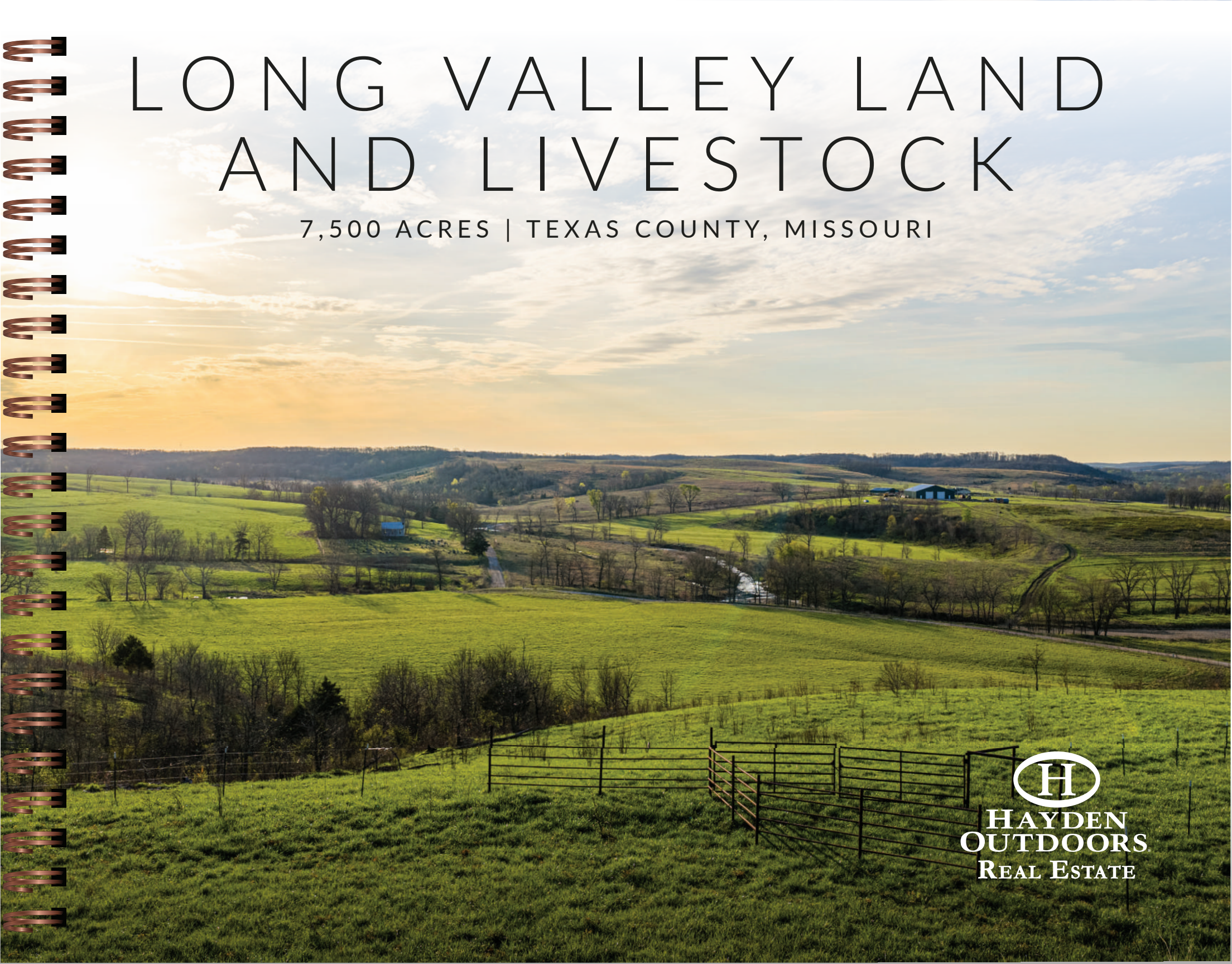


LONG VALLEY LAND AND LIVESTOCK

7,500 ACRES | TEXAS COUNTY, MISSOURI




HAYDEN
OUTDOORS
REAL ESTATE

LONG VALLEY LAND AND LIVESTOCK

OVERVIEW

LAND

HIGHLIGHTS

MAPPING

OVERVIEW



WELCOME TO LONG VALLEY LAND AND LIVESTOCK



QUICK FACTS

- 7,500 Acres
- Farm
- Ranch
- Recreational
- Residential
- Waterfront

