



WHITETAIL PROPERTIES REAL ESTATE

HUNTING | RANCH | FARM

(417) 766-5595

BRIAN UTECHT

Agent, Land Specialist

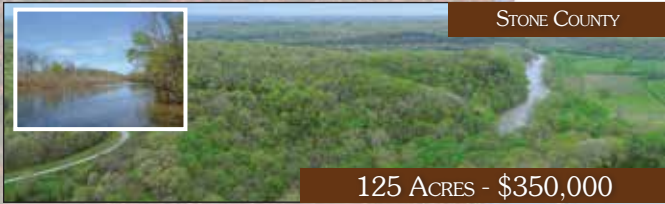
LET BRIAN SELL YOUR PROPERTY!



DALLAS COUNTY

1,060 ACRES - \$3,995,957

Whitetail Properties is proud to offer for sale the famous Xtreme Whitetail Adventures of Missouri Hunting Ranch and deer breeding facilities. This one-of-a-kind property is located in the beautiful Ozarks of Southwest Missouri. The ranch has been meticulously managed for growing giant bucks and making hunting memories that last a lifetime. The property comes turn-key from the elaborate fully furnished lodge to the Ranch King Hunting Blinds. With great access from I-44 and several airports, this property is just a drive or flight away. You simply won't find a property that's better designed or proven to grow giant whitetails. This premier ranch is ready to roll! Act quickly to make Xtreme Whitetails Ranch your new personal paradise or for an incredible business and outfitting opportunity. Call me today for your private showing. Remember, buy land; they're not making it anymore.



STONE COUNTY

125 ACRES - \$350,000

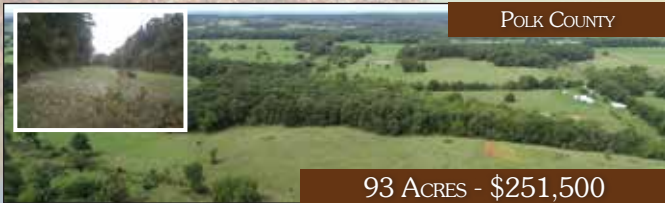
The Greenway Farm is as rare as they come with Million Dollar views, deer and turkey hunting, all with excellent access to the river. The water on this property is second to none with over 1/4 mile of gentle river frontage, ponds, and springs. Conveniently located between Springfield and Branson, the property is situated in a very peaceful and scenic setting. Don't miss the opportunity to own this great South West Missouri property. Call me direct for more information on this great property. Remember, buy land; they're not making it anymore.



STONE COUNTY

135 ACRES - \$250,000

Hunter's special!! This reasonably priced hunting tract won't be for sale for long. From the sweeping ridge top to the trophy deer and turkey to a creek with a waterfall, this is the place for you and your family to enjoy the great Missouri outdoors. Imagine sitting in the stand as you see a Missouri monarch stepping out of the brush thicket or a long bearded tom gobbling in the spring. This is that property!! Being located in close proximity from Branson and Table Rock Lake, fishing, boating and great restaurants are also an option. You just don't find many hunting tracts this clean and loaded with wildlife. This property has nice trails established, excellent home sites and multiple access points. Please see all camera pictures attached and we can check the wildlife cameras when you look at this great opportunity.



POLK COUNTY

93 ACRES - \$251,500

Deer hunting, pasture, and lake living at its best. This is an amazing country property only a few minutes to the boat launch on Pomme de Terre Lake and giant bucks just out the back door. The property has been meticulously maintained from the cabin-trailer to the pasture land and outbuilding; nothing is out of place. The cabin has all you need for a hunting camp or full-time residence. The land has great pasture for livestock or hay production. This area is known to produce some very respectful Missouri bucks, excellent turkey hunting and along with the access to the lake for fishing, boating or duck hunting; it just doesn't get any better than this. This extraordinary property is truly a "one of a kind"!



POLK COUNTY

190 ACRES - \$399,950

Cattleman's special! This reasonably priced grass and hunting tract won't be for sale for long. From the large bottom ground fields to the gentle ridges and live water, trophy deer and turkeys are just a step away. The property is ready to go with fencing in place and set up for rotational grazing with eight pastures. Don't forget about the hunting, just imagine sitting in the stand as you see a Missouri monarch stepping out of the brush thicket or a long-bearded tom gobbling in the spring. This is that property!! Being located in close proximity from Springfield and area lakes, fishing, boating and great restaurants are also an option. You just don't find many tracts in this location and loaded with wildlife. Property has excellent potential. Farms in this county rarely hit the open market, so don't wait. Call me direct for more information on this great property.



WEBSTER COUNTY

90 ACRES - \$315,000

Bucks, ducks, and turkeys - this property checks all the boxes. It has a nice shop with electric and water well all in place. The four-acre lake is absolutely stunning and is spring feed. Own your own piece of Missouri paradise along with a solid investment. With beautiful views and amazing sunsets, this property shows the benefits of owning your own dream property. The thick bedding areas and live water allow the deer and turkeys to thrive. The farm would make a great home residence or weekend getaway, and it's located in Marshfield School District. This farm is ready to go, so call me today. Remember, buy land, they're not making it anymore.



