

**Open Lock Ranch**  
5451 Bado Rd  
Cabool, MO 65689

**\$3,900,000**  
806± Acres  
Texas County



**MORE INFO ONLINE:**

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



**Open Lock Ranch**  
**Cabool, MO / Texas County**

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**SUMMARY**

**Address**

5451 Bado Rd

**City, State Zip**

Cabool, MO 65689

**County**

Texas County

**Type**

Farms, Recreational Land, Ranches

**Latitude / Longitude**

37.247 / -92.1164

**Taxes (Annually)**

882

**Dwelling Square Feet**

1510

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

806

**Price**

\$3,900,000

**Property Website**

<https://livingthedreamland.com/property/open-lock-ranch-texas-missouri/65740/>



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## Open Lock Ranch Cabool, MO / Texas County

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### **PROPERTY DESCRIPTION**

Welcome to Open Lock Ranch, a true gem in Texas County, Missouri. Spanning over 800 acres of prime land, this ranch offers a rare blend of rich, rolling pastures and natural beauty that's hard to find. With 90% of the property dedicated to pasture and the rest adorned with mature woods, it's a rancher's dream.

Featuring two homes—one recently remodeled, the other thoughtfully updated—there's plenty of space for family or guests. The main home has new Hvac systems as well as new windows and new septic system. The second home is fully redone with everything from new windows to new Hvac systems. The land is divided into 11 separate pastures, 9 of which are equipped with automatic waterers, fed by three wells. You'll also find 5 spring-fed ponds, over 9 live springs, and multiple spring-fed creeks providing abundant water year-round.

For hay production, two large pastures are set aside and fertilized, ensuring top-quality yield from some of the best soil in the region. The entire property is cross-fenced and well-maintained, with plenty of new fencing in place.

There's no shortage of working infrastructure here—3 large hay barns, a well-equipped shop, a working barn complete with 3 corrals, and a large arena with runs. You'll also find 2 grain bins ready for feed and an equipment barn to house all the tools and machines you need to keep this operation running smoothly.

Open Lock Ranch is a rare find—a turnkey operation that doesn't come on the market often. With top-tier soil, meticulously managed pastures, and all the facilities you need, this ranch is ready for your next adventure. Don't miss your chance to own one of Missouri's finest ranches.

