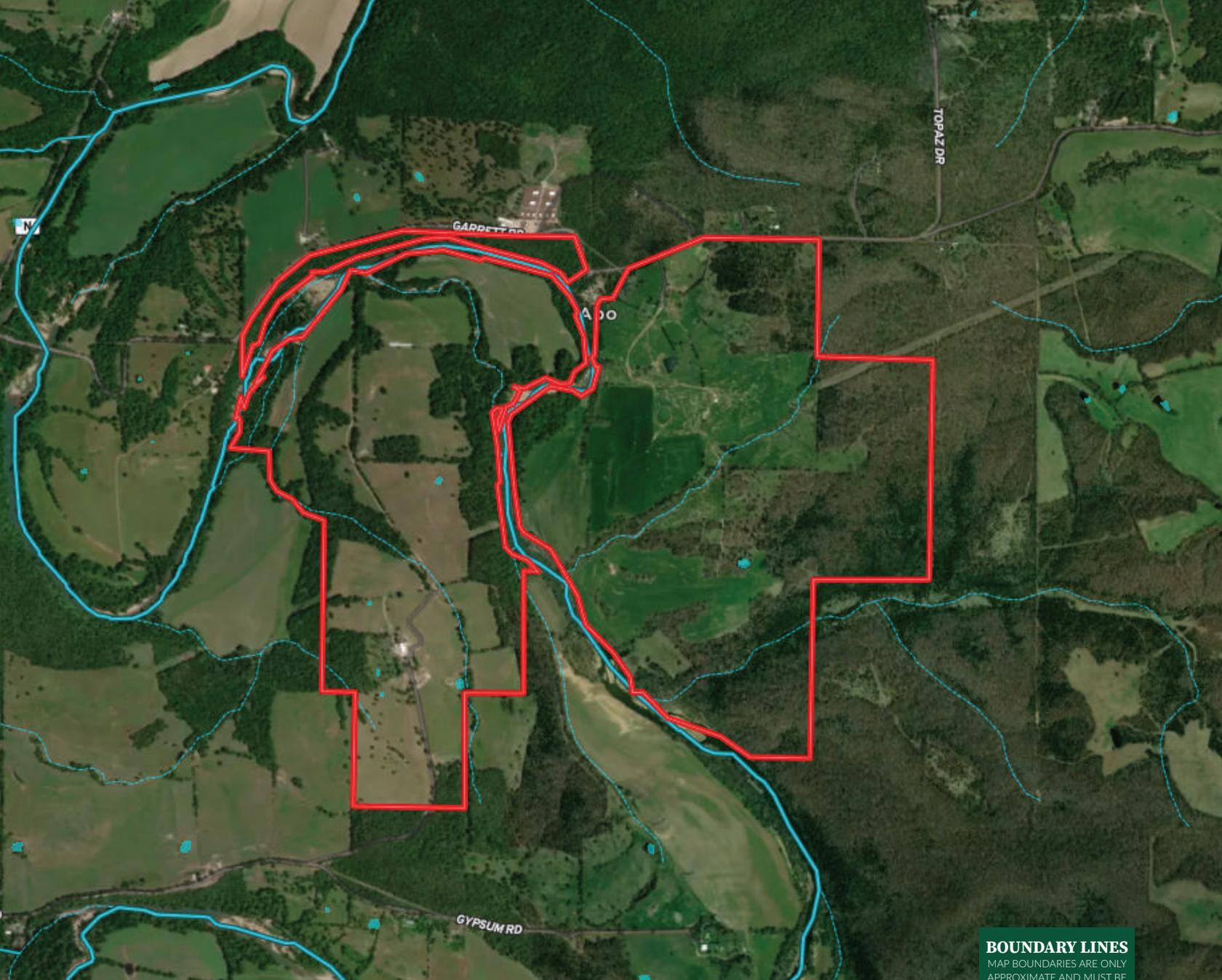


### **Agriculture**

Osage Fork Farm is thoughtfully fenced and cross-fenced with sturdy pipe corners, 5-strand barbed wire, and high-quality gates, supporting a well-managed cattle and hay operation. The farm currently runs 150–175 cow/calf pairs and includes approximately 125 acres of fertilized and sprayed, high-yielding hay ground producing up to 800 large 4x6 bales annually with three cuttings per year. Multiple water sources, including Ritchie waterers, springs, and ponds, are strategically placed to support healthy livestock and allow for efficient weekly rotational grazing and self-sufficiency in production. If desired, the bottom fields could easily be converted into tillable acreage opening up even more agricultural opportunities.

### **Location**

**Located at the end of a dead-end road, this amazing acreage has seclusion but is still only 15 minutes from Lebanon, Missouri, and all the big box stores one would desire. For more information or your very own qualified private showing, please contact the listing agents.**



 Boundary

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



# Hayden Outdoors

## 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."



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*- RICK STEINER, SELLER/BUYER*

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OUTDOORS<sup>®</sup>  
REAL ESTATE**

**THE BRAND THAT SELLS THE *Land*<sup>®</sup>**

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

**Hayden Outdoors Real Estate**

**501 Main St.#A, Windsor, CO 80550 | 970.674.1990 | [www.HaydenOutdoors.com](http://www.HaydenOutdoors.com)**

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