



WHITETAIL PROPERTIES REAL ESTATE

HUNTING | RANCH | FARM

(417) 766-5595

BRIAN UTECHT

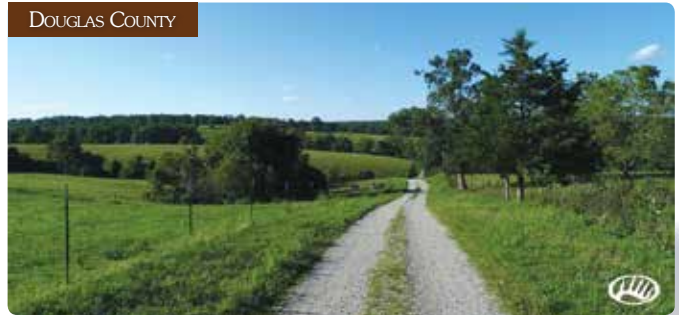
Agent, Land Specialist

LET BRIAN SELL YOUR PROPERTY!



236 ACRES - \$699,000

DOUGLAS COUNTY



Cleverger Ranch is a full time operator's or gentleman's cattle operation. From the magnificent ridge top views overlooking the cattle or horses as they graze to the meadows with a gently rolling landscape, this ranch reflects the American dream of land ownership. The lush green fields are set up for rotational grazing with multiple pastures and all have water. There is just enough coverage for deer and turkey habitat making for great hunting on the property. The well-built and recently updated two bedroom home can be a permanent residence or a weekend getaway. Relax on the large front and back covered porches to take in all the beauty this property has to offer and million dollar views as far as the eye can see. The home was designed with simplicity and excellent furnishings to finish off this dream property. The large barn with loft offers versatility to use for any of your ranching needs from hay and equipment storage to housing livestock. The fencing and water supply are excellent on this property. This is a top shelf cattle ranch. Call to schedule your private showing. Remember, buy land; they're not making it anymore.



STONE COUNTY



165 ACRES - \$875,000

STONE COUNTY



39 ACRES - \$545,000

The James River Ranch is as rare as they come with Million dollar views, cattle production, horse facilities, trophy deer and turkey hunting all with excellent access to the river. Over one mile of gentle river frontage, ponds and springs. Just 3 miles from Galena on a black top road. Very peaceful and scenic setting. From the moment you open the front door, you will be in awe by the massive windows which allow for views of the river, pasture below and the beautiful Missouri Ozark Mountains. The inviting outside living area creates an environment of relaxation and tranquility. Whether you are looking for an incredible river property, cattle production, hunting retreat or just a beautiful home in the country, this place has it all, and is priced to sell.

Big Valley Farm is a unique water and timber land investment opportunity on the shores of Table Rock Lake in the Southern Ozarks of Missouri. This compelling property offers a classic family estate home, which is enhanced by the financial and amenity benefits of the log home, pasture, timber and million dollar views, 4,000 sq. ft., 4BRs, 3BAs. Vaulted wood ceilings and beams, surrounded by rustic stucco walls. Open living/kitchen/dining with plenty of cabinetry and counter space in the kitchen. The land is flanked by a mix of oaks, cedar, pine, and walnut, creating an iconic setting around the perimeter of the property. This lake shore estate is ready for horses or to enjoying as a private sanctuary for wildlife. The walking/riding trails allow you to get your morning exercise or sneak into a deer stand for a morning or evening hunt. A custom gate welcomes you as you enter this private sanctuary and drive up to the stunning lake home made of stone and timbers, featuring an oak deck to enjoy dramatic lake views and capture brilliant sunsets, a hot tub, open floor plan, sensuous master suite and much more. The property is located in Reeds Spring Schools and nearby boat slips are available for purchase. This unique and stunning property is a must see. Call me today for your appointment to see this amazing property.



WEBSTER COUNTY



125 ACRES - \$874,875

PRICE REDUCED!! This tract offers panoramic views and great access laying close in Rogersville and is perfectly located with easy access to Springfield for work or play, then return home to your own private estate and enjoy the beautiful sunsets in a quiet country setting. This property also has 5 nice ponds tucked away into small parcels of timber loaded with deer and turkey. This mostly open ground features a good mix of grass and legumes with approximately 75 acres of pasture and 50 acres of timber. This is a top shelf property and is located in a highly desirable area. The good quality, average condition, single family home was constructed in 1961 and remodeled in 1981. The exterior is wood frame, hardboard and vinyl siding, and composition roof. There is a concrete foundation and double hung windows with aluminum storm windows and screens. On the south side of the living room, there are fixed metal windows facing south. Level one contains 1,368 square feet of living space. Heating is by a propane fired floor furnace. Cooling is by a window AC unit. The interior of level one contains hardwood floors with the exception of the kitchen, which has laminate floor covering. The interior finish is painted drywall and acoustical ceilings. There is a living room, kitchen with dining area, with an open format. There are two bedrooms and two bathrooms. There is a hall bath with painted dry wall and vinyl wainscot with carpet floor covering. It contains one sink, tub, and stool. There is also a master bedroom bathroom containing one sink, shower, and stool. This bath has vinyl floor covering, small closet and a large walk in closet or storage room. Both bedrooms have hardwood floors.