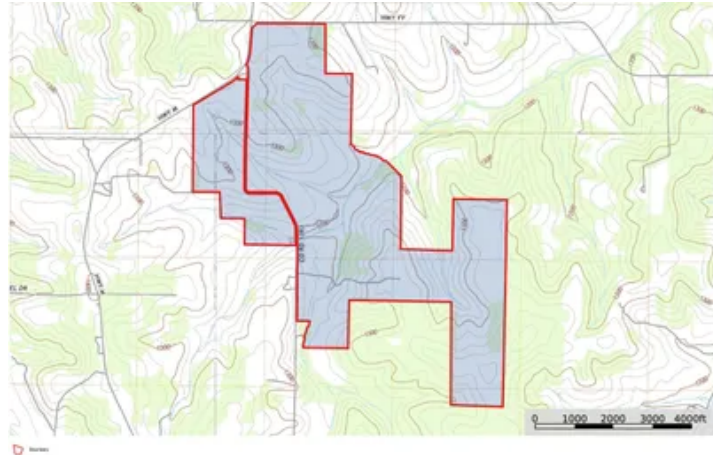
**MORE INFO ONLINE:**

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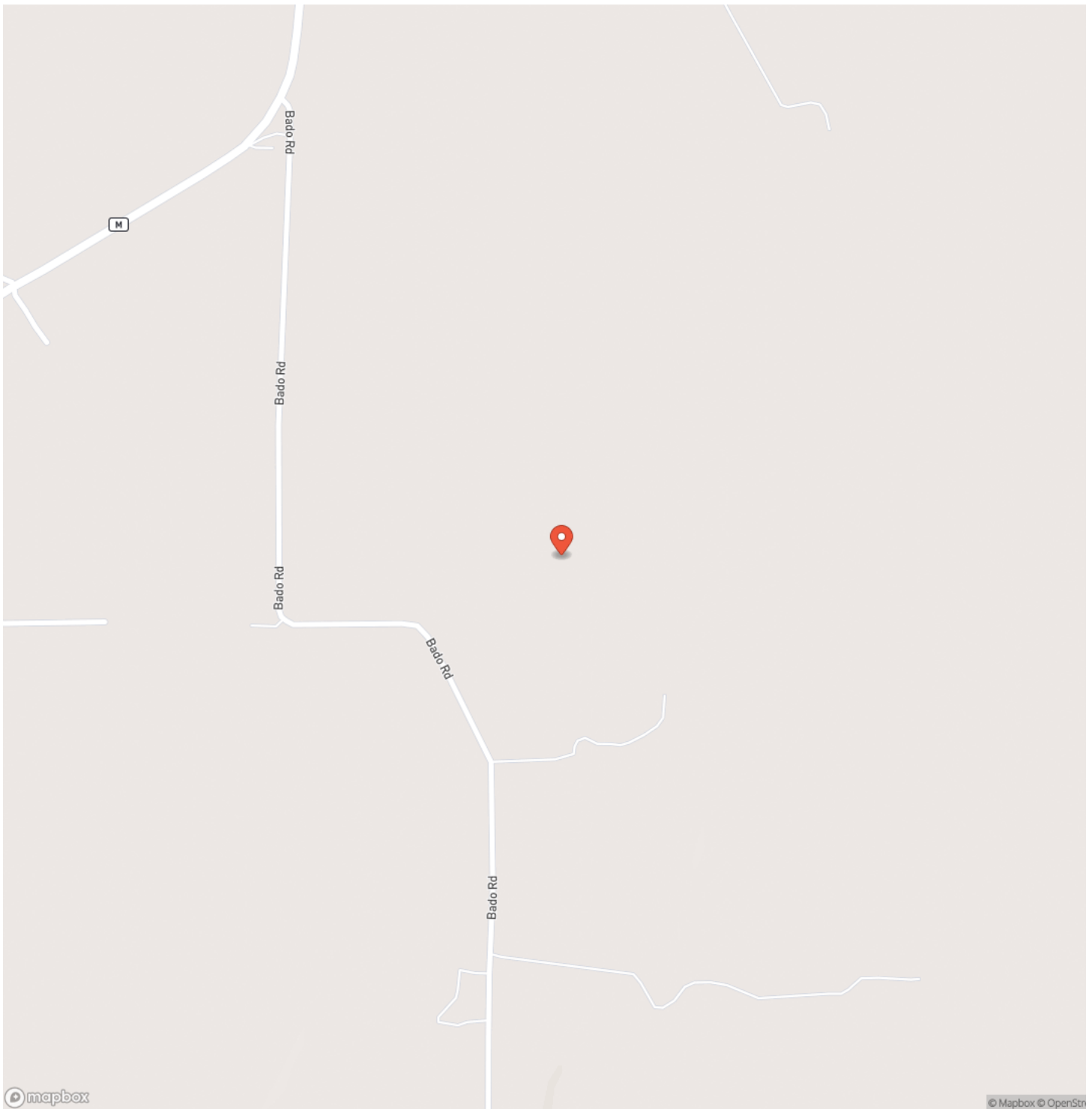