7,500± acre legacy ranch in Texas County, MO offering a fully operational cattle setup supporting ~2,500 cow/calf pairs. Features include 100+ ponds, springs, creeks, wells, extensive fencing, working pens, certified scales, barns, and multiple homes. Borders Mark Twain National Forest with excellent hunting and fishing. A rare large-scale ranch with strong production, recreation, and investment potential.

LAND



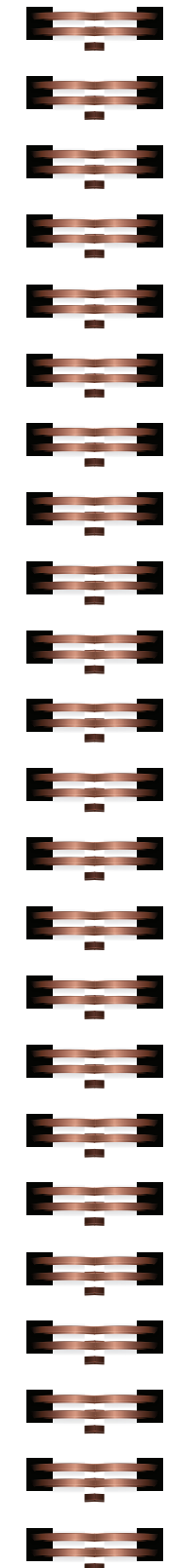
