

Walnut Springs Ranch

246.43 Acres

Howell County, MO

\$1,700,000



HAYDEN  OUTDOORS.

Walnut Springs Ranch

TOTAL ACRES:

246.43

PRICE:

\$1,700,000

COUNTY:

Howell County

CLOSEST TOWN:

Willow Springs, MO

Presented by



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About This Property

Walnut Springs Ranch is a once in lifetime opportunity to own a operational cattle and hay ranch with a location second to none. This property has it all including multiple large ponds, pastures, outbuildings, and hay fields. Also a three bedroom three bath home with two car garage and a finished basement. From rural living close to town to development potential Walnut Springs Ranch has limitless opportunities. Call today for a private showing.



Activities & Amenities

ATV/Off Road
Cattle/Ranch
Development Potential
Equestrian/Horse Property
Farm/Crops/Ag
Fishing
Food Plots
Hiking/Climbing
House/Cabin
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Income Producing
Natural Spring
Outbuilding/Barn/Shed/Shop
Pond/Lake
Timber
Wooded

Land Details

Address: TBD Davis Drive, Willow Springs,
Missouri 65793, USA

Closest Town: Willow Springs
Total Acres: 246.43
Deeded Acres: 0.00
Leased Acres: 0.00
Pasture Acres: 189
Source of lot size: Unknown

Building Details

Homes: 1
Style of Home(s): Ranch
Finished Sq. Ft.: 3712
Bedrooms: 3
Full Bathrooms: 3
Basement: Full finished
Parking Types:
Attached Garage
Driveway
Outbuildings: 2
Fence Type: Barb Wire
Cooling Systems:
Evaporative Cooler
Forced Air Cooling
Heating Systems:
Forced Air
Wood Stove

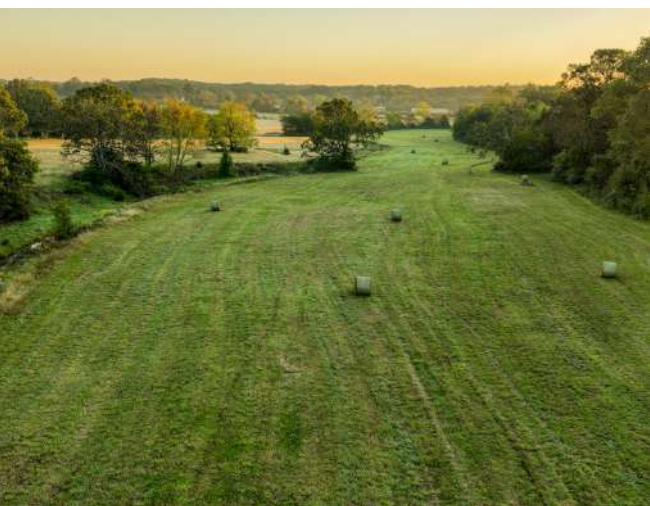
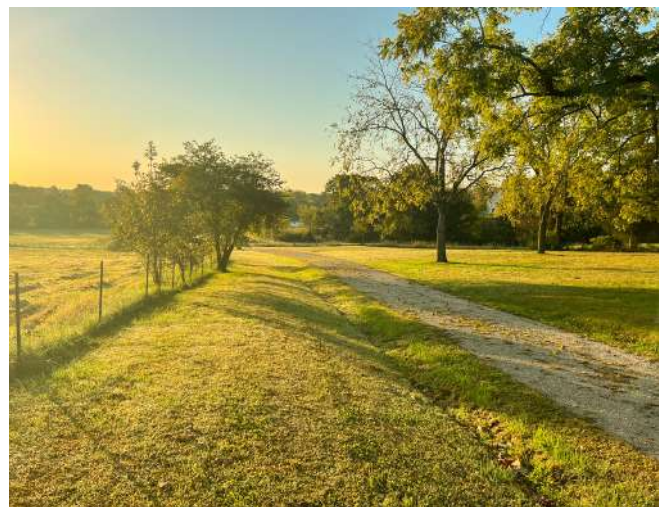


Land

Walnut Springs Ranch is located in Howell County, Missouri and is a very unique property. This 246.43 +/- surveyed farm is located on the edge of town and is less than one mile from the 4-way stop in downtown Willow Springs. With over 190 acres of pasture and hay ground give this location the ability to run up to 50-85 cow calf pairs with several different pastures for efficient grazing. Walnut Springs Ranch has produced over 600 round bales in 2024 and is an outstanding hay producing property. This ranch has over nine different ponds and a live water spring. With the largest of the ponds being several acres in size that is stocked, and with a floating dock makes it highlight of the ranch. Rolling pastures, bottom hayfields, mature timber, and multiple stocked ponds makes this ranch a yes for everyone from the cattleman to the outdoor enthusiast.









