

The Eleven Point Ozark Scenic Ranch
4495 County Road 405
Alton, MO 65606

\$4,500,000
700± Acres
Oregon County



MORE INFO ONLINE:

<https://livingthedreamland.com/>

The Eleven Point Ozark Scenic Ranch

Alton, MO / Oregon County

SUMMARY

Address

4495 County Road 405

City, State Zip

Alton, MO 65606

County

Oregon County

Type

Farms, Ranches, Riverfront, Horse Property, Timberland

Latitude / Longitude

36.791884 / -91.419608

Taxes (Annually)

1616

Dwelling Square Feet

3700

Bedrooms / Bathrooms

4 / 3.5

Acreage

700

Price

\$4,500,000

Property Website

<https://livingthedreamland.com/property/the-eleven-point-ozark-scenic-ranch-oregon-missouri/46643/>



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PROPERTY DESCRIPTION

Nestled within the breathtaking expanse of the Ozarks, lies a property of unparalleled allure, boasting an intrinsic conservation ethos that epitomizes the natural splendor of the region. Encompassing the mesmerizing charm of the Eleven Point River, with its meandering course through the landscape, this estate stands as a testament to the beauty and serenity of untouched nature. The property, graced with an amazing Eleven Point River frontage, is a haven for nature enthusiasts and connoisseurs of rustic elegance. A custom-built 4 Bedroom, 2 full baths and 2 half baths executive style stone home, exuding an aura of rustic charm, gazes over the undulating Eleven Point bottomland and an expansive cattle farm, offering a panoramic vista that captivates the senses.

The land, an epitome of versatility, provides an ideal habitat for horses and livestock, a testament to its potential for an idyllic farming venture. The seller, committed to the preservation of the land's innate character, extends an enticing offer, reducing the price for those inclined towards a long-term farming lease, thereby fostering a harmonious union between conservation and agricultural pursuits.

Enveloped by an enchanting cloak of woodlands, the property finds itself embraced by the Ozark Scenic Natural Riverways protected easement, ensuring the perpetuation of its ecological integrity. A veritable conservation gem, it serves as a sanctuary for an array of flora and fauna, nurturing a thriving ecosystem that embodies the essence of the Ozarks' natural heritage. Drawing in adventure-seekers and fishing enthusiasts alike, the property stands as a gateway to a realm of outdoor excitement, offering an abundance of opportunities for trout and smallmouth bass fishing, kayaking, canoeing, and tubing along the enchanting waters of the Eleven Point River. A haven for wildlife enthusiasts, the land offers an unparalleled experience in Eastern turkey hunting, with Whitetail deer galore, including the majestic presence of mature bucks, adding a touch of magnificence to this natural sanctuary. With its mesmerizing blend of natural grandeur and untamed wilderness, this property stands as a testament to a once-in-a-lifetime opportunity, beckoning the discerning few to partake in a life deeply intertwined with the pristine majesty of the Ozarks. Properties like this that border Mark Twain National Forest rarely come up for sale. Call now.

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MORE INFO ONLINE:

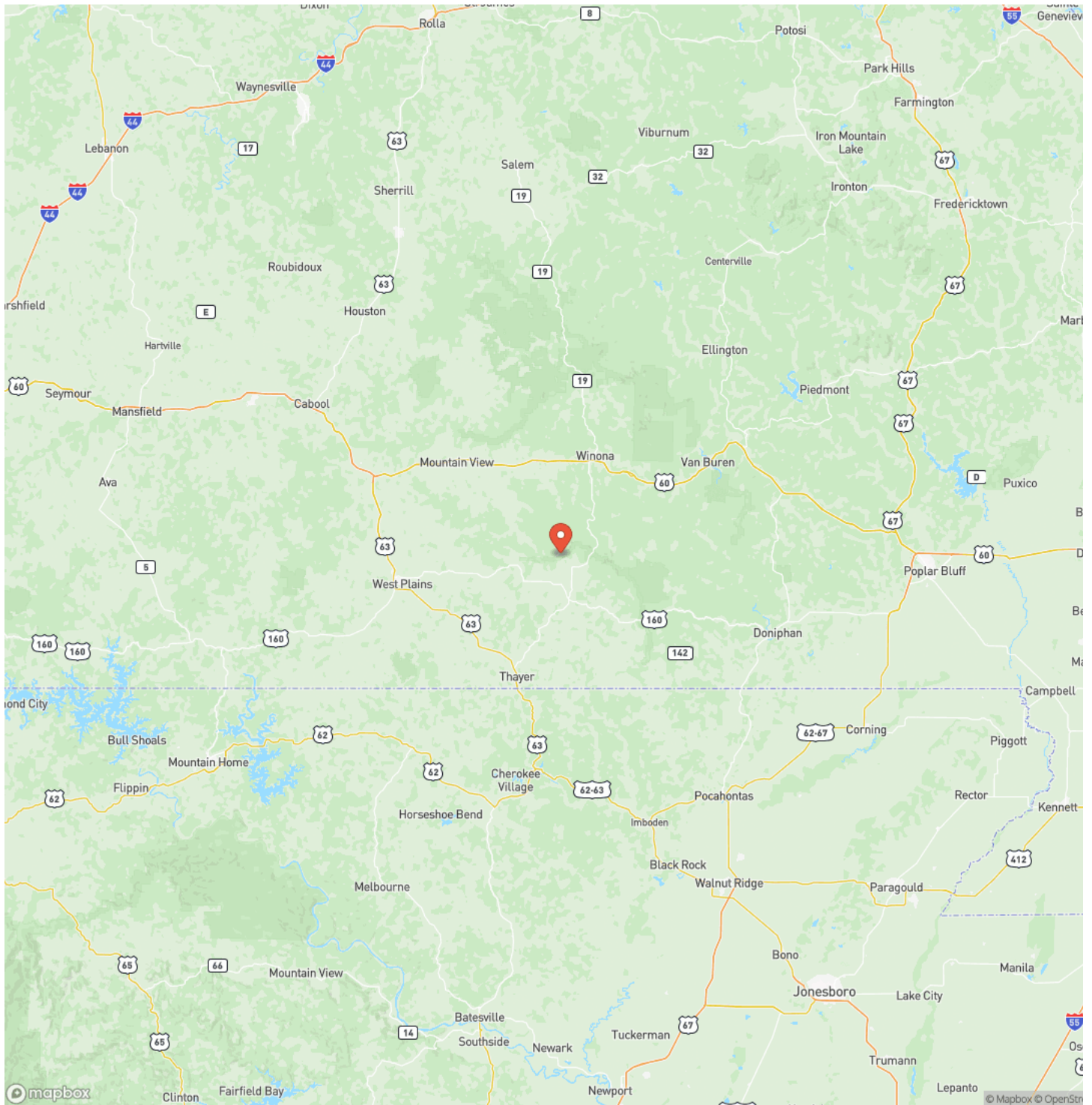
<https://livingthedreamland.com/>



Locator Map



Locator Map



Satellite Map



The Eleven Point Ozark Scenic Ranch

Alton, MO / Oregon County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

Cuba, MO 63005

NOTES



This image shows a single sheet of white paper with horizontal blue 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.



Living The Dream Outdoor Properties

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Cuba, MO 65453

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