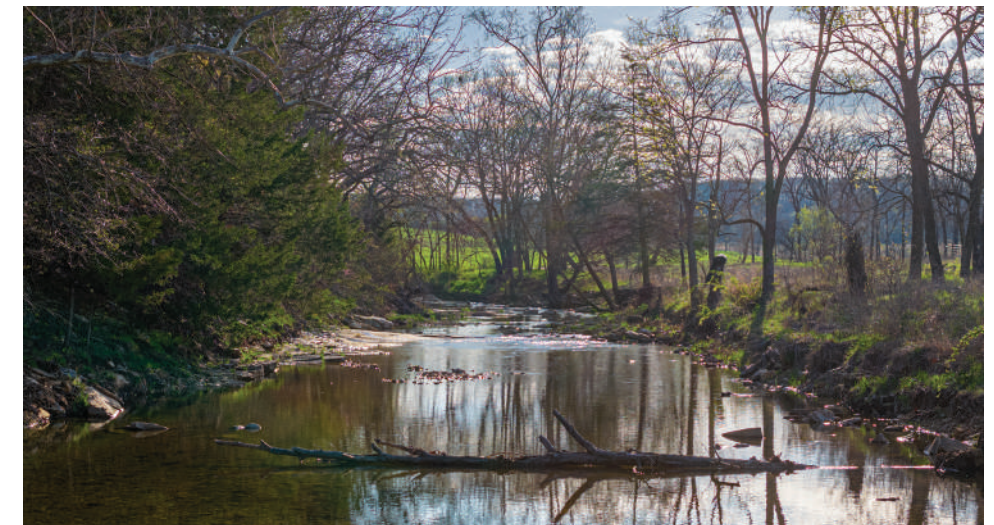
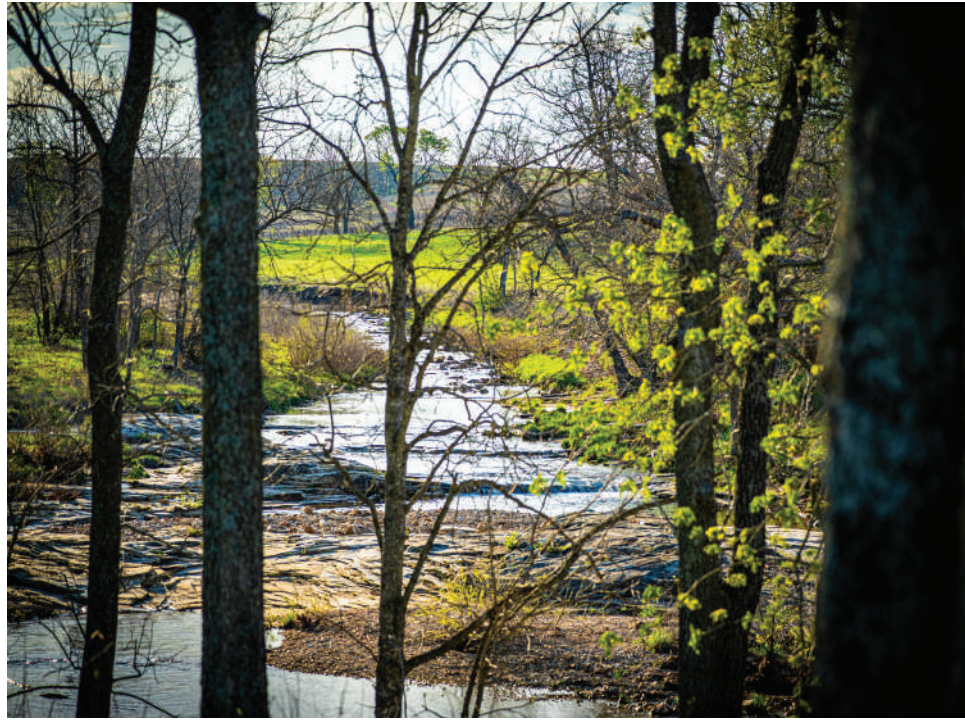
An extraordinary opportunity to own one of the largest and well-established cattle and recreational ranches in the Missouri Ozarks. This legacy property of approximately 7,500± acres has been carefully developed and operated over the past 40+ years, offering a rare combination of scale, infrastructure, natural resources, and history.





