



WHITETAIL PROPERTIES REAL ESTATE

HUNTING | RANCH | FARM

(417) 766-5595

BRIAN UTECHT

Agent, Land Specialist

LET BRIAN SELL YOUR PROPERTY!



300 ACRES - \$999,000

The Flying Bryant Creek Ranch is as rare as they come with million dollar views, trophy deer and turkey hunting and excellent access to water, which is sure to provide hours of fishing, swimming and canoeing enjoyment. The property is conveniently located just 3 miles from US 14 and sits on 300 acres of woods surrounded by Bryant Creek on a dead end road. This key feature provides for a very serene, secluded and scenic setting. From the moment you open the custom front door of the home, you will be overwhelmed by the impressive use of native stone and rich woods along with the massive windows which allow for views of the river below and the beautiful Missouri Ozark Mountains. The 34 foot cathedral ceiling with wood beams, the massive double native stone fireplace and the inviting outside living area create an environment of relaxation and tranquility. The gourmet kitchen is sure to please even the most demanding chef. Professional stainless steel appliances, additional pantry and a well designed work area will add to the pleasure of creating a culinary masterpiece while still being able to entertain guests and enjoy the amazing views. The master suite is designed around a single concept of pure relaxation and luxury including a fireplace, sitting area, outside screened veranda, exercise room and the continued amazing views. The master bath offers a huge slate shower with multiple heads, makeup/dressing area and a massive closet with built-ins. The property also has a 2,000 sq. ft. guest home for friends and family. It is surrounded by large landowners with agricultural fields and is located in some of the best deer hunting in Douglas County. The barn/shop is used to house equipment and provides an ample work area for any project. Whether you are looking for an incredible river property, hunting retreat or just a beautiful home in the country, this place has it all and is priced to sell. Don't miss the opportunity to own this great Southwest Missouri property. Call me today for more information and to schedule your private showing.

DOUGLAS COUNTY



165 ACRES - \$875,000

STONE COUNTY

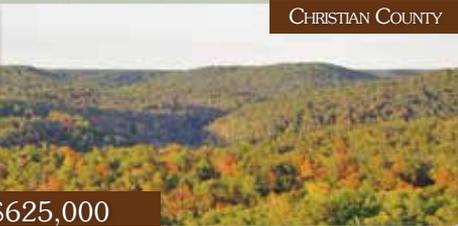
The James River Ranch is as rare as they come with Million dollar views, cattle production, horse facilities, trophy deer and turkey hunting all with excellent access to the river. Over one mile of gentle river frontage, ponds and springs. Just 3 miles from Galena on a black top road. Very peaceful and 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.

STONE COUNTY



39 ACRES - \$545,000

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 enjoy 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.



203 ACRES - \$625,000

CHRISTIAN COUNTY

The Rock Hollow Ranch is a dream property with loads of character. This turnkey cattle operation will allow the new owner to produce a nice income from the property, all the while enjoying breathtaking views as he/she cruises the rolling pastures checking the herd. Previous owners have built and maintained an intensive grazing system to garner the maximum holding capacity per acre. Staying with the property is a nice sized cattle working area located atop a flat ridge for dry working and loading conditions. Also included are a large outdoor riding/roping arena and a 40 ft round pen, all in excellent condition. The 60 x 40 concrete floor barn with water and electric will also be a nice asset to the new owner. The beautiful western lodge-style earth home is a must see with top quality features, including an open beam main living area and kitchen with slate and plank flooring. The custom knotty elder cabinets feature large drawers and granite counters. Stainless commercial appliances include a designer sink, large stainless range hood, eight-burner gas range, double oven, etc. In addition, there is a whole house stereo system. The bathrooms feature granite carved vessel sinks and skylights. The front of the home features a fully covered porch overlooking a great yard with plenty of room for entertaining. Outbuildings include a 30 x 24 shop that has been converted into an apartment. Insulated, full bath, one bedroom, vaulted ceiling in living area, skylights, phone and cable. A three-sided enclosed carport also attached. A tall 50 x 32 RV garage has pull through doors for your RV. One room has been framed and covered, wired and plumbed for a bathroom and would serve well as a hunter's lodge. Five beautiful ponds, multiple streams, three waterfalls, and a cave.



WRIGHT COUNTY

672 ACRES - \$1,724,000

Three Bar Farm is a truly unique property offering trophy hunting, an excellent investment as well as a solid financial opportunity for an owner operator. The property is located in the heart of the Ozark Mountains in ground properties. It is located approximately 16 miles east of Marion, Missouri. The property consists of slightly rolling hills with river 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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368 ACRES - \$1,145,000

UNDER CONTRACT

PULASKI COUNTY



The Gasconade River Ranch is as rare as they come with million dollar views, cattle production to run over 100 head, trophy deer and turkey hunting and excellent access to the river, which is sure to provide hours of fishing, swimming, and canoeing enjoyment. From the moment you open the custom front door, you will be overwhelmed by the massive windows which allow for views of the river below and the beautiful Missouri Ozark Mountains. Professional stainless steel appliances and a well-designed work area will add to the pleasure of creating a culinary masterpiece all the while still being able to entertain guests and enjoy the amazing river views. The 1000 square foot master suite is designed around a single concept of pure relaxation and luxury including a sitting area, exercise room, and the continued amazing river views. The master bath offers a huge shower and a massive closet with built-ins. For your vehicles and small equipment, there is a large 3-bay attached garage and second garage on the back of the home. The finished basement area boasts one additional bedroom and a walk out covered patio. There are two additional baths, a large work room with an additional concrete 'bunker' safe room and a mechanical room, which houses the heating and cooling systems, water heaters and a host of other mechanical systems. 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. Don't miss the opportunity to own this great South Central Missouri property. Call me direct for more information on this great property. Remember, buy land; they're not making it anymore.

TEXAS COUNTY



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

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.



CHRISTIAN COUNTY



263 ACRES - \$775,850

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

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!



TANEY COUNTY



482 ACRES - \$662,750

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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