

Ozark Valley Elk Estate

1,000.00 Acres

Morgan County, MO

\$5,400,000



HAYDEN  OUTDOORS.

Ozark Valley Elk Estate

TOTAL ACRES:

1,000.00

PRICE:

\$5,400,000

COUNTY:

Morgan County

CLOSEST TOWN:

Sunrise Beach, MO

Presented by



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**HAYDEN
OUTDOORS.**
REAL ESTATE





Property Summary

Welcome to Your Dream Property – A 1,000+/- Acres Private Elk Ranch Estate Paradise of Ozark Beauty.



Activities & Amenities

Cattle/Ranch
Cycling/Mountain Biking
Farm/Crops/Ag
Food Plots
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/
Varmint, Small Game, Turkey
Income Producing
Lodge/Resort
Natural Spring
Outbuilding/Barn/Shed/Shop
Outfitting/Guide Service
Pond/Lake
Recreational Business
Stream/River
Timber
Wooded

Land Details

Address: 28000 Ivy Bend Road,
Stover, Missouri 65078, USA
Closest Town: Sunrise Beach
Total Acres: 1,000.00
Deeded Acres: 1,000.00
Source of lot size: Owner

Building Details

Homes: 3
Style of Home(s): Chalet and Ranch House
Finished Sq. Ft.: 6,040
Bedrooms: 11
Full Bathrooms: 7
Basement: None
Other Improvements: Office Center,
Mechanic Shops, Barns.
Fence Type: High and Barbed
Cooling Systems: Forced Air Cooling
Heating Systems: Fireplace & Forced Air



Land

A Legacy of Adventure and Tranquility

This property, known nationally as Liberty Ranch The Oaks Sportsman's Club, is more than just land—it's a chance to create a legacy. Whether as a private retreat, a family getaway, or a place to host unforgettable moments with friends, this estate offers endless possibilities. Discover the ultimate outdoor sanctuary in the heart of the Ozarks, just 15 minutes from the shimmering waters of Lake of the Ozarks. This exceptional 1,000+/- acre estate, including 745 acres of high-fence wildlife preserve, offers a rare opportunity to own your private slice of natural paradise.

Immerse yourself in the breathtaking terrain of the Ozarks, with rolling hills, lush forests, and over 35 miles of scenic trails. Whether exploring the property's beauty, enjoying world-class hunting, or relaxing at your lodge, this land promises unmatched serenity and adventure.

Welcome to your private hunting estate, a secluded oasis perfect for those who appreciate the beauty and tranquility of nature. It is a personal sanctuary for the discerning outdoorsman. The estate is located in the small town of Stover, Missouri, just outside the picturesque Lake of the Ozarks.





Spanning over 1,000+/- contiguous acres, the property boasts a prime location for a significant lodge, with breathtaking views of the Ozark Mountains. It is home to one of Missouri's largest elk herds, with the herd estimated to go over 100 elk in the spring. The estate features multiple ponds, a 4-acre lake, and another lake over an acre in size, as well as numerous springs and 4 major tributaries, 3 of which have year-round water. The animals in the preserve have an estimated value of \$1,000,000.

The estate offers a range of amenities for outdoor enthusiasts, including approximately 35 miles of diverse trails for hiking, horseback riding, and ATV excursions, as well as great fishing opportunities. The property also boasts a large deer herd, a high wild turkey population, and a private herd of elk, sika, and monster whitetail deer. The estate is a hunter's paradise with all MDC permits in place for the preserve. The current limited grazing easement states that the number of cattle may not exceed 40 head.

