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**Listing #393... \$999,900 358 ACRE SPORTSMAN/RANCHERS PARADISE**

Type: Ranch/Farm School: Thornfield Acres: 358 m/l Taxes: \$655





<b>PRIMARY HEAT:</b>	<b>CENTRAL HEAT PUMP</b>	<b>FIREPLACE:</b>	<b>WOOD BURNING</b>
<b>COOLING:</b>	<b>CENTRAL HEAT PUMP</b>	<b>EXTERIOR:</b>	<b>LOG</b>
<b>WATER SYSTEM:</b>	<b>PRIVATE WELL</b>	<b>SEWER SYSTEM:</b>	<b>SEPTIC</b>
<b>FOUNDATION TYPE:</b>	<b>WALK-OUT BASEMENT</b>	<b>FOUNDATION MATERIAL:</b>	<b>POURED CONCRETE</b>
<b>SUBDIVISION:</b>	<b>NONE</b>	<b>ZONING:</b>	<b>NONE</b>

This prime 358 acres is located in a sparsely populated area of the Ozarks and is surrounded on three sides by 7,000+ acres of Mark Twain National Forest. The land is rolling, 75% - 80% grass that is cross fenced into 4 pastures and includes Etuchee Lake, which is about 13 acres in size. The current owner uses the property as a hunting/fishing retreat and to enjoy the peace and quiet. The pasture is leased for grazing on a month to month lease.

When we went to view the property, we kicked up a turkey that soared south, below the dam, into the woods. We missed the picture but we did get a picture of a goose swimming in the lake. It must be a year round resident because this time of year all his friends are much further north but they will be back this winter. A 2 stall boat dock is included and comes with a pontoon boat and 14 ft. fiberglass boat. When we drove along the edge of the lake, we spotted a beaver dam on the far side. Didn't see the beaver but heard him slap his tail on the water to give everyone a warning. The owner tells us there is a water valve that will irrigate the bottom land below the dam if you want to grow some crops. We drove to the far north property line that is on top of a fairly high rise and offers a view for miles and miles. We drove from the south property line to the north line (a distance of 1 1/4 mile) with no trouble. All of the property is very accessible. We passed fenced wildlife food plots along the National Forest tree line, free standing hunting blinds and tree stands. We noticed the pastures we drove through are very clean and the stand of grass is excellant. In addition to Lake Etuchee there are 6 ponds.

The hunting cabin is a six-sided hexagon shape built around a massive stone fireplace in the center. It sits on top of a hill and has nice views of the property. It has a walkout basement and the total square feet on both levels combined is 2,040. There is a single bedroom and 2 baths. Heating and cooling is a central heat pump. The cabin is warm, comfortable and has unique character and charm. The cabin was newly shingled in A large deck surrounds the cabin. Perfect for sitting and enjoying the sunset or start the morning on the other side sipping coffee and watching the sun rise.

Out-buildings include a 54'x 50' building separated into 2 rooms (50'x 30' with concrete floor and 50'x 24' with dirt floor), a 43'6"x 29'6" building with concrete and electric, 17'x 16' with a concrete floor and electric, and a 64'x 39' haybarn. Also included are 2 tractors, several ATVs and many tools, including welders.

This is a unique, one of a kind property and location. There isn't another property like it. If you want to own something special, come have a look.

**Call Us For More Information 417-273-2290 Toll Free 1-855-273-2290**