

**Bear Den Canyon Ranch**  
37286 CR EE-270  
Vanzant, MO 65768

**\$1,378,000**  
275± Acres  
Douglas County





**Bear Den Canyon Ranch**  
**Vanzant, MO / Douglas County**

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**SUMMARY**

**Address**

37286 CR EE-270

**City, State Zip**

Vanzant, MO 65768

**County**

Douglas County

**Type**

Farms, Hunting Land, Ranches, Recreational Land, Residential Property

**Latitude / Longitude**

36.932734 / -92.230783

**Taxes (Annually)**

700

**Dwelling Square Feet**

1922

**Bedrooms / Bathrooms**

4 / 2

**Acreage**

275

**Price**

\$1,378,000

**Property Website**

<https://livingthedreamland.com/property/bear-den-canyon-ranch-douglas-missouri/39504/>



**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**



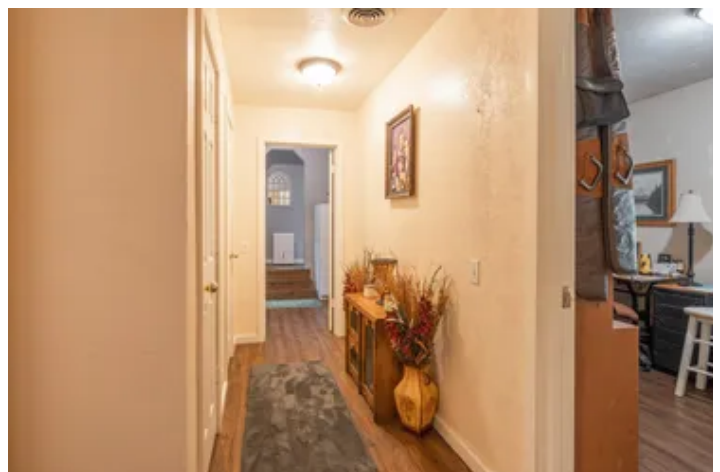
**PROPERTY DESCRIPTION**

Bear Den Canyon Ranch really showcases what the Ozarks have to offer. 275ac of pasture and woods that offers green fields, beautiful Ozark Ridges, a gorgeous valley that stretches 1 mile across the property, creeks, springs, 5 farm ponds and even a cave. This property has been owned by the same family for over 100 years. The beautiful pastures are perfect for ranching, while the wooded ridges and bottom provides great habitat & prime hunting for deer and turkey. The landowners have even enjoyed seeing some black bears on the property. Sitting in the center of the property down in the valley sits the gorgeous 4bed, 2bath wood home featuring numerous upgrades including new floors, new HVAC system & ductwork, new heat pump, a new roof that was put on in 2021, updated bathrooms and an upgraded well system as well as 2 gas fireplaces in the home. Sitting behind the home is an outbuilding that was once a dairy barn, but is now divided into 3 different sections, a livestock shed, a shop & equipment shed. There is also a large carport that's perfect for an RV/camper or boat storage. You really have to see this ranch to truly appreciate its beauty!



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## Locator Map

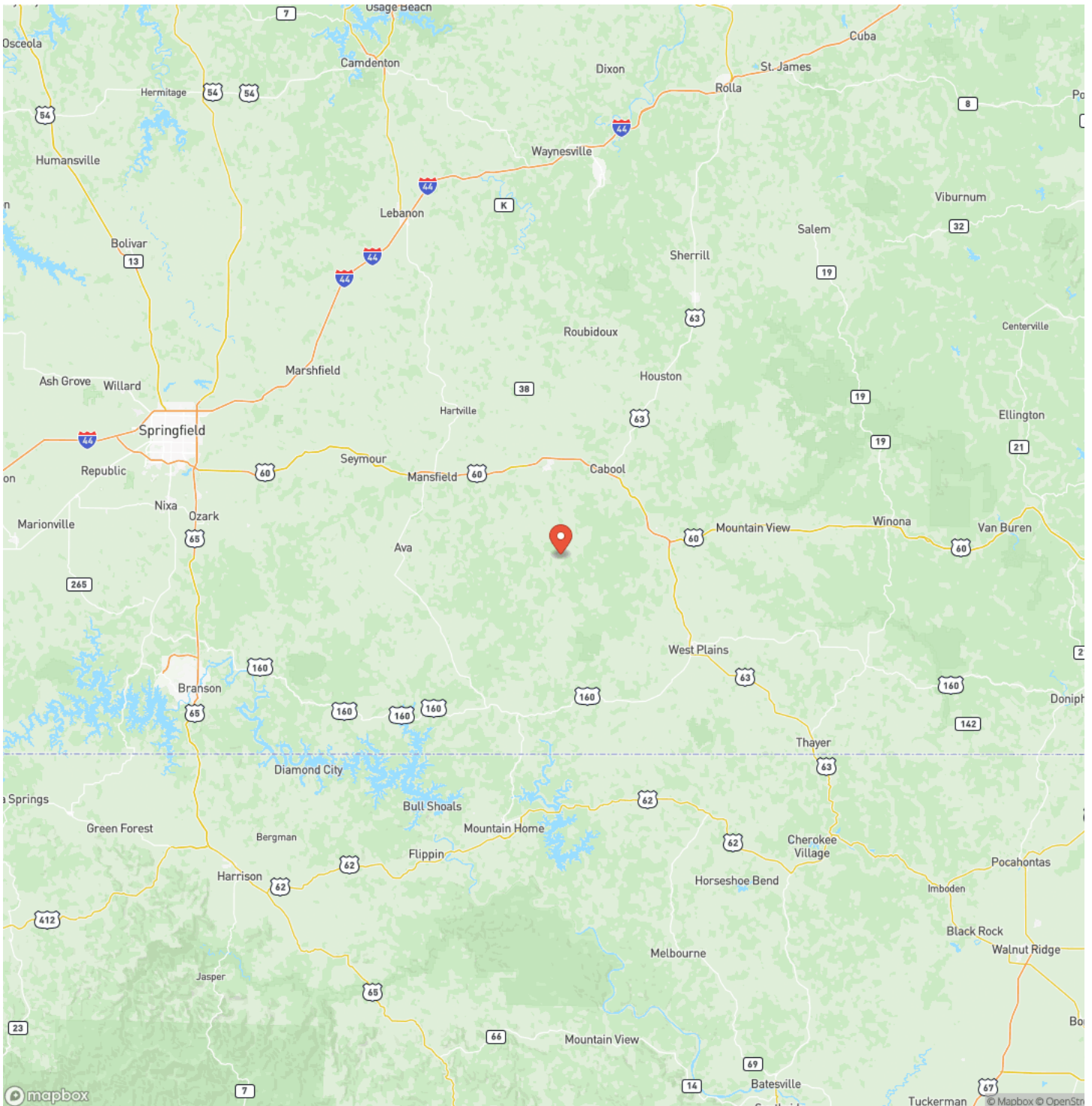


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## Locator Map





## Satellite Map







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## **DISCLAIMERS**

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**Living The Dream Outdoor Properties**

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Cuba, MO 65453

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