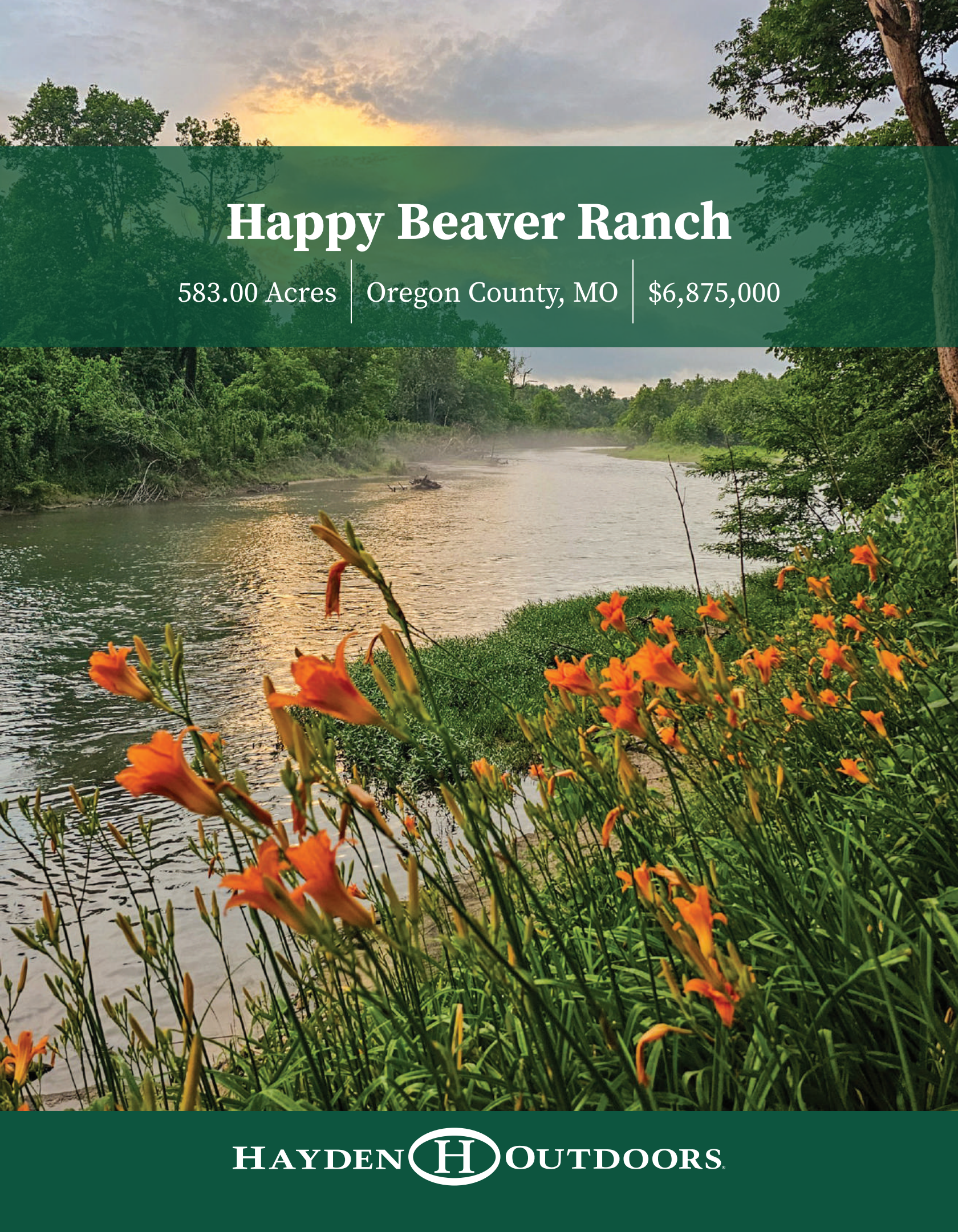




Happy Beaver Ranch

583.00 Acres | Oregon County, MO | \$6,875,000

HAYDEN  OUTDOORS.

Happy Beaver Ranch

TOTAL ACRES:

583.00

PRICE:

\$6,875,000

COUNTY:

Oregon County

CLOSEST TOWN:

Myrtle, MO

Presented by



Jeff Lovan

- 📍 Salesperson, Licensed in AR, IA, KS & MS
Broker Associate, Licensed in MO
- ✉ JeffLov@HaydenOutdoors.com
- 📞 417.252.1463



HAYDEN OUTDOORS.
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Property Summary

Welcome to Happy Beaver Ranch, an extraordinary 583+/-acre legacy property offering luxury living, premier horse and cattle operations, world-class recreation, and 1.75+/-miles of crystal clear, pristine, spring fed, Eleven Point River frontage.