The ranch is highly improved and fully functional for large-scale cattle operations, supporting approximately 2,500 cow/calf pairs with extensive cross-fencing, over 100 miles of barbed wire, and multiple sets of steel working pens capable of handling large volumes. Improvements include hydraulic squeeze chutes, certified scales, load-out facilities accessible by semi-trucks, and numerous barns, hay storage facilities, and equipment sheds. With approximately 4,000 bales of hay production annually and an estimated carrying capacity of one cow/calf pair per 3–4 acres, the ranch is built for efficiency and productivity.

Water is one of the ranch’s most defining features. With over 100 ponds, 100+ natural springs, multiple wells, and live water creeks—including Burkhardt, Wolf, and Long Valley Branches flowing into the Roubidoux Creek—the property offers exceptional, year-round water resources providing unmatched reliability for livestock and wildlife alike.



The land itself is a beautiful blend of open pasture and scattered timber, offering both grazing and recreational appeal. Approximately 1,000 acres of fertile bottomland provide additional opportunities for hay production or row-crop farming. The ranch also borders Mark Twain National Forest in several areas, expanding recreational access and enhancing wildlife habitat.

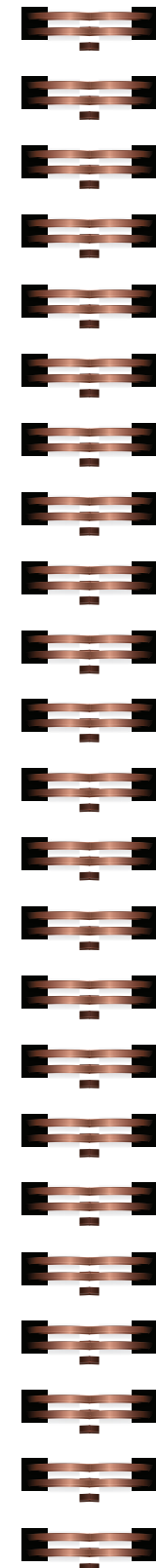
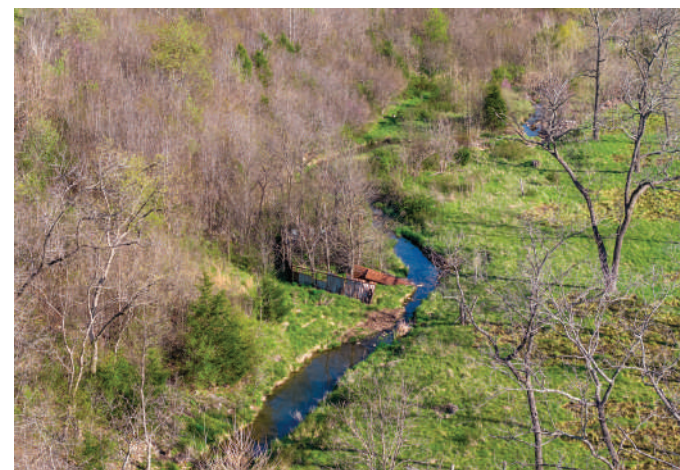
Wildlife is abundant throughout the property, with strong populations of whitetail deer, turkey, and covey quail. Multiple stocked ponds offer bass, perch, and catfish fishing, while the diverse terrain and water sources create an exceptional environment for hunting and outdoor recreation.



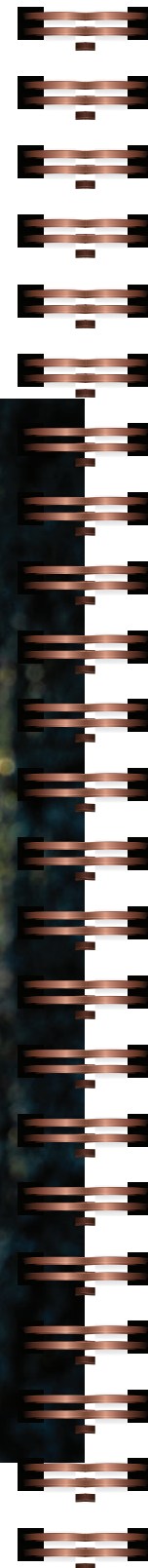
Improvements across the ranch are extensive and include multiple homes, rental houses, cabins, and operational buildings. The primary residence is a 4-bedroom, 2-bath berm-style home, complemented by additional residences generating rental income. Numerous barns, Quonsets, hay barns, sheep facilities, and large red iron and insulated buildings support both agricultural and operational needs.

Beyond its agricultural value, the ranch carries rich historical significance. The property is home to the oldest church in Texas County, located near a historic cemetery with Civil War-era burials.

Whether operated as a premier cattle ranch, recreational retreat, investment holding, or future development, this property offers unmatched versatility. With the current cattle market being at an all time high, Long Valley provides the opportunity for serious income generation. The ranch is offered as a whole or may be divided into five parcels, presenting flexibility for a variety of buyers.