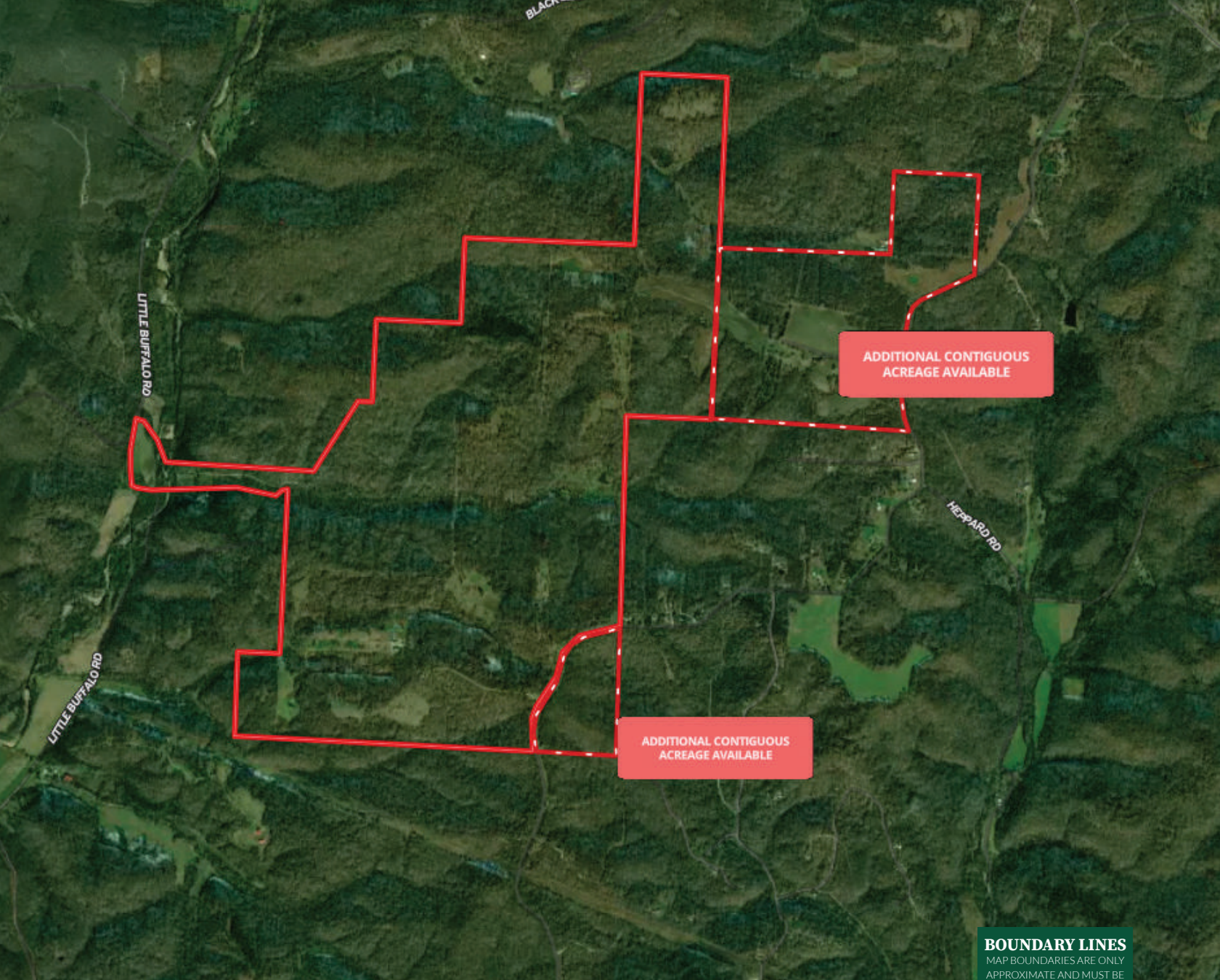


Whether entertaining guests or enjoying a quiet weekend getaway, the Town Hall, centrally located on the property, is perfect for hosting events. The building features a kitchen, bedroom, and bathroom and is great for entertaining. Additionally, two beautifully built main entrances with guard shacks at the blacktop road ensure privacy and security for all who enter.

The estate features a breeding facility that includes a fawn barn with numerous stalls for fawn success, 16 deer pens with loafing sheds, four elk pens, a vet room, a large custom office with a meeting room, a workshop, and a toy garage. There are also on-site fuel tanks, 4 wells, and multiple large permanent hunting blinds. High-speed internet is available throughout the property, providing modern convenience in a rustic setting.



Additionally, the property boasts two identical fully furnished chalet-style cabins that have been newly built, each offering 2500 square feet of living space with 3 bedrooms, 2 baths, a family room, and a kitchen upstairs, as well as 2 bedrooms, 1 bath, a family room, and a kitchenette downstairs. The cabins feature upgrade finishes such as wood and tile floors, granite countertops, and stainless steel appliances.