Activities & Amenities

ATV/Off Road
Boating/Sailing/Rafting
Cattle/Ranch
Cycling/Mountain Biking
Equestrian/Horse Property
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/ Wooded
Water Access/Water View/Waterfront

Land Details

Address: 700 County Road 284,
Gatewood, Missouri 63942, USA
Closest Town: Myrtle
Total Acres: 583.00
Estimated Taxes: \$2,605.26 - 2025

Building Details

Homes: 1
Style of Home(s): 2 Story
Finished Sq. Ft.: 5,200
Stories: 2
Bedrooms: 4
Full Bathrooms: 3 | Half Bathrooms: 1
Basement: Full finished
Parking Types: Attached Garage, Driveway
Outbuildings: 5
Fence Type: Barbed/Pipe
Cooling Systems: Forced Air Cooling
Heating Systems: Fireplace, Forced Air
Waterfront Features: Eleven Point River
Appliances: Dishwasher, Refrigerator,
Hot Water Heater, Microwave,
Oven, Stainless Steel
Flooring: Carpet, Hardwood, Tile
View: Lake, Pond, Private, River,
Scenic, Water, Wooded



Land

Opportunities of this caliber are exceptionally rare, combining a modern luxury ranch lodge headquarters with income-producing agricultural, trophy hunting, horse facilities, and unmatched fishing and river access all within one breathtaking property.

Nestled in Oregon County, Missouri, the Happy Beaver Ranch is anchored by the stunning 5,200+/-square-foot, two-story lodge that was completely rebuilt in 2026 with top-of-the-line finishes throughout. A grand entrance and expansive front porch create an unforgettable first impression, while the interior showcases a gorgeous stone fireplace, a master chef's custom kitchen, spacious living areas, and an impressive master suite with a luxurious bathroom. The home also includes four bedrooms, two and a half bathrooms, a 624-square-foot attached garage, a large rear decks, patio, and an expansive African fire pit, perfect for entertaining family and guests. The fully finished out basement features 3 bedrooms, 2 of which walk right out onto the concrete patio and fire pit area, a double vanity bathroom, and its own designated coffee bar is a must see.





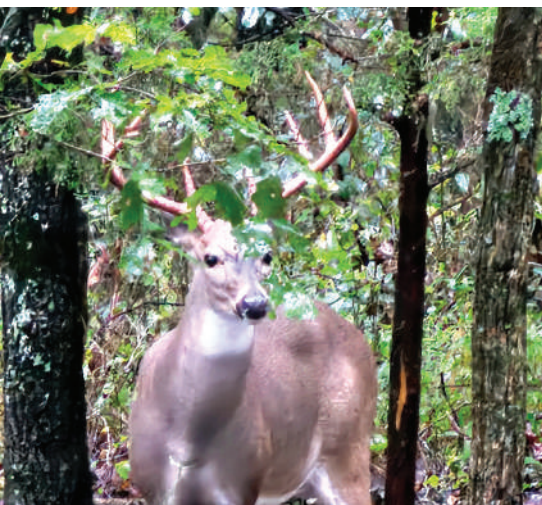


Land (cont'd)

Additional improvements are equally impressive. A large multi-purpose 14,000+/- sq ft fully finished, fully AC/heated shop that features 20' insulated sidewalls, large overhead doors, a 4,000+/- build out offering a grand office space w/coffee bar, full kitchen, recreation room, 2 prep rooms with garage doors that also could be additional bedrooms if needed, 1 designated bedroom, and 3.5 bathrooms, making it ideal for guests, ranch staff, or a hunting lodge. There's approx 18,000sq ft in total under canopy offering covered space to park equipment and trailers with additional 60x80 metal building expansion slab that has already been poured for concrete working area. Additionally, there are multiple 60 amp RV hookups. The property also features a secluded two-bedroom, one-bath river cabin directly on the banks of the crystal-clear Eleven Point River complete with concrete patios and private boat/fishing dock, providing an unmatched riverside retreat.

Designed for both productivity and recreation, the ranch is fenced and cross-fenced with four cattle locks allowing the capacity to support approximately 250 cow/calf pairs while producing an estimated 1,000 to 1,200 bales of hay annually. Numerous horse stalls, equipment sheds, cattle working facilities, and hay barns further enhance the property's operational capabilities.





Land (cont'd)

For the outdoor enthusiast, Happy Beaver Ranch is truly second to none. The property boasts multiple springs, a 10.1+/-acre fully stocked lake with a boat/fishing dock. It also has extensive horse/UTV trail systems, elevated hunting blinds, feeders, and outstanding habitat for deer, turkey, and other wildlife. Whether your passion is fishing, hunting, raising cattle, horseback riding, kayaking, or exploring the outdoors, this ranch delivers endless recreational opportunities.

