

**Bean Den Canyon 100**  
37286 County Road EE-270  
Vanzant, MO 65768

**\$542,500**  
100± Acres  
Douglas County





**Bean Den Canyon 100**  
**Vanzant, MO / Douglas County**

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**SUMMARY**

**Address**

37286 County Road EE-270

**City, State Zip**

Vanzant, MO 65768

**County**

Douglas County

**Type**

Hunting Land, Farms, Recreational Land, Residential Property

**Latitude / Longitude**

36.9284 / -92.2265

**Taxes (Annually)**

700

**Dwelling Square Feet**

1922

**Bedrooms / Bathrooms**

4 / 2

**Acreage**

100

**Price**

\$542,500

**Property Website**

<https://livingthedreamland.com/property/bean-den-canyon-100-douglas-missouri/44598/>



**MORE INFO ONLINE:**

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



**PROPERTY DESCRIPTION**

Bear Den Canyon Ranch really showcases what the Ozarks has to offer. 100+/- acres with a beautiful creek that parallels the valley and a spring. There are numerous spots for food plots in the valley, and a nice clearing for a ridge top food plot as well. This property has been owned by the same family for over 100 years. The wooded ridges and bottom provides great habitat for prime hunting of deer and turkey. Over the past few years the landowners have enjoyed seeing some black bears on the property. Sitting in the center of the property down in the valley, sits the gorgeous 4 bed, 2 bath wood home featuring numerous upgrades including new floors, new HVAC system including 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 this outbuilding is divided into three different sections, a livestock shed, a shop, and an equipment shed. There is also a large carport perfect for a RV/Camper and boat storage. You really have to see this ranch to truly appreciate its beauty! Come take a Look!

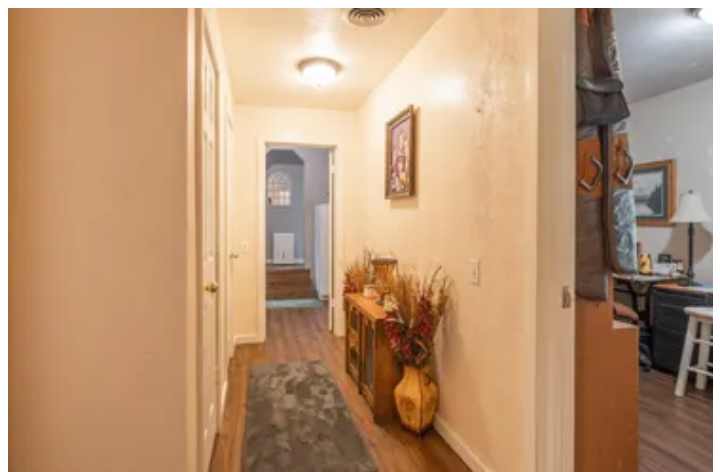
**MORE INFO ONLINE:**

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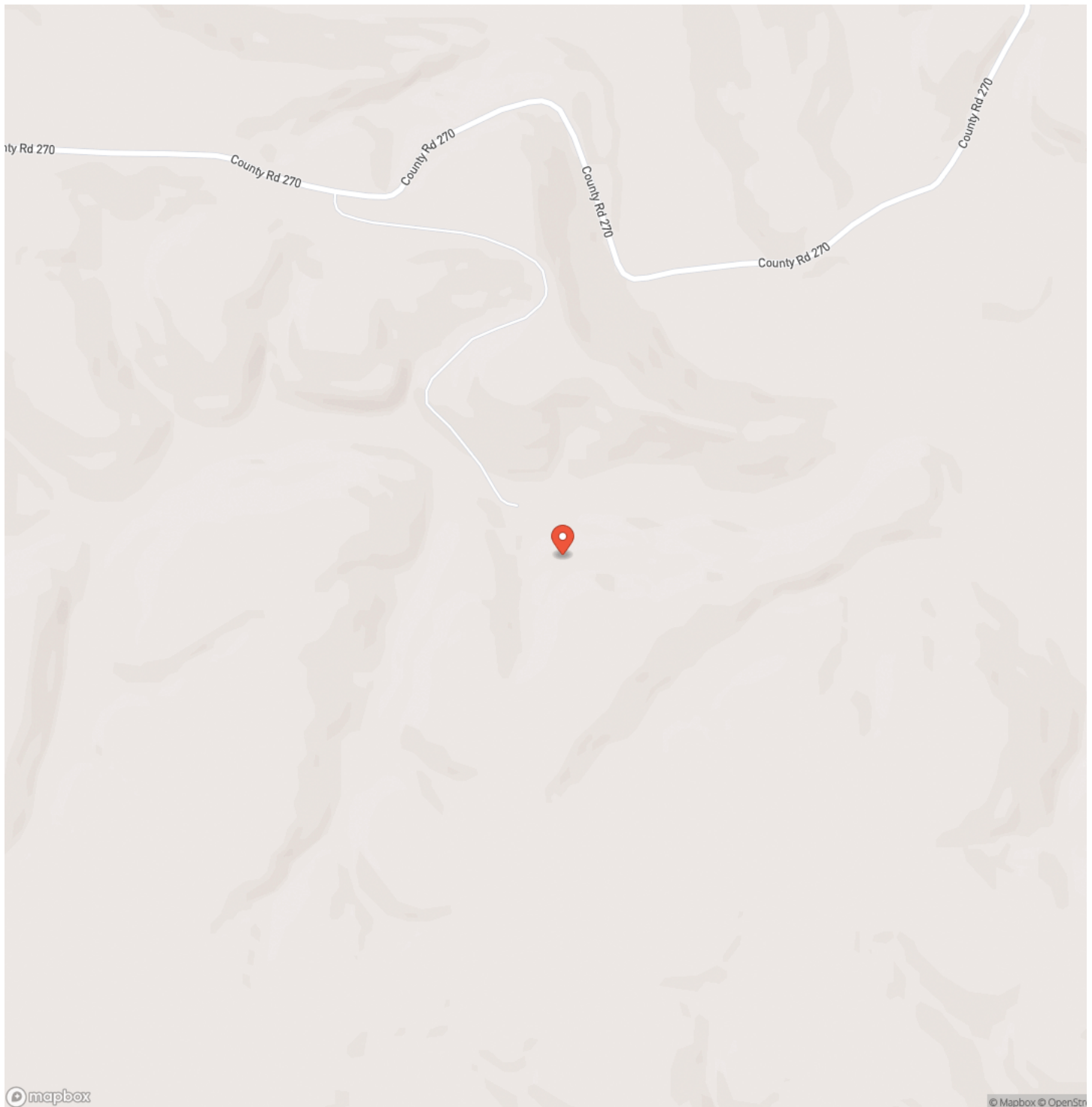