ADDITIONAL CONTIGUOUS
ACREAGE AVAILABLE

ADDITIONAL CONTIGUOUS
ACREAGE AVAILABLE

BOUNDARY LINES

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

 Boundary





Why This Property Stands Out:

- **Stunning Ozark Terrain:** Experience the rugged beauty of the Ozarks, complete with pristine landscapes, tranquil meadows, and abundant wildlife.
- **Prime Wildlife Habitat:** Thriving populations of PRIVATELY OWNED elk, white-tailed deer, and sika deer, bred on-site and nurtured in a carefully maintained environment, provide unparalleled opportunities for conservation, viewing, and trophy hunting.
- **Lodge Luxury:** Retreat to premium accommodations blending rustic charm with modern amenities, designed for comfort and relaxation after a day of outdoor adventures.
 - » 11 bedrooms
 - » 7 bathrooms
 - » 5 Kitchens
 - » 6,040 square feet
 - » 1,000+/- acres
- **Exceptional Experiences:** From hunting in 14 strategically placed high-hides to hiking, ATV rides, and wildlife viewing, this property offers endless opportunities to connect with nature.
- **Lake Access Nearby:** With Lake of the Ozarks just minutes away, you'll enjoy easy access to boating, fishing, and lakefront dining, perfectly complementing your outdoor lifestyle.



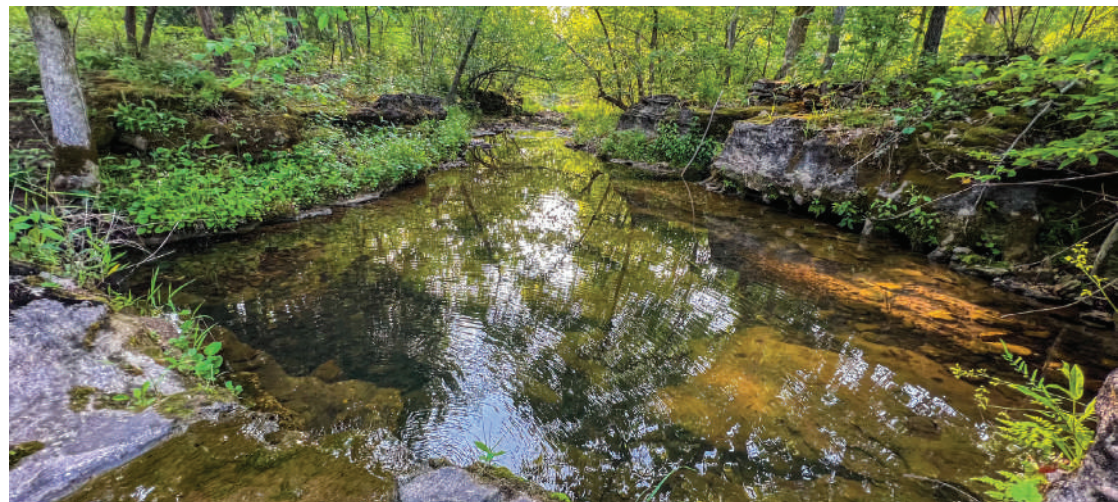
Claim Your Outdoor Dream

With its stunning natural beauty, abundant wildlife, and a range of luxurious amenities, this private hunting estate is a rare opportunity to own a piece of paradise in the heart of the Ozarks. Whether you are an avid hunter, nature enthusiast, or simply seeking a peaceful retreat, this estate offers the ultimate in outdoor living.

With its unparalleled combination of natural beauty, premium amenities, and thriving on-site wildlife, this property is a rare find. Make it your private wilderness paradise, and start living the life you've always dreamed of.

This listing price includes minimal equipment, and it does not include other personal property, furnishings, or taxidermy, etc. Additional acreage may also be available.

Contact us today to arrange a private tour and experience the magic of this extraordinary estate for yourself.





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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testimonials





**HAYDEN
OUTDOORS®
REAL ESTATE**

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

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