

**837 acre cattle farm in Texas County
Missouri
12063 Murr Road
Cabool, MO 65689**

\$3,950,000
837 +/- acres
Texas County



837 acre cattle farm in Texas County Missouri Cabool, MO / Texas County

SUMMARY

Address

12063 Murr Road

City, State Zip

Cabool, MO 65689

County

Texas County

Type

Farms

Latitude / Longitude

37.2726536 / -92.1567639

Taxes (Annually)

1793

Dwelling Square Feet

5000

Bedrooms / Bathrooms

4 / 4

Acreage

837

Price

\$3,950,000

Property Website

<https://www.mossyoakproperties.com/property/837-acre-cattle-farm-in-texas-county-missouri-texas-missouri/23766/>



MORE INFO ONLINE:

MossyOakProperties.com

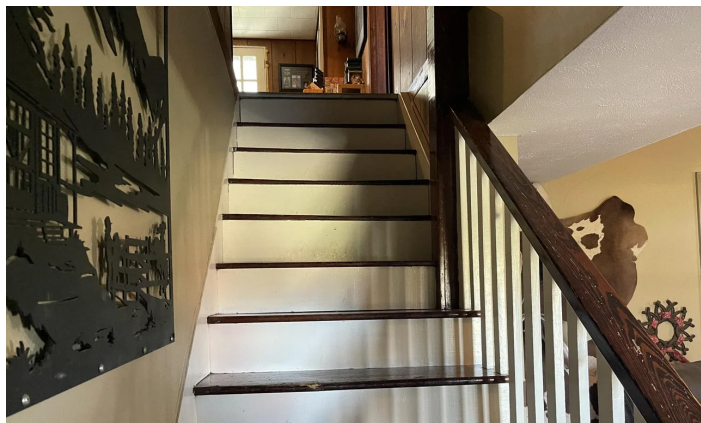
837 acre cattle farm in Texas County Missouri Cabool, MO / Texas County

PROPERTY DESCRIPTION

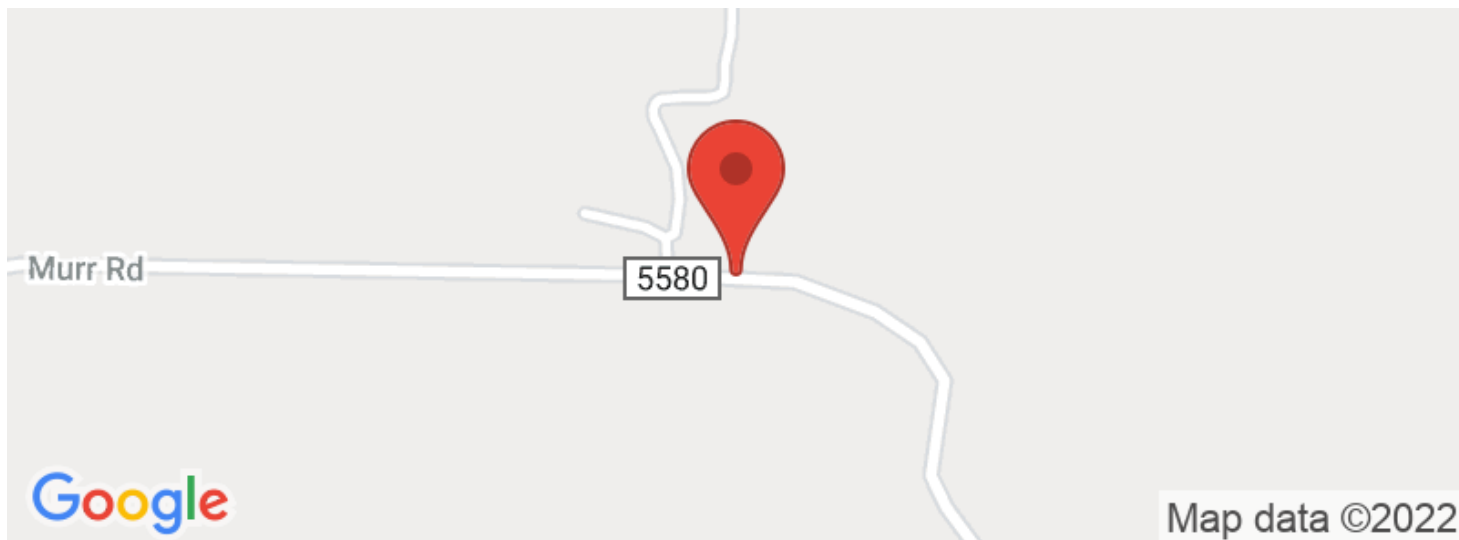
Beautiful cattle ranch located in Texas County Missouri. This ranch is ready to go, with mostly new barbed wire fencing, 25 industrial tire tanks, 13 ponds, and a live creek with multiple springs. The ranch is split up into 37 individual pastures to allow for rotational grazing. It has been operated with a regenerative agriculture philosophy. The rolling pastures have enough cover for shelter from bad weather and shade for the summer. The grass is made up of cool season fescue, blue grass and clovers. Owners have recently developed 100 acres of native prairie warm season grasses. There is high producing hay ground that is also grazed in the winter months. The newer covered feeding facility is 100 x 240 with a center feeding alley with 300 feet of concrete bunks. This is perfect for developing any size cattle, or just use for calving those first calf heifers close to the house. There is a 60x40 heated shop with large equipment sheds along both sides. There is a quonset barn that holds 15 semi loads of hay. The historic loft barn with old dairy barn is used as a calving shed and chicken house. Good pipe corrals with covered areas and waterer. Good load out area. Calf table and squeeze chute with scales. A heated tack room has indoor dog kennels with outside runs. In this barn there is room for finishing out an apartment with furnace and AC in place. The three bay commodity barn has an attached large supplement room. The 5000 square foot home boasts a very large kitchen and living area, with 4 bedrooms and 4 baths. The kitchen is the center piece with a commercial double oven range and huge island to feed the crew. Fire up the outside wood pizza oven for added fun. The owners have planted numerous fruit trees, berry bushes and asparagus plots with hundreds of landscape trees and ornamentals. This ranch boasts one of the highest points in the county with outstanding views everywhere you turn. Call Brian Peck 417-839-7708



