

Deer Valley Ranch

692.00 Acres | Shannon County, MO | $2,990,000



HAYDEN OUTDOORS



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, Small Game
Predator/Varmint, Turkey
Income Producing
Natural Spring
Outbuilding/Barn/Shed/Shop
Pond/Lake
Timber/Wooded

Land Details

Address: TBD HWY N , Eminence, Missouri 65466, USA
Closest Town: Eminence
Total Acres: 692.00
Pasture Acres: 182
Estimated Income: $100,000
Income Type: Cattle/Hay Production

Building Details

Homes: 1
Style of Home(s): Barnwood Cabin
Finished Sq. Ft.: 1300
Stories: 2
Bedrooms: 2
Full Bathrooms: 1
Water Provider: Well
Parking Types: Driveway
Outbuildings: 1
Fence Type: Barb Wire/Pipe Fencing
Cooling Systems: Forced Air Cooling
Heating Systems: Forced Air
Appliances: Garbage Disposal, Refrigerator, Hot Water Heater, Microwave, Oven
Flooring: Hardwood, Vinyl
Siding: Wood
Roofing: Metal
View: Private, Scenic, Wooded

Property Summary

Deer Valley Ranch is one of the premier and unique offerings in the entire Ozark's Region. This 692+/- ranch is located just northeast of Eminence, Missouri in the heart of beautiful Shannon County. Deer Valley Ranch is surrounded on three sides by over 40,000 continuous acres of public land. This ranch has everything for the outdoor enthusiast to the equestrian including a rustic but elegant cabin with all the modern conveniences.









Land

Deer Valley Ranch has a long winding bottom surrounded by gently rolling Ozarks Mountains. This is a sportsman's paradise with over eighteen acres of established alfalfa in two separate fields. Complete with five fully enclosed box blinds and multiple tree stand locations this is a turn key recreational piece. Also, being surrounded by over 40,000 acres of limited access state forest provides endless recreational opportunities from hunting, to horse back riding, to power sports. Along with the recreational side Deer Vally Ranch is set up to be a fully operational cattle operation with multiple ponds and water lines running through the over 182+/- acres of open pasture/hay ground. Established barb wire fences, steel pipe corners and entryways add value to this unique combination property.













Improvements

The 1300 square foot cabin was built in 2017 and is fully constructed of logs and “barn wood” which gives the structure an elegant rustic look. The cabin has porches on three sides, two bedrooms, one bath, and all the modern conveniences including central heat and air. The exposed beams, vaulted ceilings, and rustic decor make this cabin as unique as the property it sets on! Its truly a must see!













Recreation

Deer Valley Ranch is less than five miles from Current River as the crow flys and less than ten miles from the banks of the Jack's Fork River. These rivers are full of recreational opportunities from outdoor sports, horse back riding, jet boating, smallmouth bass/trout fishing, floating, swimming and an abundance of hunting opportunities. There is over 40,000 continuous acres of public land that surrounds the ranch that is game rich public land.

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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.

