

Beaver Creek Farms

234.00 Acres

Taney County, MO

\$1,200,000



HAYDEN  OUTDOORS.

Beaver Creek Farms

TOTAL ACRES:

234.00

PRICE:

\$1,200,000

COUNTY:

Taney County

CLOSEST TOWN:

Taneyville, MO

Activities & Amenities:

ATV/Off Road
Cattle/Ranch
Farm/Crops/Ag
Fishing
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/
Varmint & Small Game
Income Producing
Pond/Lake
Stream/River

Land Details:

Address: 3000 Patterson Road,
Bradleyville, Missouri 65614, USA
Closest Town: Taneyville, MO
Total Acres: 234.00
Deeded Acres: 234.00
Zoning: Ag
Elevation: 780
Topography: Creek Bottom,
Wooded Draws and Pasture
Pasture Acres: 200.00
Riverbottom Acres: 15.00
Estimated Taxes: \$440 - 2023
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): 2 Story Farmhouse
Finished Sq. Ft.: 1800
Bedrooms: 4
Full Bathrooms: 1
Basement: None
Total # of Spaces: 1
Outbuildings: 3
Types of Outbuildings: 2 Large
Hay Barns and Chicken Coop
Fence Type: Barbed Wire

Property Summary

In the heart of the Ozark mountains, a picturesque 234+/- acres with over a half a mile of the famous Beaver Creek running through the middle of the property. The property boasts multiple opportunities to generate income including crop production and cattle farming all the while offering many recreational activities.

Land

The diversity of this acreage is second to none. Beaver Creek is a quintessential southern Missouri creek with year-round running water, numerous gravel bars, and deep holes that hold multiple species of fish. This diverse property could also provide an opportunity for mitigation banking. The fences and cross fences allow multiple pastures for rotational grazing and hay production.

The property boasts multiple opportunities to generate income including crop production, cattle farming. The bottom ground that borders the creek has an abundance of fertile topsoil that could be harvested or used to grow a variety of crops. Currently these bottoms are being utilized for pasture and hay production. For the past several years this Ranch has been a working cattle operation with an extremely large garden that has been harvested for commercial sale. The carrying capacity of cattle is north of 50 cow calf pairs, with over 250 round bales put up annually. There are also 2 large barns that are ideal for storing hay and machinery.





Land

If hunting is your passion, the property also has several wooded draws that is home to a large number of whitetail deer. This diverse property shares a border and has direct access to several thousand acres of State and National Forest allowing for additional recreational opportunities.

Beaver Creek Farm feels somewhat secluded yet is not far from many amenities. The town of Taneyville is just minutes away. Within an hour's drive one could visit Branson, Table Rock Lake, and Springfield, Missouri offering entertainment, retail, museums and recreation.