WRIGHT COUNTY



672 ACRES - \$1,724,400

Three Bar Farm is a truly unique property offering an incredible lifestyle as well as a solid financial opportunity for an owner operator. The property is located in a desirable area and offers a great ground properties. It is located approximately 16 miles east of Marion, Missouri. The property consists of slightly rolling hills with several creek bottoms. Approximately 85% of the land is open with a quality stand of fescue and native clovers. The farm has a nice home, good fencing and cross-fencing, two corrals, working facilities, scales and several barns including hay barn and livestock barn. The live water creek runs along the entire property with approximately 3/4 mile of frontage and several holes where fish are found. Water consists of multiple ponds, creeks, springs and wells. Wildlife is abundant at the farm where the giant whitetail deer never have to leave the property with the bedding thickets, ridge tops and bottoms giving them amazing habitat. It is very rare to find a property that has this much huntability that only Mother Nature could create. Great road frontage making access a dream. Fenced into 20 pastures with three sets of pens. More land available. Give me a call to set up a private showing of this dream property.

UNDER CONTRACT

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135 ACRES - \$625,000

DALLAS COUNTY



Country elegance on rolling farmland and whitetail paradise. Double L Farm is truly the property of a lifetime offering beauty and seclusion as well as a solid financial opportunity with the cash rent and land appreciation on river/grass ground properties. It is located approximately 7 miles east of Buffalo. The property consists of slightly rolling hillside with level upper fields and Niangua River frontage. Approximately 50% of the land is in grass for cattle. Water is abundant with 600 feet of gentle river frontage with great access for fishing and kayaking, two very nice creeks and a pond. The timber consists of walnut, white oak, red oak, black oak and hickory. Improvements include a 3,000 square foot home with large decks and porches to take in all this property has to offer. The two-story, 5 bedroom, 3 bath home boasts high ceilings throughout with beautiful hard wood floors. Other features include custom woodwork, granite countertops, home surveillance system, Generac home generator, storm shelter, you name it, no expense was spared to add to the detail and beauty of this home. Close to the home is a matching 80 x 50 barn and shop for all your equipment. Wildlife is abundant at Double L Farm where the whitetail deer never have to leave the property's bedding thickets, ridge tops and bottoms that provide amazing habitat.



7,000 ACRES - \$25,000,000



CHRISTIAN COUNTY

263 ACRES - \$775,850

The Rubidoux Creek Ranch is a premiere large cattle operation. From the magnificent ridge top views overlooking the famed Rubidoux Creek to the hayfields and ponds, the ranch reflects the cattleman's vision and the American dream of large land ownership. This ranch can be purchased with owner financing at a competitive rate. All minerals will be conveyed. This is a turn-key sale with 1,785 head of cattle, equipment, and homes. Over 7,000 acres of cattle pasture. Live water to pastures with 2.5 miles of beautiful Rubidoux Creek on property, 50 ponds and 14 wells. Two sets of certified scales on ranch for shipping cattle. New 5 wire fencing on entire perimeter and crossfenced into 50 pastures for rotational grazing. 11 sets of working pens and fountains for ease of settling and shipping cattle. Good road system on entire ranch. 9 homes on property, some are being rented for cash flow. 7 hay barns, multiple shops and outbuildings. Houston, Missouri is 26 miles away. US-60 is 23 miles away.

The Double Ridge farm is made up of large wooded draws and open pasture areas with live water, a pond and springs. Property is fenced for cattle and lies just 10 minutes from Branson on a well-maintained blacktop road. Morel mushrooms are plentiful throughout the property in the spring. Double Ridge farm is surrounded by timber tracts making the deer and turkey hunting top shelf. Whether you are looking for an incredible hunting retreat, cattle property or a beautiful home site in the country, this place has it all, and the price is reasonable. Great place to build your home, raise your family or just retire. Call me today to schedule your very own private showing. Don't miss the opportunity to own this great Southwest Missouri property.



LACLEDE COUNTY

296 ACRES - \$997,000



TANEY COUNTY

482 ACRES - \$662,750

This beautiful farm located just North of Lebanon is very diverse and properties like this do not come up for sale very often! It is made up of approximately 100 acres of open land that consists of hay production, along with pasture, and there is a beautiful pancake flat 50-acre bottom land field along the Niangua River that could be utilized for row crop production for corn, beans or alfalfa. Along with the farming and cattle opportunities this farm provides, the balance of the farm is in timber, providing excellent hunting for whitetails, turkeys, and other wildlife. The farm is large enough to be managed for big bucks and has plenty of hidey hole locations to plant food plots. On top of hunting, this farm has over one mile of Niangua River frontage! This crystal clear Ozark river is known for great fishing and it's absolutely beautiful. Looking to build your dream home or a weekend getaway cabin? This farm has numerous locations to build and there are several spots on the farm with very scenic views! This farm has it all!

Hercules Trail Outfitters Ranch is a well laid out hunting property with live water, timber and surrounded by Hercules Glade/Mark Twain National Forest. Secluded, but still close to all the comforts of city living. Forty-five minutes from Branson, with area lakes, colleges, hospital, shows, shopping, airport and many restaurants. Shop home built in 2013 that has been well constructed and has breathtaking views of the Ozark Mountains. The land is made up of bottom ground, wooded draws and ridge tops; it has live water, ponds and numerous springs. Good access for both hunting and ranch work, with both hard surface and gravel access. 1/4 of a mile of state maintained highway. Hunting trails have been bulldozed through its wooded areas and game openings/food plots have been established. Whether on ATV or horseback, hours of trail riding fun are right out the backdoor. Whether you are looking for an incredible hunting retreat or just a beautiful sanctuary in the country, this place has it all.

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