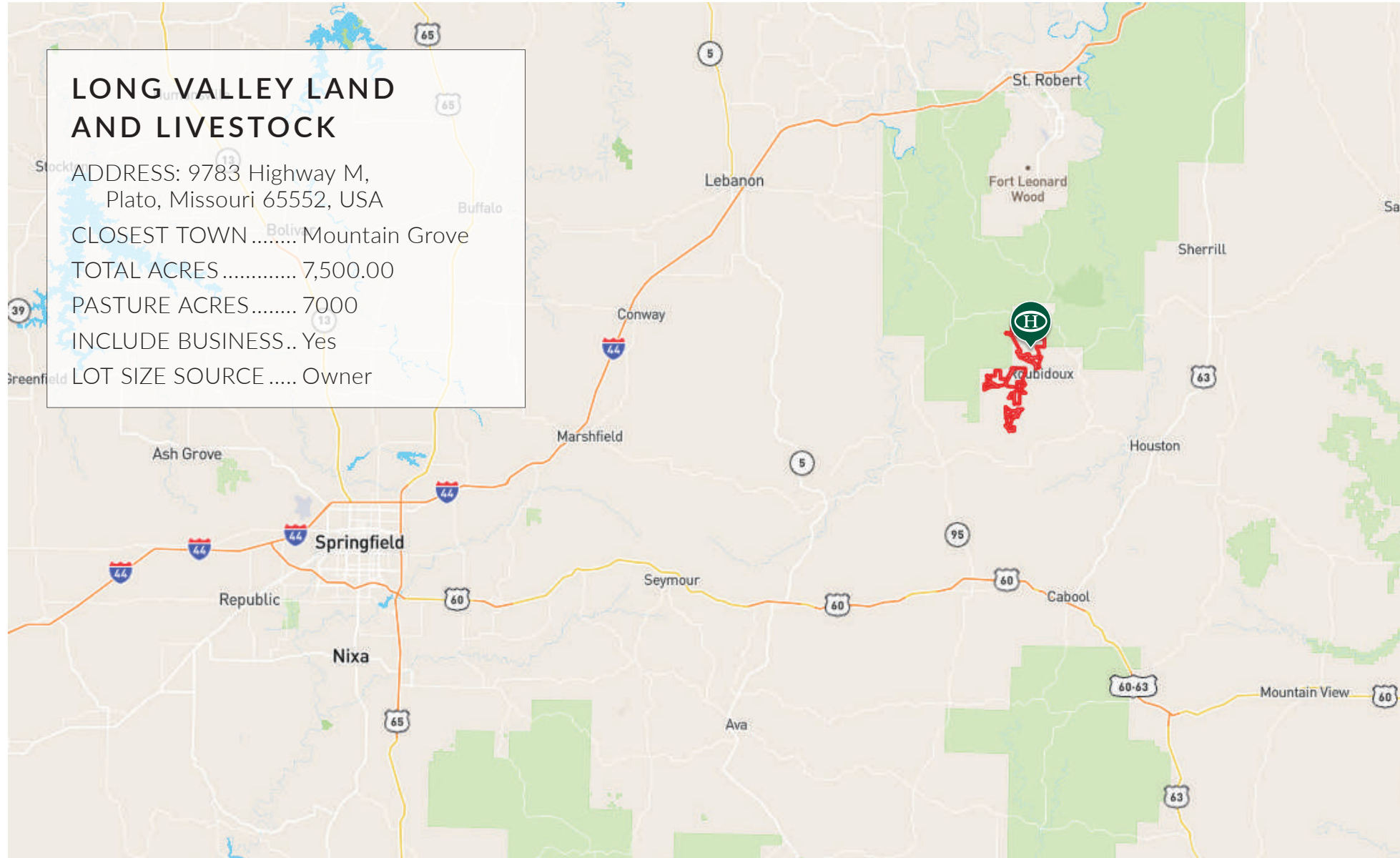
HIGHLIGHTS



- 7,500± acres in Texas County, Missouri
- Established 40+ year cattle operation (approx. 2,500 cow/calf capacity)
- 100+ ponds, 100+ springs, multiple wells, and live water creeks
- Multiple Creeks along the Roubidoux watershed; year-round water flow
- ~1,000 acres of bottom ground for hay or crops
- 100+ miles of fencing and extensive cross-fencing
- Multiple barns, hay storage, Quonsets, and large shop buildings
- Certified scales, hydraulic chutes, and steel working pens
- Several homes, cabins, and rental income opportunities
- Borders Mark Twain National Forest
- Excellent hunting: whitetail deer, turkey, and quail
- Stocked fishing ponds with bass, perch, and catfish
- Rich history including Trail of Tears route and historic church



MAPPING





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