

**T-Farm 160**  
569 County Road 293  
Thayer, MO 65791

**\$599,900**  
160± Acres  
Oregon County



**MORE INFO ONLINE:**

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



**T-Farm 160**  
**Thayer, MO / Oregon County**

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**SUMMARY**

**Address**

569 County Road 293

**City, State Zip**

Thayer, MO 65791

**County**

Oregon County

**Type**

Farms, Recreational Land, Residential Property

**Latitude / Longitude**

36.5833 / -91.4824

**Taxes (Annually)**

456

**Dwelling Square Feet**

1604

**Bedrooms / Bathrooms**

3 / 1

**Acreage**

160

**Price**

\$599,900

**Property Website**

<https://livingthedreamland.com/property/t-farm-160-oregon-missouri/61299/>



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**PROPERTY DESCRIPTION**

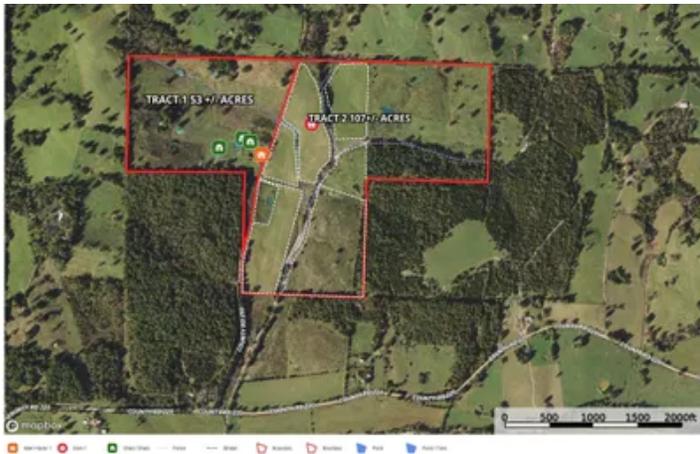
Discover this stunning 160-acre property, perfect for livestock and full of natural beauty. Located just south of West Plains, MO, in picturesque Oregon County, this lush, green farm ground is fully fenced and cross-fenced, making it ideal for rotational grazing. The land features a wet weather creek and approximately 10 well-maintained ponds, providing ample water sources for livestock. A newly renovated 3-bedroom, 1-bath farmhouse sits on the property, offering a comfortable and inviting space for a full-time residence or a serene weekend getaway. The small 10-acre patch of woods on the property is a haven for deer, making it an excellent spot for hunting enthusiasts. The area is also known for its abundant turkey population, enhancing its appeal as a hunting destination. The property's proximity to Norfolk Lake adds to its allure, offering recreational opportunities such as fishing and boating just a short drive away. This is more than just a farm—it's a lifestyle, blending the tranquility of rural living with the conveniences of modern amenities. Whether you're looking to start a livestock operation, enjoy the outdoors, or find a peaceful retreat, this property offers it all. Don't miss out on this incredible opportunity in the heart of the Ozarks.

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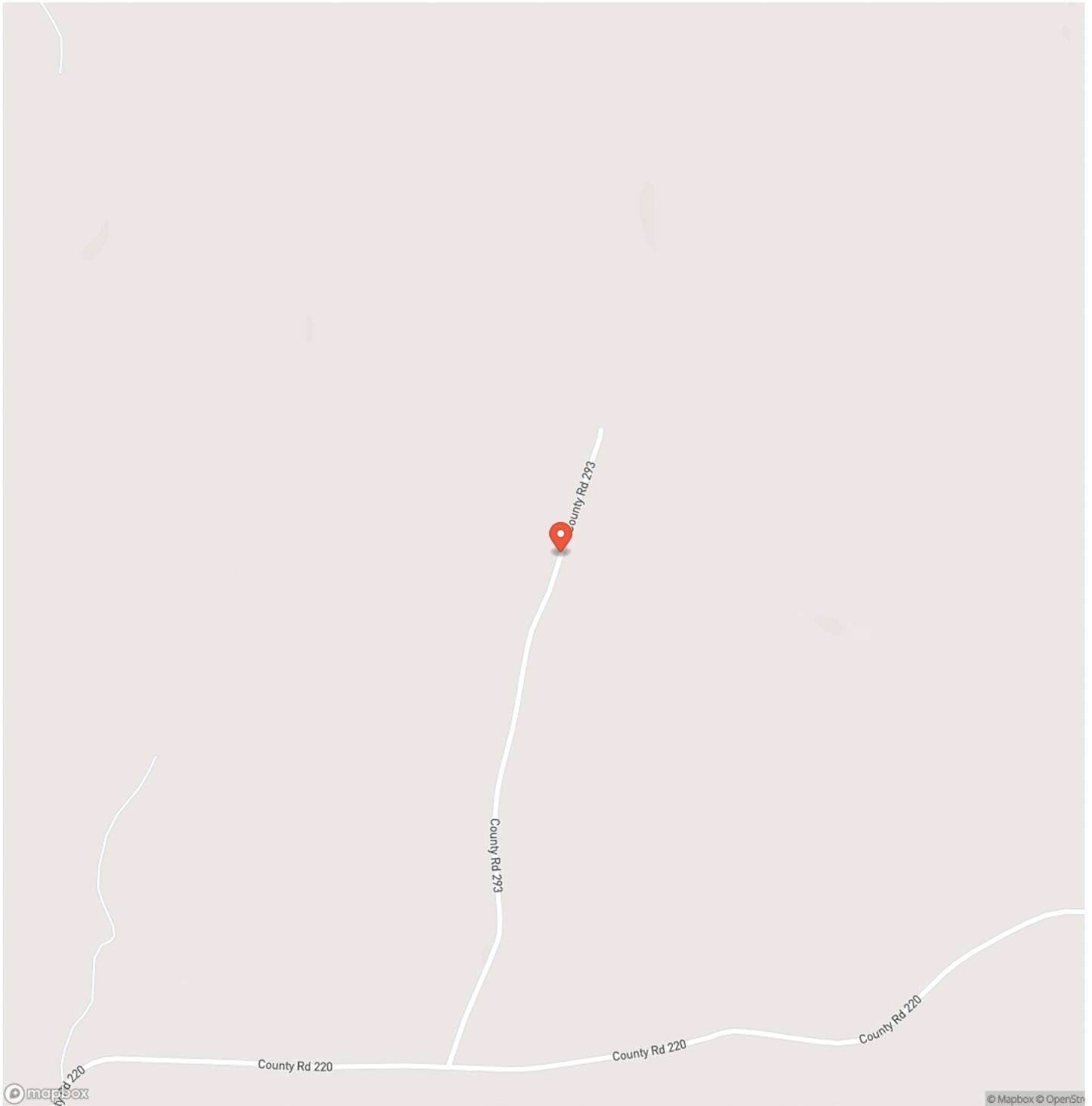