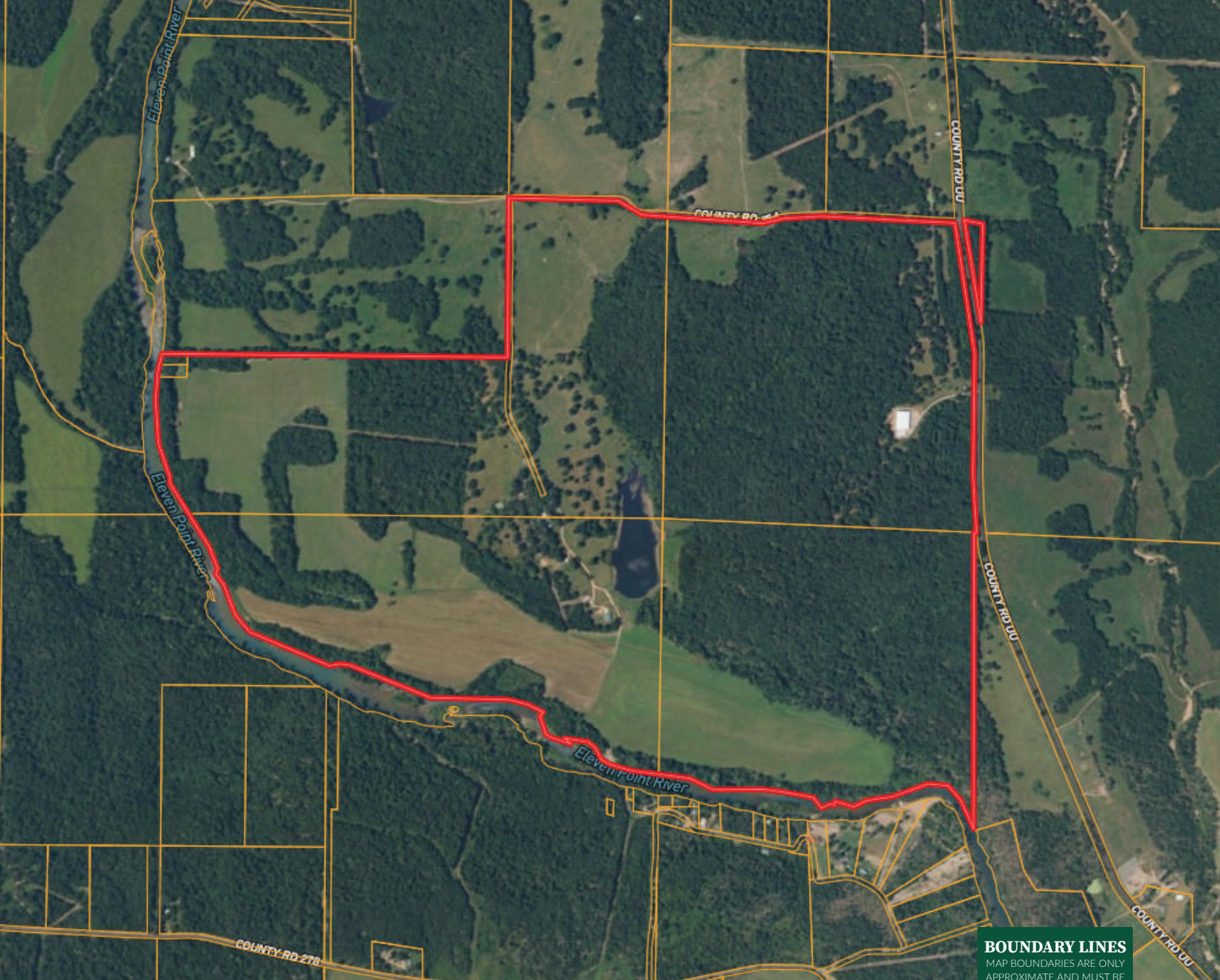
Adding even more value is a beautiful additional build site with a well already in place, offering future expansion possibilities. Surrounded by incredible natural beauty and offering exceptional privacy, Happy Beaver Ranch is the ultimate combination of luxury, agriculture, recreation, and investment potential.

With paved road access, and only one large ranch neighbor, the property boasts incredible privacy and seclusion but yet close proximity to multiple towns and airports. It's only 17 miles to Doniphan, MO, 35 miles to Pocahtontas, AR, 22 miles to Thayer, MO and just over an hour to Jonesboro, AR. For major airports, it's only approx 2 hours to the airport in Memphis, TN and approx 2 hours to the Springfield, MO airport, and 3 hours to STL.

This is more than a ranch—it's a once-in-a-generation opportunity to own one of the finest properties on the spring fed Eleven Point River.

****Contact the listing agent for a qualified showing****





 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."



"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

Scan to see more
testimonials





THE BRAND THAT SELLS THE *Land*®

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

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