

Clifty Creek Ranch

225.00 Acres | Douglas County, MO | \$879,000



HAYDEN  OUTDOORS.

Clifty Creek Ranch

TOTAL ACRES:

225.00

PRICE:

\$879,000

COUNTY:

Douglas County

CLOSEST TOWN:

Vanzant, MO

Activities & Amenities:

ATV/Off Road
Borders Public Lands
Cattle/Ranch
Cycling/Mountain Biking
Development Potential
Equestrian/Horse Property
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
Timber
Wooded

Land Details:

Address: 37286 County Road EE-
270, Vanzant, Missouri 65768, USA
Closest Town: Vanzant
Total Acres: 225.00
Pasture Acres: 40

Building Details

Homes: 1
Style of Home(s): Single Level
Finished Sq. Ft.: 2000
Bedrooms: 4
Full Bathrooms: 2
Basement: None
Parking Types: Carport
Outbuildings: 2
Fence Type: Barb wire fence
Cooling Systems: Forced Air Cooling
Heating Systems: Fireplace & Forced Air

*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.

About This Property

Clifty Creek Ranch is located in the Heart of the Ozarks in Douglas County, Missouri. The 225+/- acres has a mixture of open pasture or hay ground, live water, rolling topography and a four bed, two bath home surrounded by towering oak and pine trees. Too many amenities to list call today for your private showing!

Land

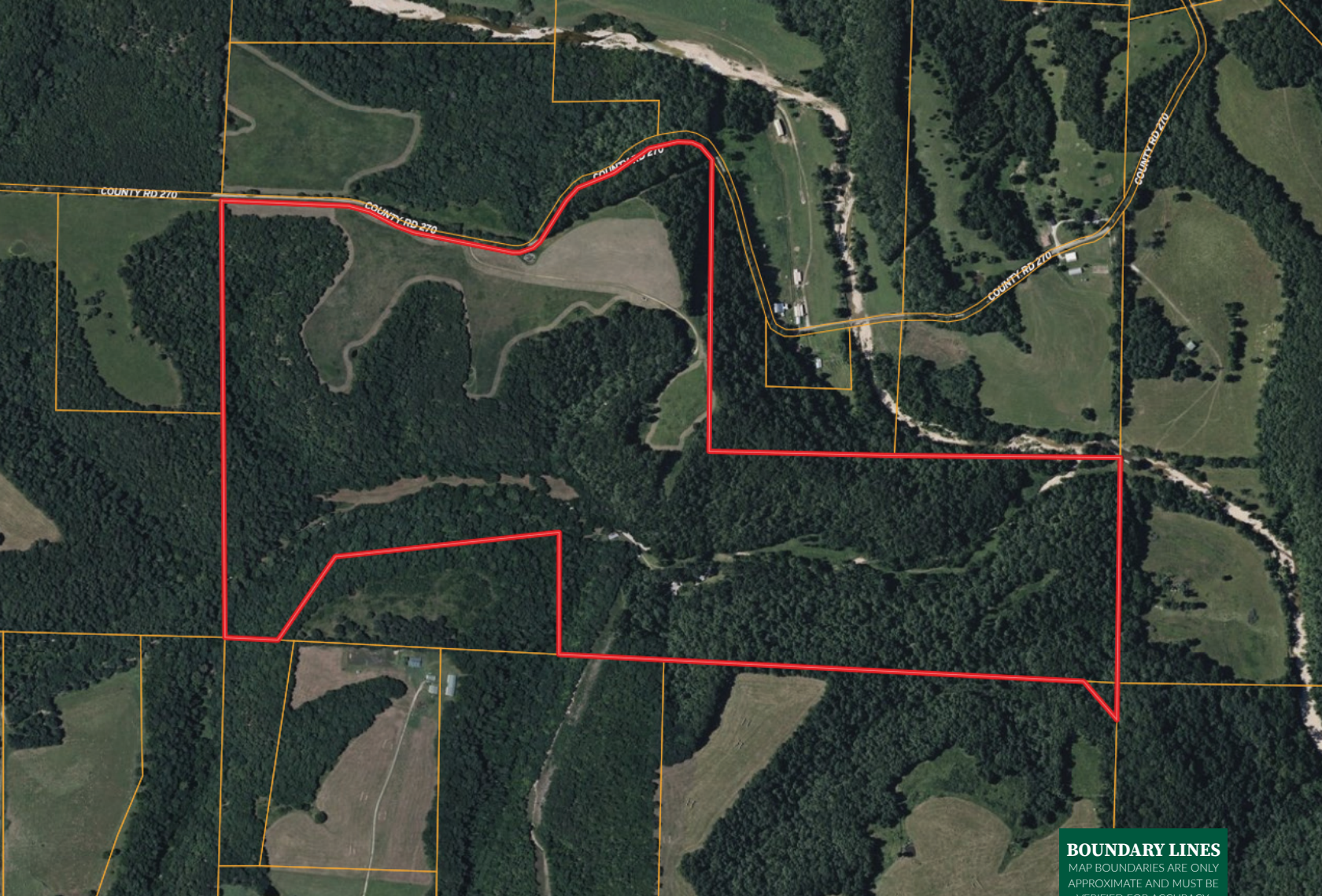
Clifty Creek Ranch and its 225+/- acres has unlimited potential. With over forty acres of open grassland, grazing livestock of your choice is a ready opportunity. Barbwire exterior fencing, cross fencing, and cattle working facility and equipment already in place and ready to go. Live water and multiple springs on the property and an extensive road system throughout the ranch for great access. Mature timber with scattered secluded openings perfect for food plots to hunt the ample game including whitetail deer and eastern wild turkeys. In addition to all this Clifty Creek Ranch borders over 2200 acres of national forest full of recreational opportunities from horse back riding, hunting, and hiking to name just a few.