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## Locator Map

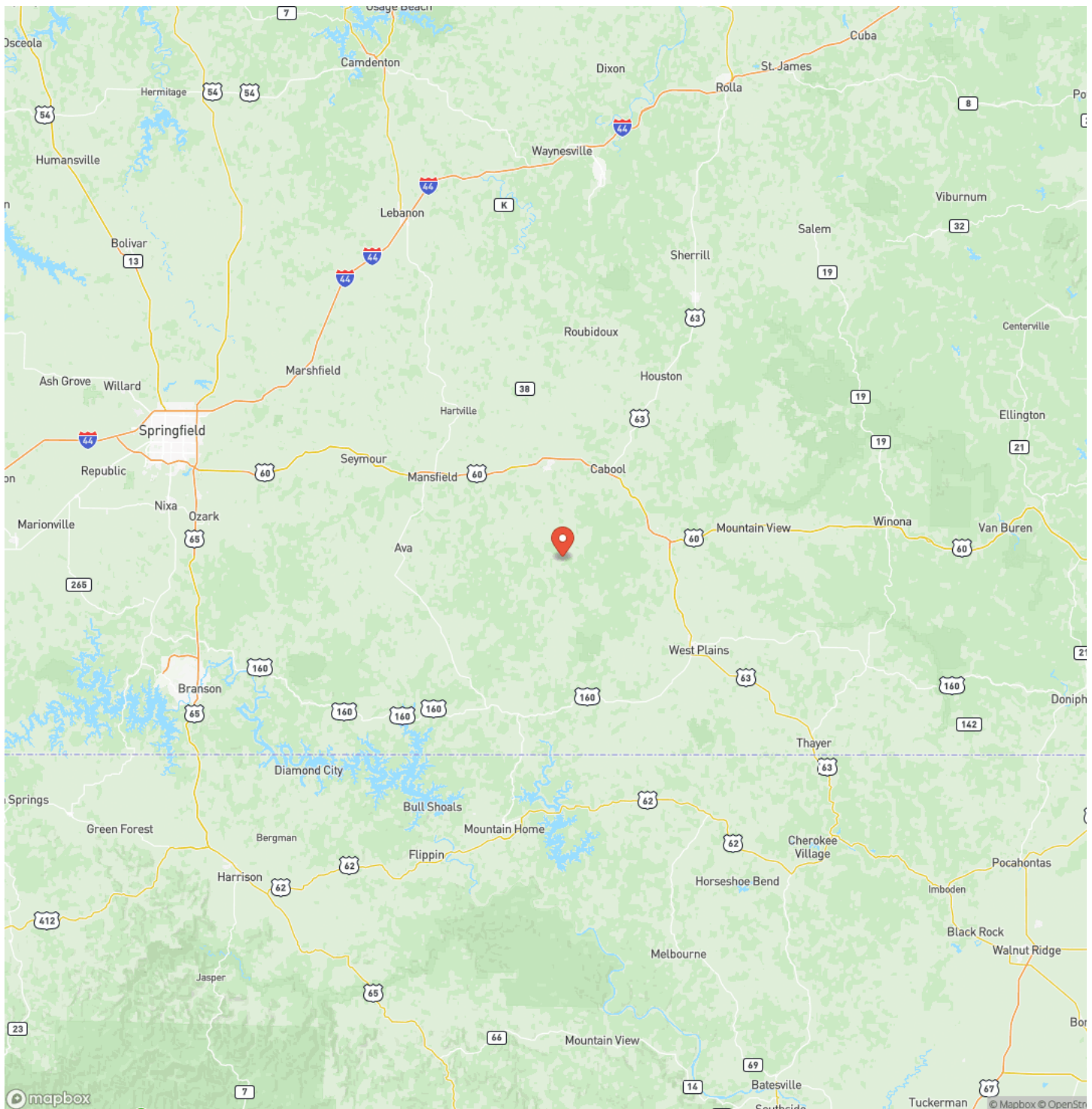


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## Locator Map



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## Satellite Map



**MORE INFO ONLINE:**

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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Shane Purdy

## Mobile

(855) 289-3478

## Office

(573) 338-3054

## Email

Shane@livingthedreamland.com

### Address

2100 S. 12th Ave

## City / State / Zip

Ozark, MO 65721

## NOTES



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## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.





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515 S. Franklin St

Cuba, MO 65453

(855) 289-3478

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