



MOSSY OAK.
PROPERTIES
OF THE HEARTLAND
America's Land Specialist

Mossy Oak Properties of the Heartland, Ozark Heritage

417-334-0102

695 Branson Landing, #220
 Branson, MO 65616
www.moph-ozarkheritage.com

500 +/- ACRES NEAR PEEL, AR



If you are looking to expand your livestock operation, or searching for a great Northern Arkansas recreational getaway, then this is exactly what you have been waiting for. This 500-acre Marion County property features meticulously maintained pastures, quality timber areas, and provides excellent hunting opportunities. The views from atop the rolling hills are amazing and with electric on the property, building that dream home becomes very cost effective. Seasonal creeks, a cave, springs, and multiple ponds. Fenced. The owner has cleared more area than what the maps currently show. The pasture area has never been sprayed (organic) and soil test data is available. Don't miss out on this unique, secluded, productive property, the vistas will take your breath away. **\$1,100,000.**



618 ACRE PASTURE/TIMBER MIX



618 acres of pasture/timber mix on the Stone and Barry county line. This property is very secluded and would be the perfect hunting retreat or place to build that dream home you have always wanted. The property already has electric, well, and septic onsite. There are 7 separate pasture fields and the perimeter is fenced and interior crossed-fenced for your livestock. Located 40 miles from Springfield and 35 minutes from Branson. Stone County, MO. **\$1,359,600.**



1,400 ACRE DEVELOPMENT/RECREATIONAL PROPERTY NEAR BRANSON, MISSOURI



This unique Southern Missouri property is remote, yet within 5 miles of the tourist city of Branson, with all amenities. The property is one of the truly beautiful and interesting places in Missouri; it also has a lot of historical relevance. The property is dramatic in elevation ranging from 800 to 1400 feet. For 38 years, the property has been managed in conjunction with Missouri Department of Conservation and the USDA/NRCS. The property is fully restored to Pre-1900 conditions, and has been protected from outside influences (both man and machine). There is much diversity with glades, savannas, mountains, springs, two creeks, caves, forested areas with large mature timber and many ponds. The best description of the property would be, mountainous with mature timber in different stages of growth, interspersed with glades and savannas. The property management philosophy is diversity. This management style has increased endangered, threaten or watch listed plants and animals: such as Collard Lizards, Illinois Brown Bats, Pileated Woodpeckers and more. There is a residence Elk Herd in the area and Elk are continually seen on this property. **\$5,950,000.**



290 ACRE TIMBER TRACT - GALENA



290+/- acres located outside of Galena, Missouri right off of Highway 248. Known as Dragonfly Ranch, this property consists of marketable timber and has trails throughout, making it a great recreational tract. Located on the West side of McCord Bend road, the owner would consider splitting the property to fit the needs of the buyer. There are 17 lots (3-5 acres each) that have been platted, each with electric service on the lot, that can be bought individually. There are good building sites on this property overlooking the valley that would be perfect for your dream home! **\$435,000.**





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809 ACRES SOUTH OF BRANSON



Diversity and location! Surrounded by the Ozark Mountains in Taney County, Missouri, lays this beautiful 809-acre mixed use residential, recreational, development property just South of Branson. The 809 acres is completely high-fenced and has multiple creeks and springs. The large, stocked pond is spring-fed. A large portion of the property was in development for an entertainment complex. The cleared area would be a great place for a golf course, restaurant, theme park, industrial park or manufacturing plant. The possibilities for this property are endless! Just off Hwy 65 and minutes away from Branson, the Branson airport, Table Rock Lake and Top Of The Rock. There is also an inactive quarry that could be permitted and functional. Owner will consider financing! **\$3,600,000.**



LUXURY LIVING IN THE OZARKS!



Luxury living in the countryside of the Ozarks, where nature lets you escape the noise of city life. Just 20 minutes East of Ozark you'll find this estate perched on 12.6 acres overlooking the Mark Twain National Forest, where you can watch wildlife from every window. Boasting 6BR/5BA, formal and informal living spaces with possible in-law quarters on lower level, this home has it all including a 30'x24' shop. The kitchen is a chef's delight and the hearth room and sunroom both offer cozy quarters ideal for relaxing in your own favorite way. The master suite won't leave anyone feeling cramped for space with double sinks, a separate vanity, jetted tub, large walk-in shower & a closet with ample space. Add! 138 acres m/l with 3 acre lake and tiny cabin. See feature list. Home warranty! **\$929,000.**



447 ACRE FARM - GALENA



This productive 447 acres in Stone county Missouri has a lot to offer. With gently rolling pasture, tillable soil, timber, ponds, and James River frontage, you will see the diversity in this farm. This farm was a fully operational dairy farm until recently and still has the infrastructure to make it into whatever kind of farm you wish! The property is approximately 30% pasture or hay ground, and approximately 70% marketable hardwood timberland. There is a house on the property which is currently leased out to the farmhand onsite. There are multiple barns/outbuildings on the property to support your farming operation, and even a well in the back part of the property to provide water for your cattle. The SouthEast side of this property is lined with James River frontage with access points, and provides amazing views of the river and valley below. Additionally, this farm holds all the elements to produce quality whitetail deer and turkey. Great combination farm for cattle, hay/pasture, and hunting! **\$1,200,000.**



114 ACRES - NEAR TABLE ROCK LAKE



The location of this recently registered Bed & Breakfast & organic farm is just minutes from Dogwood Canyon, Kanakuk Camps, King's River & Table Rock lake. The property includes the primary residence with 4,300 sf, 5 bedrooms, 4.5 baths, and a kitchenette, game room and separate entrance for the walk-out basement suite. A short walk down the stone path resides the 1,200 sf duplex with 1 bedroom & bathroom and kitchenette on each side. Adjacent to the main house is a converted 2-car garage to a commercial kitchen, 85x30 greenhouse and 30x50 shop, 2 creeks, a pond, and 116 acres of timber and pasture. **\$725,000.**

