

Cold Rock Ranch

1,936.00 Acres | Oregon County, MO | \$6,000,000



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Activities & Amenities

ATV/Off Road
Borders Public Lands
Cycling/Mountain Biking
Farm/Crops/Ag
Food Plots
Hiking/Climbing
Hunting - Big Game, Predator/
Varmint, Small Game, Turkey
Natural Spring
Pond/Lake
Stream/River
Timber
Wooded

Land Details

Address: 000 CR 314, Alton,
Missouri 65606, USA
Closest Town: Alton
Total Acres: 1,936.00
Source of lot size: Owner



Property Summary

Located in the heart of Oregon County, with close proximity to Thayer, Alton, and West Plains, Cold Rock Ranch spans 1,936+/- acres and is one of the largest contiguous timber tracts in the area. The ranch boasts year round live water, a hunting cabin, numerous food plots, box blinds, and an extensive internal trail system!





Land

Cold Rock Ranch is an incredible 1,936+/- acre legacy property nestled in the gorgeous Ozark Mountains. As one of the largest contiguous timber tracts in the area, this expansive acreage represents a rare and incredible investment opportunity for the outdoorsman or land investor.

Live water continues to be one of the strongest demands we see, and this ranch does not disappoint in that category. Cold Rock Spring is a named spring on the property and offers exceptional year round live water flowing throughout, providing a continuous source of fresh water. Multiple ponds add additional water features as well.

In addition to the live water, the ranch has over 30 miles of well-maintained interior trails, perfect for ATVs, side-by-sides, or horseback riding. These internal roads also allow for access to nearly every portion of the ranch and let you access your hunting spots from multiple directions.

Strictly managed for years to maximize wildlife potential, Cold Rock Ranch is a premier, turnkey recreational property. The proof is in the history with years of trail camera photos and phenomenal harvest pictures to conclusively prove this is top-notch recreational land.



The work has already been done for you with multiple strategically placed food plots, premium box blinds, and ladder stands already in place, completely eliminating the guesswork of where to hunt. Whether you are chasing mature Ozark whitetails or hunting spring gobblers, you can step right into a fully optimized hunting operation on day one.

Situated high on a ridge top sits a charming one-room hunting cabin served by a dedicated water well. It offers the rustic basecamp experience to share stories after a successful day in the woods, warm up by the fire, and plan the next morning's strategy.

While the ranch offers total privacy and seclusion amidst gorgeous, panoramic Ozark views, it remains remarkably accessible with multiple points of entry from low traffic public roads. The property sits in close proximity to multiple towns, ensuring that modern conveniences, dining, and fuel are never far away.

Cold Rock Ranch is your opportunity to own a true Missouri masterpiece. Call the listing agent today for your private showing!



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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 Fair 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."

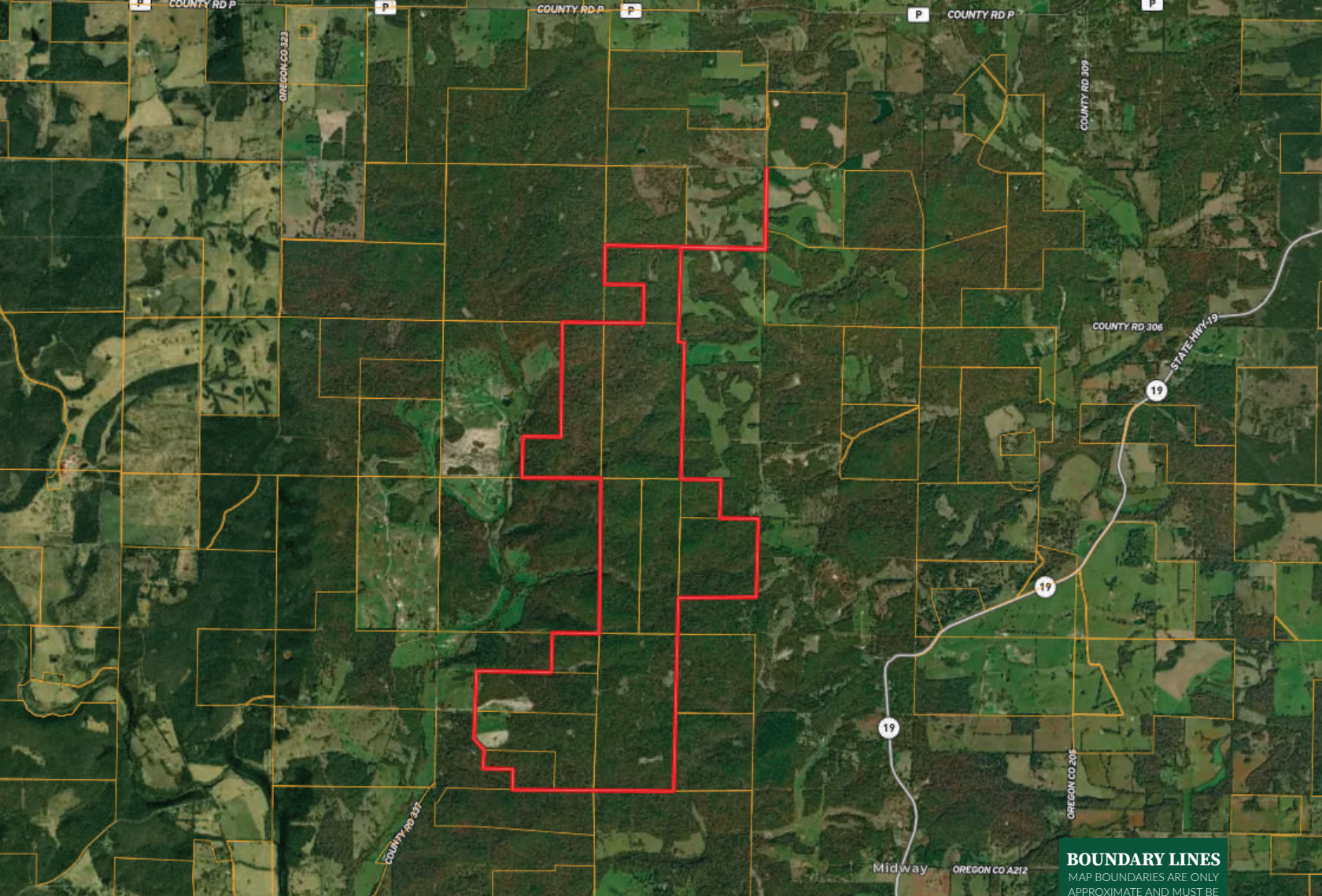


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

Scan to see more
testimonials





 Boundary

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



Jeff Lovan

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Broker Associate, Licensed in MO

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