

# Hebron Farm

151.00 Acres | Douglas County, MO | \$1,150,000



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## Activities & Amenities

Borders Public Lands  
Cycling/Mountain Biking  
Farm/Crops/Ag  
Fishing  
Food Plots  
Hiking/Climbing  
House/Cabin  
Hunting - Big Game, Predator/  
Varmint, Small Game, Turkey  
Outbuilding/Barn/Shed/Shop  
Pond/Lake  
Stream/River  
Timber  
Water Access  
Water View  
Waterfront  
Wooded

## Land Details

Address: 40926 County Road Aa 279,  
West Plains, Missouri 65775, USA  
Closest Town: Willow Springs  
Total Acres: 151.00  
Estimated Taxes: \$783.67 - 2025

## Building Details

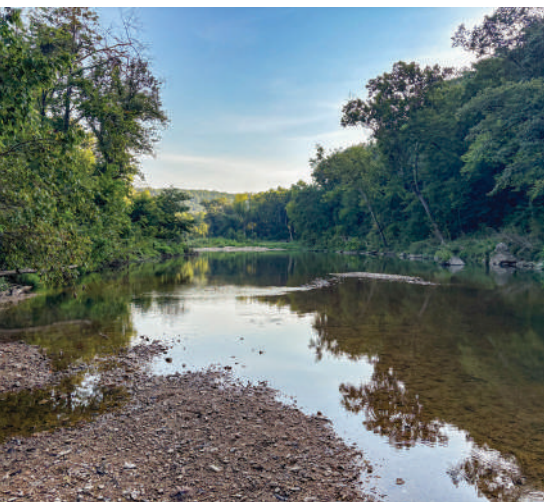
Homes: 1  
Style of Home(s): Manufactured  
Finished Sq. Ft.: 1,792  
Bedrooms: 3  
Full Bathrooms: 2  
Parking Types: Detached Garage  
Outbuildings: 3  
Cooling Systems: Forced Air Cooling  
Heating Systems: Forced Air  
View: Mountain, Private, River,  
Scenic, Water, Wooded



### **Property Summary**

Hebron Farm is an exceptional 151+/-acre property offering the perfect combination of river frontage, quality timber, productive river-bottom ground, and outstanding hunting and fishing opportunities. Located just below Hebron Access along the North Fork of the White River, this property boasts just under a half-mile of river frontage with excellent access to the water, including gravel bars and sandy beaches.





## Land

Its not often a true gem such as this comes available to the market as many river front properties have limited access to the water. Hebron Farm offers easy, gradual access to the water in numerous locations making it incredibly usable! This portion of the North Fork is ideal for canoeing, kayaking, and tube floating or just spending an afternoon relaxing on one of the many gravel bars or sandy beaches.

The property also offers incredible ridge top and river bluff views as well as beautiful locations overlooking the river-bottom. The river-bottom fields provide an excellent opportunity for mowing hay, establishing food plots, or creating additional wildlife habitat. Multiple box blinds are already strategically positioned throughout the property, providing instant opportunities for the avid hunter. An established trail system winds through the timber, offering convenient access to hunting areas and the river.

The property features marketable white oak and red oak timber, adding significant natural resource value. It also directly borders Mark Twain National Forest, providing an incredible combination of private acreage and access to additional acres of public land.

A 1997 three-bedroom, two-bath double-wide provides comfortable accommodations for weekend getaways, hunting seasons, or full-time living. Additional improvements include three outbuildings, a private water well, RV hookup, and a storm shelter.

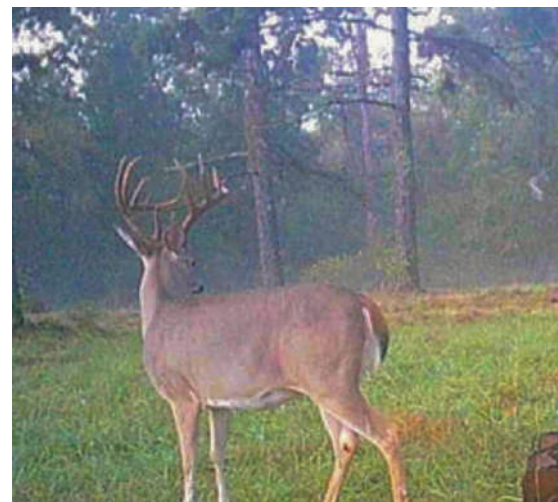


Privacy and seclusion are a standout feature of this property. Situated on a dead-end gravel road, it offers a peaceful setting away from the traffic and distractions of everyday life while still being conveniently located within close proximity to Willow Springs and West Plains.

Whether you're looking for a private hunting retreat, recreational getaway, timber investment, river property, or a place to enjoy the outdoors with family and friends, this 151-acre tract checks the boxes. With nearly half a mile of river frontage, river-bottom fields, mature timber, established hunting infrastructure, and direct access to Mark Twain National Forest, properties offering this combination of features are a rare find.

**\*\*Call the listing agent today for your private showing of this true Ozark Mountain gem!**

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# 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*

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 Boundary

#### BOUNDARY LINES

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



## Jeff Lovan

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