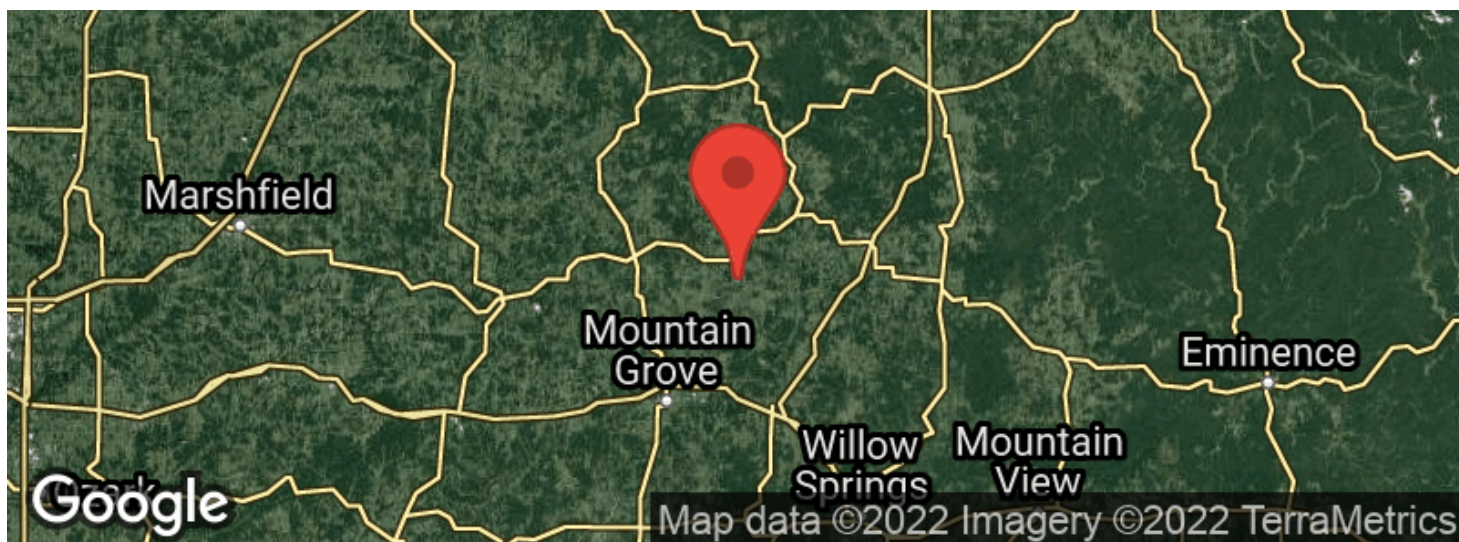
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Cabool, MO / Texas County**



Locator Maps



Aerial Maps



837 acre cattle farm in Texas County Missouri
Cabool, MO / Texas County

LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Peck

Mobile

(417) 839-7708

Email

bpeck@mossyoakproperties.com

Address

203 W Hubble Drive

City / State / Zip

Marshfield, MO 65706

NOTES



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



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.



Mossy Oak Properties of the Heartland

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