



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

116 ACRES - \$319,000

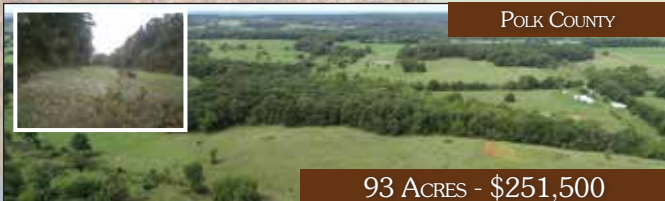
"Huntin, fishin and lovin everyday" is how the songwriter would describe this property. Located just a few miles from the Cape Fair Marina, access to Table Rock Lake is quick and easy. Famous for game fish of all kinds including largemouth bass, crappie, small mouth, catfish, walleye, and spoonbill, this area offers a great lake atmosphere. The property itself invites your imagination to wonder about livestock grazing in the rolling pastures, turkeys gobbling on the roost, or the elusive whitetail deer slipping from the cedars down to the spring-fed ponds for a quick taste of the clear spring water. Remember, squeeEEEEEE that trigger, and you'll enjoy that fresh back strap. Your daydreams can become your reality. Make this your dream property.



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**



**CAMDEN COUNTY**

**612 ACRES - \$1,355,450**

Sweet freedom and sanctuary await at the Triple Creek Ranch. This amazing, countryside ranch is nestled in the great outdoors of Central Missouri. Triple Creek Ranch is a working cattle ranch with over 612 acres of upper pastures and large fertile bottom ground fields. The ranch is running 175 head of mother cows with 250 acres of ground in class 2 and 3 soils for excellent tillable production if desired. Water is abundant with 10 ponds, springs, and creek on property. Cattle facilities consist of working pens, holding pens, small feedlot, hay barns and machine shop. Two nice homes sit on the property for owner and manager. The ranch is home to many different types of wildlife including turkeys, deer, bobcat, quail, and dove. Let the Triple Creek Ranch free your mind and restore your spirit on this rare property. Call me today to schedule your showing.



**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. More 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.



**DOUGLAS COUNTY**

**UNDER CONTRACT!**  
Location, Location, Location! This is a full-time operator's or gentleman's cattle operation and whitetail paradise. The property consists of slightly rolling hillside with level upper fields and multiple ponds on the property. Wildlife is abundant. The property includes a 4 bedroom, 3 bath two-story residence with a total of 2556 base sq. feet and a total of 4970 sq. feet adjusted space per county records. Massive 24 x 36 living room with vaulted two-story ceiling and large stone fireplace. Upstairs there is an exit onto a large deck overlooking the property. Two large barns, 3 waterers, some fencing and cross fencing and a working corral provide the essentials for a cattle operation. Wildlife trails are everywhere!



**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**

**70 ACRES - \$799,998**

**UNDER CONTRACT!**  
This top-shelf investment property is a true gem for the future owner. With a road frontage and a beautiful setting, this property also offers the opportunity to build your dream home. This is a solid investment for development. When you say this farm has it all, it is an understatement. This is a cattle deluxe property with rotational grazing, excellent fencing, new Morton building, multiple auto waterers and two sets of working pens all in place. The property has the perfect location, being only minutes to Springfield and Branson Missouri. Come experience the American dream of land ownership with this income producing property. More land available.



**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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