Open Lock Ranch  
Cabool, MO / Texas County



## Locator Map



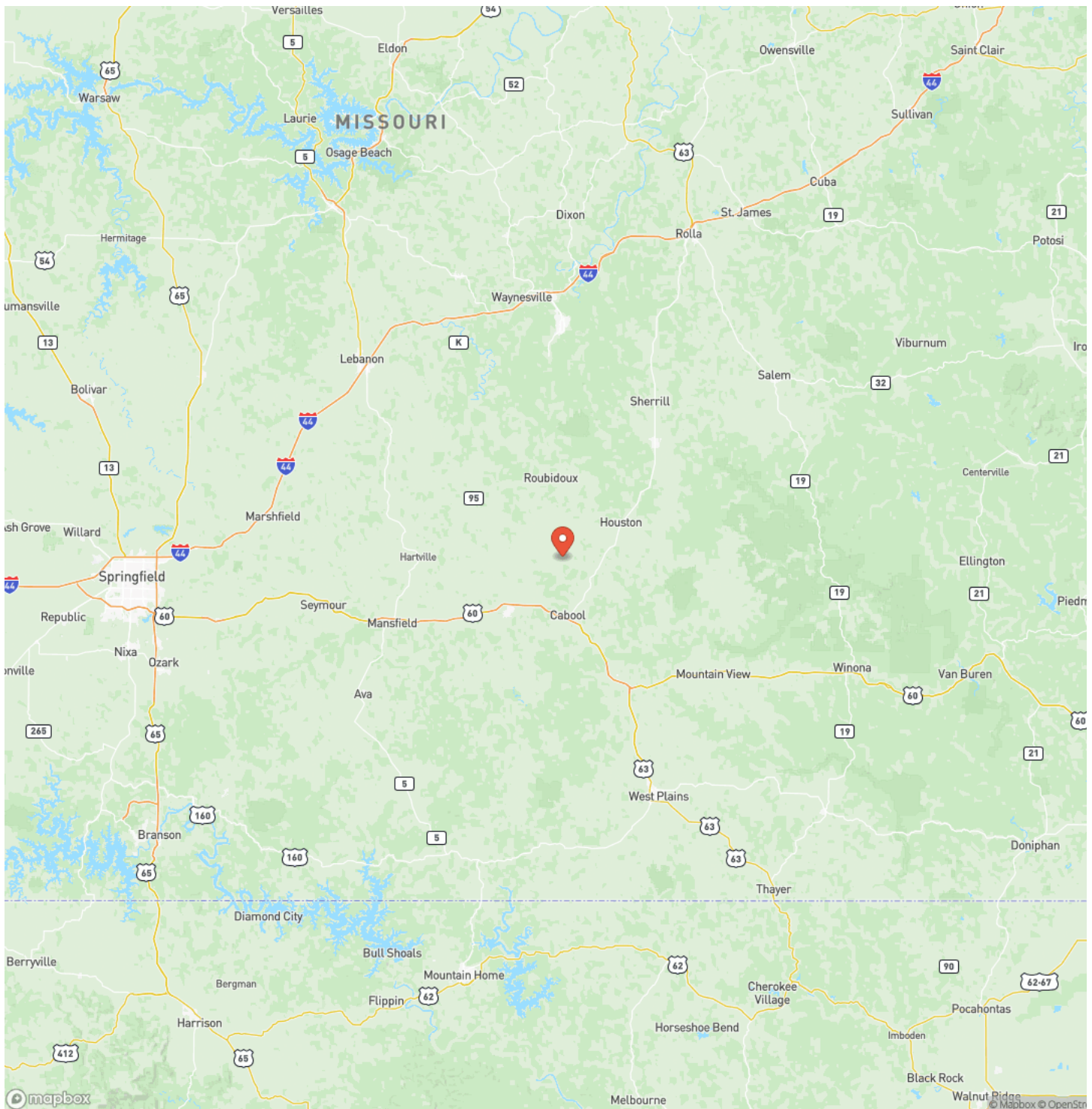
**MORE INFO ONLINE:**

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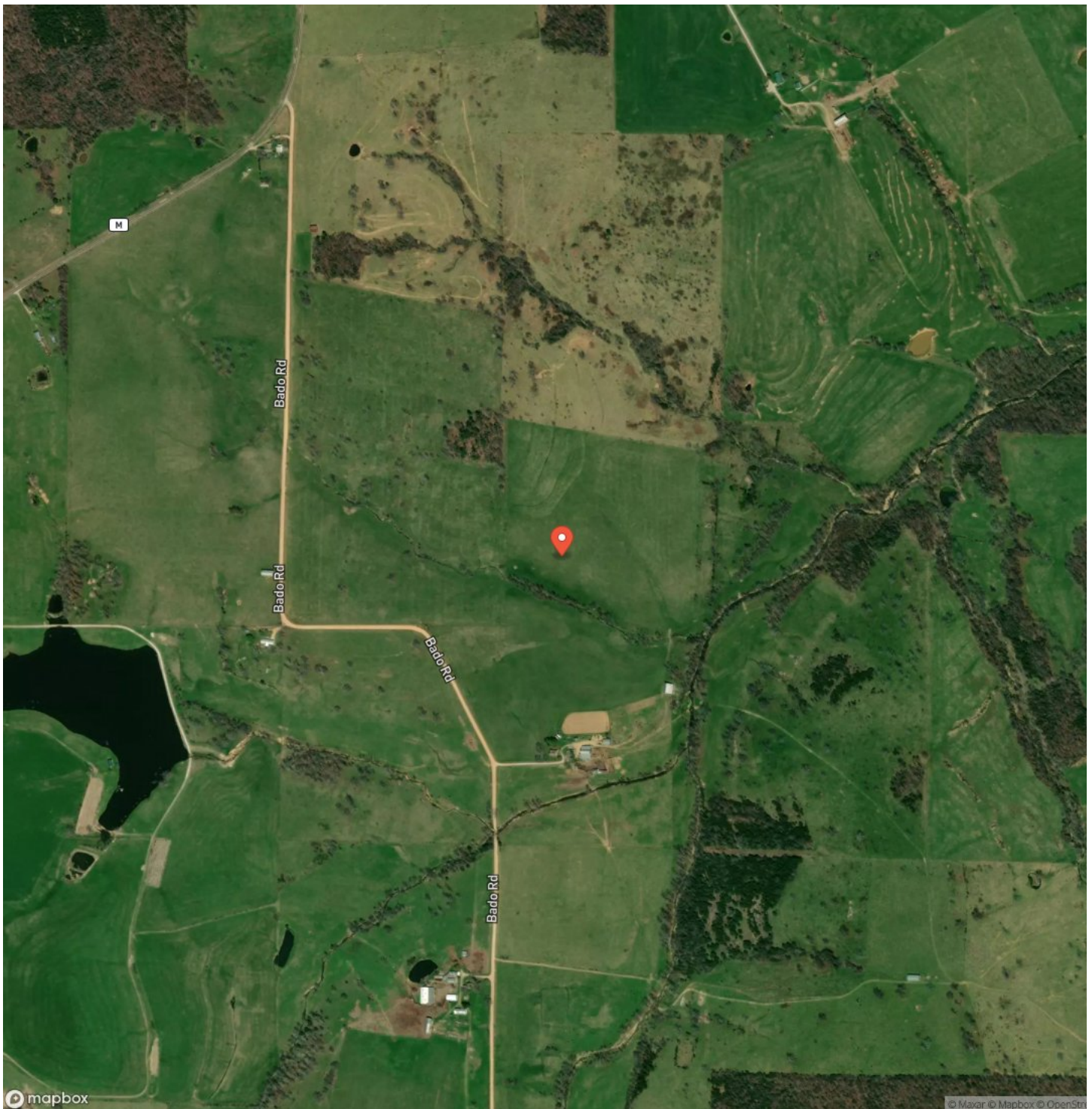




## Locator Map



## Satellite Map



**MORE INFO ONLINE:**

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



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Tyler Gerling

## Mobile

(417) 429-5543

## Email

tyler@livingthedreamland.com

**Address**

515 S. Franklin St.

## City / State / Zip

Cuba, MO 65453

## NOTES

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## This image shows a blank 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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**Living The Dream Outdoor Properties**  
6484 North Service Rd.  
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<https://livingthedreamland.com/>

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