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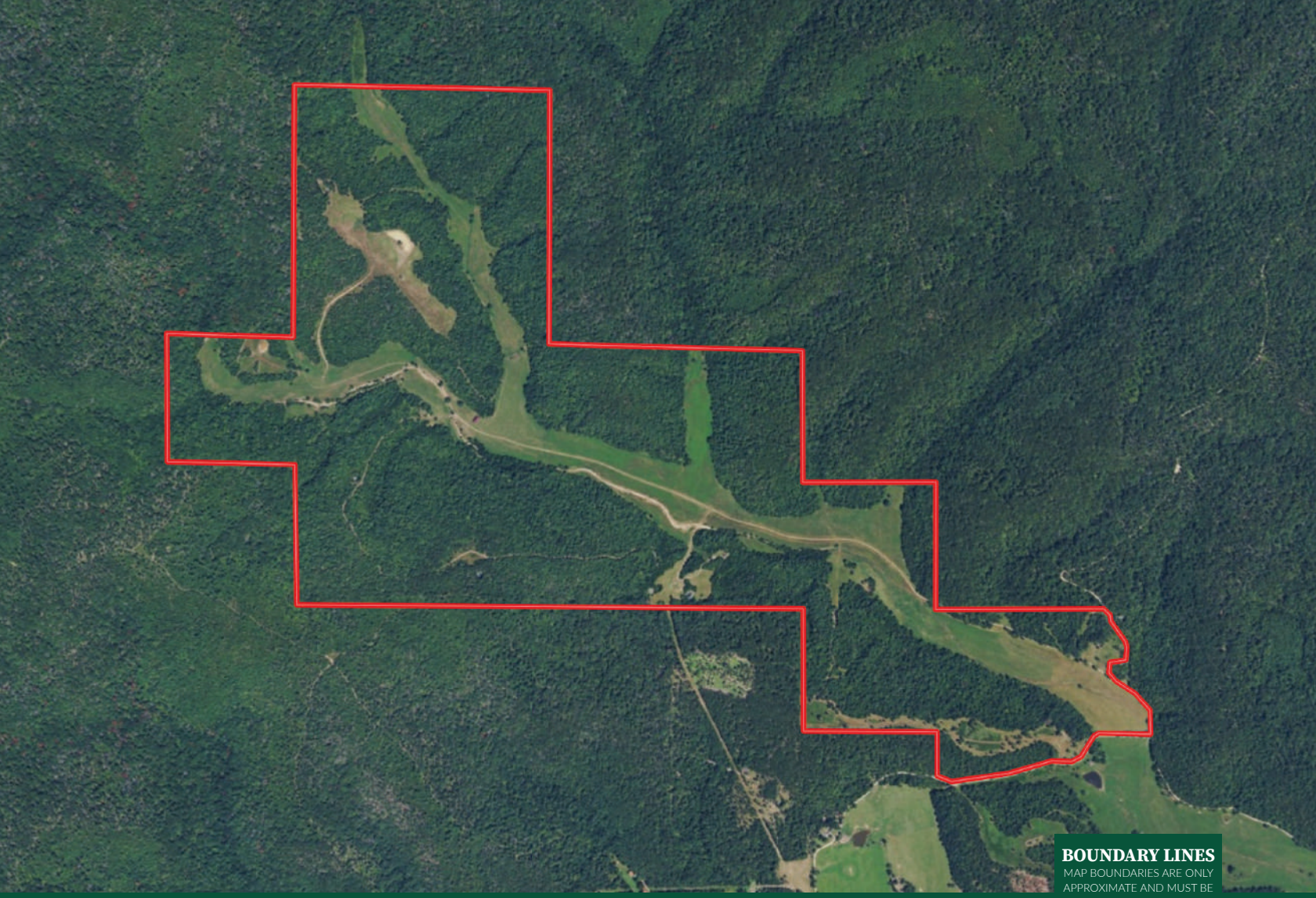
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"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

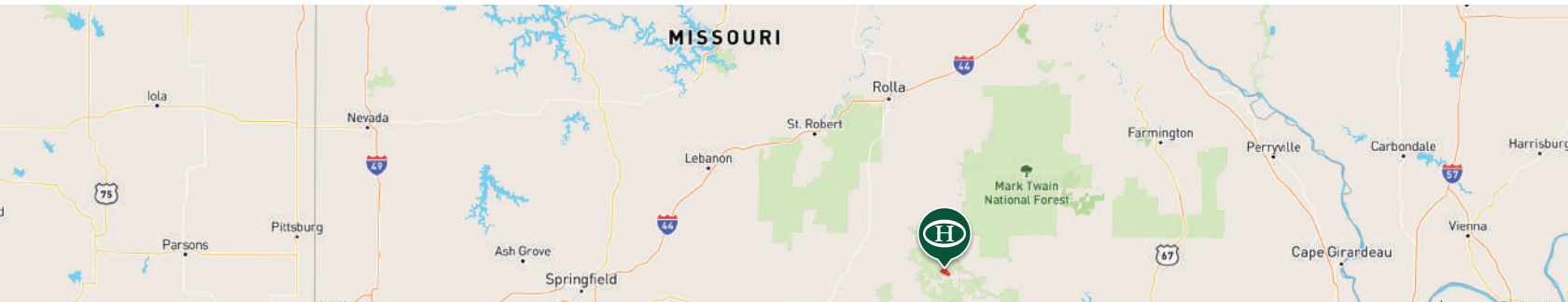
- RICK STEINER, SELLER/BUYER

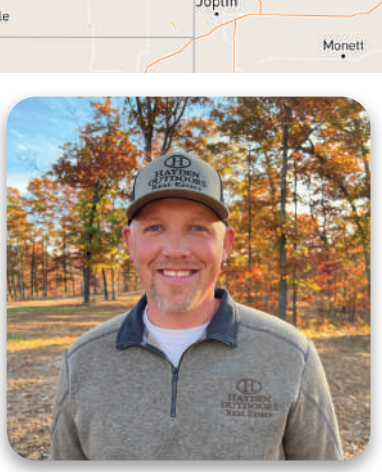
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BOUNDARY LINES
MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

Boundary





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