

Wells Ranch

187.00 Acres

Scotland County, MO

\$3,599,000



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Activities & Amenities

ATV/Off Road
Borders Public Lands
Cattle/Ranch
Equestrian/Horse Property
Farm/Crops/Ag
Fishing
Food Plots
House/Cabin
Hunting - Big Game, Predator/
Varmint, Small Game & Turkey
Income Producing
Outbuilding/Barn/Shed/Shop
Pond/Lake

Land Details

Address: 28065 County Road 355,
Baring, Missouri 63531, USA
Total Acres: 187.00
Include Business? Yes
Estimated Taxes: \$5,590.61 - 2024

Building Details

Homes: 2
Finished Sq. Ft.: 7,260
Bedrooms: 6
Full Bathrooms: 4
Half Bathrooms: 1
Basement: Full finished
Parking Types: Attached Garage & Driveway
Outbuildings: 4
Types of Outbuildings:
Main Barn w/ Living Quarters 133x60
Horse Barn 80x60, Machine Shed 40x80
Hay/Storage/Horse Barn 64x64
Fence Type: Barbed wire, woven
wire & continuous panel
Cooling Systems: Forced Air Cooling
Heating Systems: Boiler-
HWBB & Wood Stove



Property Summary

The meticulously maintained property features a luxurious 5,280 sq ft custom-built home with an awe-inspiring fireplace on 187+/- panoramic acres. This Scotland County ranch boasts incredible improvements, stocked lakes, trophy deer and turkey hunting, and 104+/- acres of tillable dirt! The home has 4 bedrooms, 4 bathrooms, a game room, a custom bar, and a home gym.





Land

The meticulously maintained property features a luxurious 5,280 sq ft custom-built home with an awe-inspiring fireplace made of river rock. The house has four bedrooms, four bathrooms, a game room, a custom bar, and a home gym.

Enjoy panoramic views of the picturesque property from the wrap-around deck and stay connected with fiber internet. High-end amenities include heated floors in the attached 2-car garage and a walk-out basement with 9-foot ceilings. Additional structures include 1,980 sq ft finished living quarters attached to the main shop with two bedrooms and 1.5 baths; this building is 7800 square feet. Additionally, the shop boasts 16-foot side walls, heated floors, a wood-burning fireplace, and 8-inch-thick concrete. There is also an 80'x60' horse barn complete with two stalls and a great tack room, a newer 80'x40' heated and insulated shop that will fit two semi-trucks, and an 80'x60' storage shed/horse barn complete with electric and skylights.

The property is impeccably fenced and cross-fenced with multiple paddocks, 4 large pastures as well as 5 smaller pastures complete with automatic waters and previously supporting 100+ head of cattle. County water and 3 electric meters add to the convenience and functionality of this exceptional property. There are currently 104 acres in high-producing tillable acreage.

There is an additional 22+/- acres that sit just up the road from the main portion of the ranch, which is a prime location to invest in or build another home! Situated right off Highway T and County Road 357 in Bible Grove, with road frontage on two sides, making access easy. The mostly tillable acreage has been tilled and includes a large stocked pond with Crappie, Catfish, and Bluegill. A nice hoop building is on the property, perfect for storing equipment. There are currently 18+/- acres in row crop production, and the potential for a nice ROI with this highly productive acreage is there.





Land

The Wells Ranch is an exceptional property offering the best country lifestyle, combining top-notch hunting, farming, and luxurious living. Call today for your private showing!

*Please contact the listing agent for more information on this property or to schedule a private showing. (**Financial verification may be required**)*

*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.







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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 Boundary

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



HAYDEN OUTDOORS

FARM, RANCH & RECREATIONAL REAL ESTATE



Jeff Lovan

📍 Salesperson, Licensed in AR, KS, MO & IA
 ✉ JeffLov@HaydenOutdoors.com
 📞 417.252.1463



Allen Treadwell

📍 Salesperson, Licensed in AR, KS, MO & OK
 ✉ Allen@HaydenOutdoors.com
 📞 479.903.4109