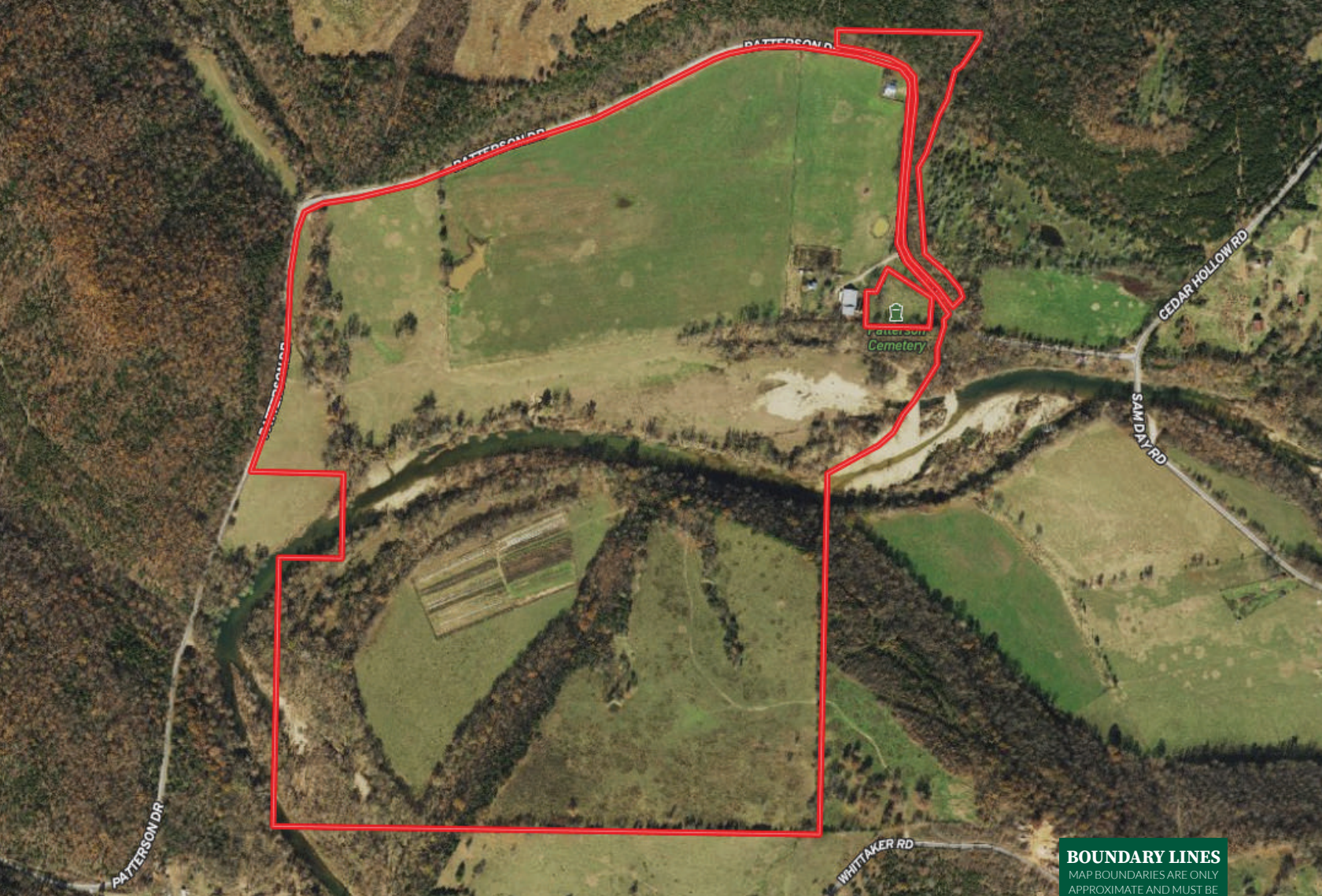
At Beaver Creek Farm you will also find a quaint little 2 story farmhouse. The 4 bed and 1 bath home is approx. 1,800 square feet.

From fishing and swimming the cool waters of Beaver Creek, to producing income from cattle and hay, this property would fit into the needs and wants of just about anyone.

For more information contact the listing agents to schedule your personal qualified showing.

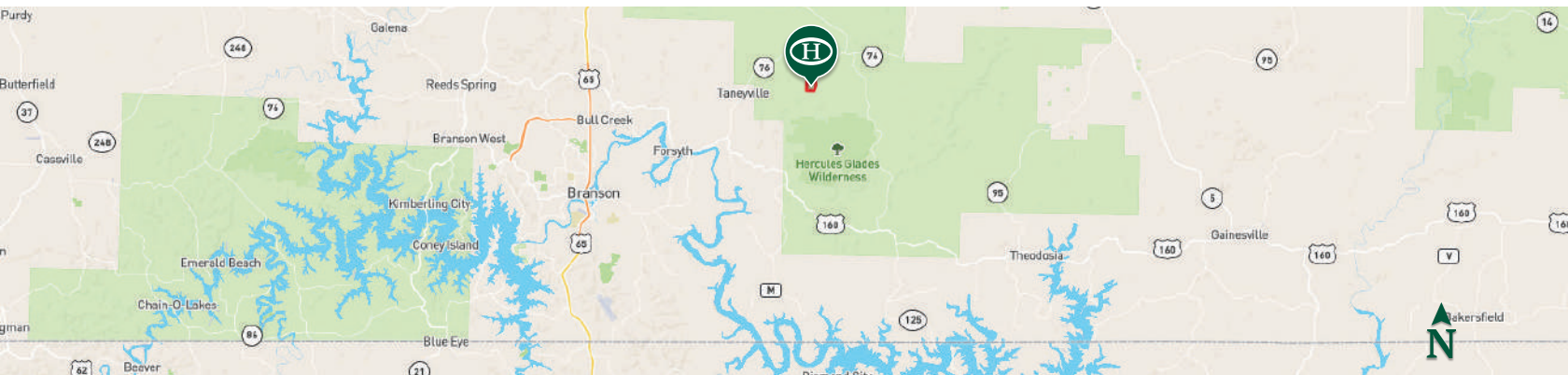
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 Boundary

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






HAYDEN OUTDOORS

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