Improvements

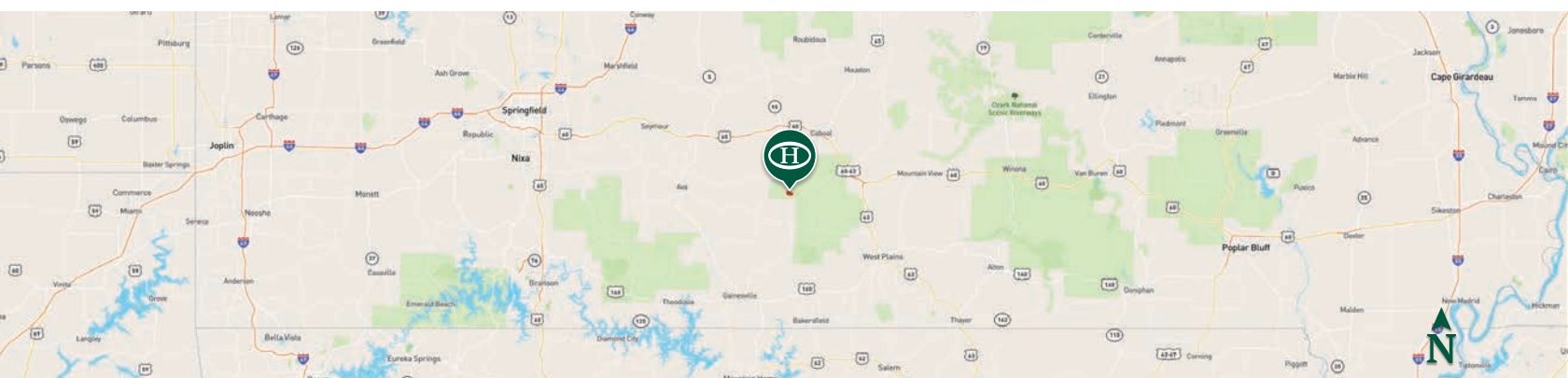
A single level four bedroom two bath 2000 square foot home is uniquely located on Clifty Creek Ranch, surrounded by towering pines and lush green grass. Hardwood laminate and tile floors, timbered ceiling beams, and two natural stone gas fireplaces are just some of the highlights. Along with a covered front and back porch, concrete back patio with and a stone fire pit for outside living. This is a move in ready home. In addition there is a pole barn ready for hay, equipment, or your camper and a shop with a machine shed attached.







 Boundary



Scott Foster

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