ST. CLAIR COUNTY

180 ACRES - \$310,500

If you are looking to get away, look no further. Located on a dead end road, this property with a small farm home has abundant wildlife, including deer, turkeys, and small game. This big buck property offers a nice mix of hardwoods, some cedar thickets and production farms on the perimeter. Secluded in the woods is a 1,300 s/f 3BR farmhouse. The home features an inviting country feel with views of the woods and fields. This property is ready to move in and hunt!

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CATTLE/GRASS FARMS FOR SALE



WEBSTER COUNTY

483 ACRES - \$1,690,500

High Prairie Farm is a highly productive ranch in an excellent location. It is a top-shelf cattle ground property that has been well managed and improved. Property is currently under a custom farming practice with a crop rotation of corn and rye providing excellent silage for their cattle program. The farm is currently running 368 yearlings and 146 mother cows. Excellent road frontage makes shipping and working the farm easy. A rare farm offering in the most desirable part of Southwest Missouri, so don't let this legacy property slip by. Please read detailed bullet points attached on farm particulars. Conveyed with all mineral rights owned and hunting rights. Located in a great whitetail hunting area. Call me direct to see this high production property.



LACLEDE COUNTY

418 ACRES - \$969,525

PRICE REDUCED!! Smith Creek Ranch is a full-time operator's or gentleman's cattle operation. From the magnificent ridge top views overlooking the cattle as they graze to the hayfields and over 350 acres of pasture ground, this ranch reflects the American dream of land ownership. The property is set up for rotational grazing with seven pastures and all have live water or automatic waters. The well-built three bedroom home can be a permanent residence or just a weekend getaway. The home was designed with simplicity and efficient furnishings to finish off this dream property. Call to schedule your private showing. Remember, buy land; they're not making it anymore.



CHRISTIAN COUNTY

263 ACRES - \$683,400

PRICE REDUCED!! 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

670 ACRES - \$1,135,650

Blue Water Ranch is located in South Central Missouri and is surrounded by large timber and pasture tracts. In a very secluded area with views that are absolutely stunning. Wildlife is abundant providing great deer and turkey hunting, including numerous whitetail scoring over 150" being harvested. Gentle rolling terrain with approx. 300 acres of cattle pasture, hay ground and awesome river bottom along the Niangua River. Remainder of the property is in mature hardwoods and trails. Water on the property consists of a large natural spring, spring branch, river and ponds, two of which are spring fed, and automatic waterers that are hooked up to the water well for livestock. Fenced and cross fenced with steel posts and barbed wire. Good set of corrals and loading area. On a blacktop road. The main barn is 40' x 40', plus there is a smaller barn that is 20' x 40'. This ranch has the potential as a cattle ranch, hunting ranch or river retreat.



WRIGHT COUNTY

408 ACRES - \$938,400

Three Bar Farm is truly the property of a lifetime, offering beauty and seclusion as well as a solid financial opportunity as a owner/operator, cash rent and land appreciation on pasture/bottom ground properties. It is located approximately 16 miles east of Marshfield in Southwest Missouri. The property consists of slightly rolling hillside with level creek bottoms. Approximately 85% of the land is open with a quality stand of fescue and native clovers. The farm has good fencing and cross-fencing, two corrals, working facilities, scales. The live water creek runs along the entire property with approximately 3/4 mile of frontage and several holes where fish are found. 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. Give me a call to set up a private showing of this dream property.



OZARK COUNTY

187 ACRES - \$399,999

Vista Ranch is a full-time operator's or gentleman's cattle operation surrounded by national forest. From the magnificent ridge top views overlooking the cattle as they graze to the hayfields and over 1/2 mile of creek frontage, this ranch reflects the American dream of land ownership. The property is set up for rotational grazing with six pastures. The well built three-bedroom home can be a permanent residence or a weekend getaway. The home was designed with simplicity and efficient furnishings to finish off this dream property. Hunting is outstanding with many 140-160 inch bucks harvested. This is a top shelf property. Call to schedule your private showing. Remember, buy land; they're not making it anymore.



STONE COUNTY

313 ACRES - \$1,095,500

Beautiful farm located just west of Springfield. Very diverse, and properties in this location do not come up for sale very often! Made up of open land that consists of hay production and pasture, and there is a beautiful bottom field along the creek 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. Huntability and quality of deer on this property is second to none. Farm has over 1 mile of blacktop frontage, plenty of locations to build, and very scenic views! This farm has it all!



WRIGHT COUNTY

300 ACRES - \$799,998

Cool Mountain Springs Farm is rustic seclusion at its best on rolling pasture and bottom ground farmland. This is truly the property of a lifetime, offering natural beauty and a peaceful setting as well as a solid financial opportunity with the cash rent and land appreciation on river frontage and bottom ground properties. It is located approximately 25 miles north of Mt. Grove on the Gasconade River in Southwest Missouri. The property consists of slightly rolling hillside with level river bottoms. There are several springs on the property and one year-round spring-fed tributary creek in addition to 9 ponds. Improvements include a well-built 1,600 square foot home that has been recently updated and boasts stunning views from the front porch. Outbuildings consist of a large equipment barn, covered working cattle facilities and a shop with wash rack.

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