Improvements

The ranch house is a 1988 build with a less than four year old metal roof. With 3712 square feet three bedroom three bath home has a two car garage and a finished basement. This home has a large kitchen with access to the basement in the garage, and is setting in a spectacular location overlooking two ponds, beautiful rolling pastures, and mature yard trees. The ranch also has a 50×62 pole style barn in the back yard that would be ideal for equipment or extra vehicle parking. Also a 70X88 hay barn that is perfectly located for storing the hay on the farm for the livestock of your choice.

Recreation

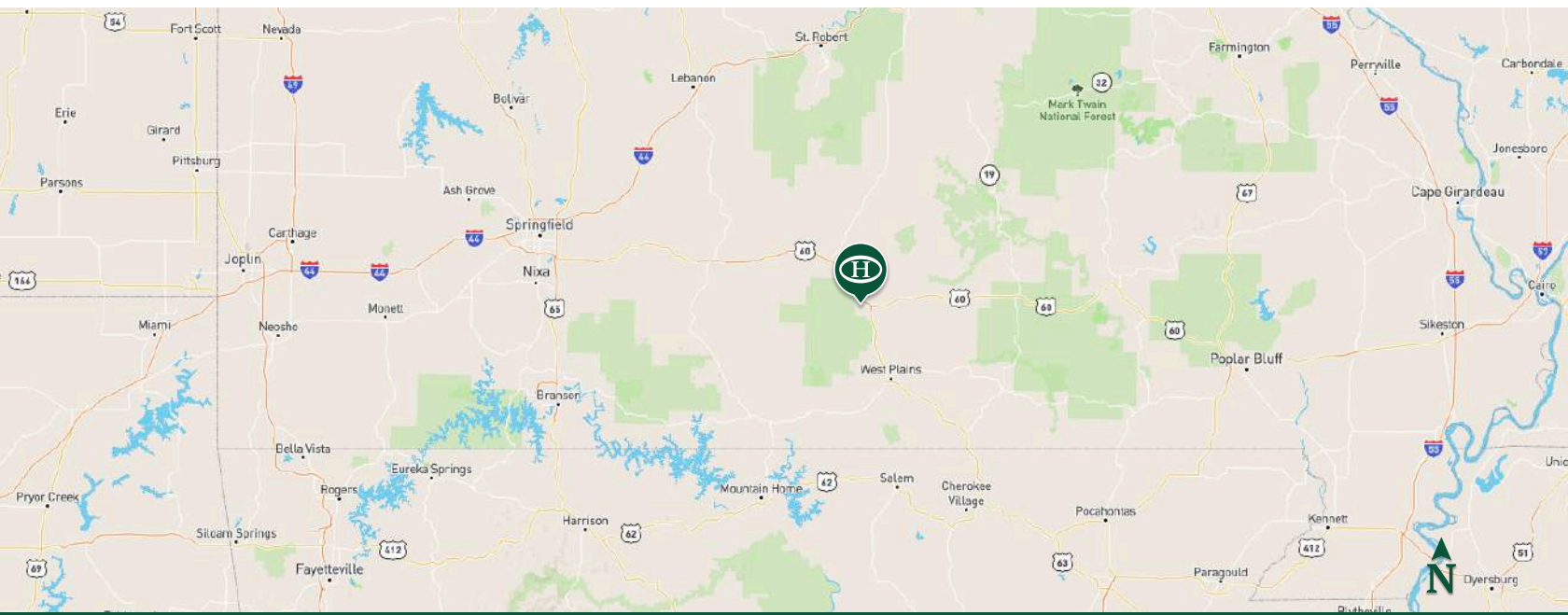
Walnut Springs Ranch not only has great fishing with all the ponds but also is home to some great whitetail deer. Multiple mature bucks call this ranch home and are seen frequently. This property is only minutes from tens of thousands of acres of Mark Twain National Forest. Also, this property is less than an hour from multiple rivers and lakes including North Fork Lake, Current River, Jack Forks River, and Big Piney River just to name a few.





 Boundary

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



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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 regards 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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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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