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## Locator Map

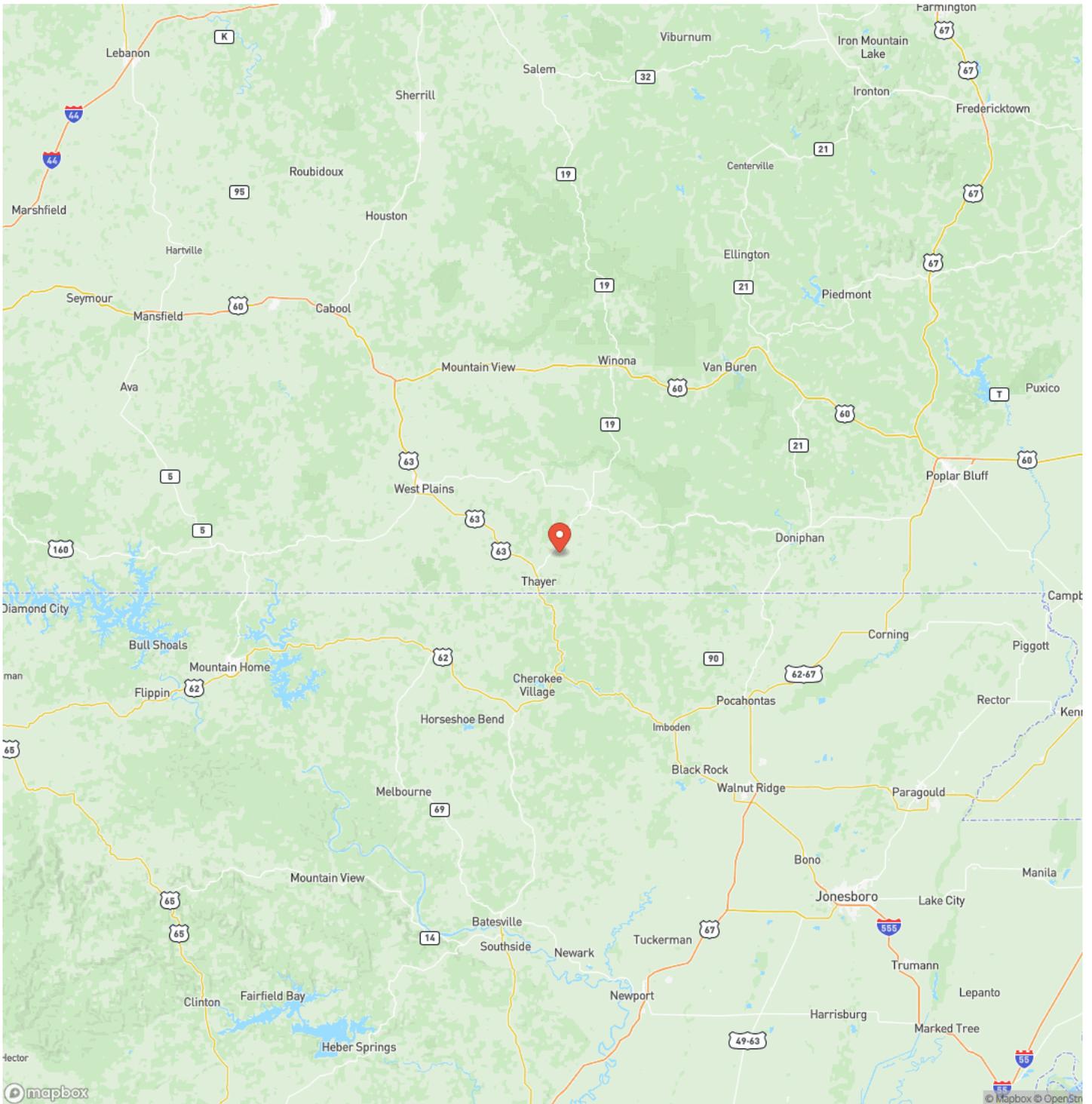


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# Locator Map

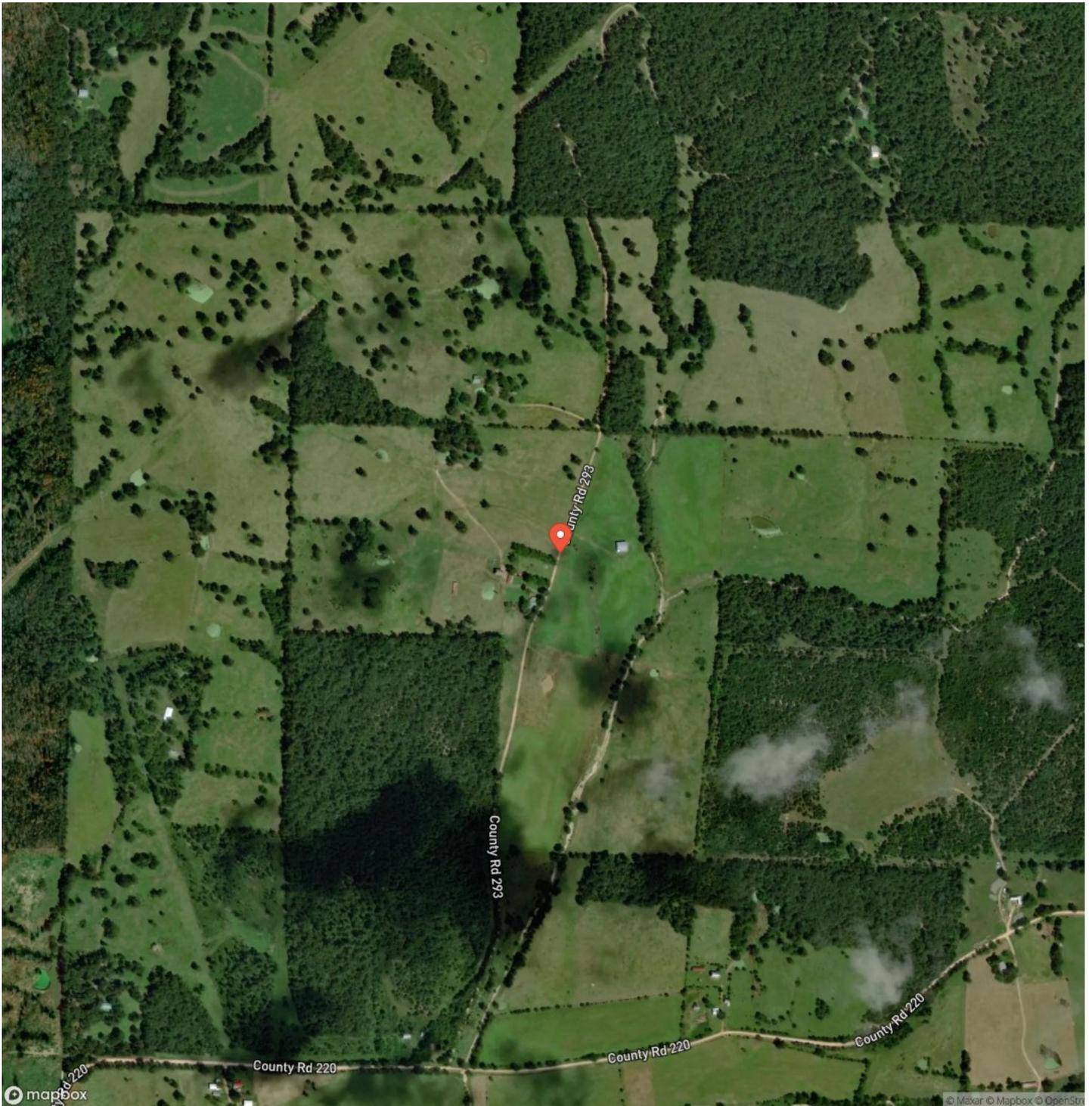


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## Satellite Map







## **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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(855) 289-3478  
<https://livingthedreamland.com/>

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