

Gunnison Ranch & Hunt
TBD Gunnison Road
Kirbyville, MO 65679

\$1,300,000
300± Acres
Taney County



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MORE INFO ONLINE:

<https://livingthedreamland.com/>

Gunnison Ranch & Hunt
Kirbyville, MO / Taney County

SUMMARY

Address

TBD Gunnison Road

City, State Zip

Kirbyville, MO 65679

County

Taney County

Type

Farms, Recreational Land, Hunting Land

Latitude / Longitude

36.512 / -93.0904

Taxes (Annually)

167

Acreage

300

Price

\$1,300,000

Property Website

<https://livingthedreamland.com/property/gunnison-ranch-hunt-taney-missouri/33814/>



**Gunnison Ranch & Hunt
Kirbyville, MO / Taney County**

PROPERTY DESCRIPTION

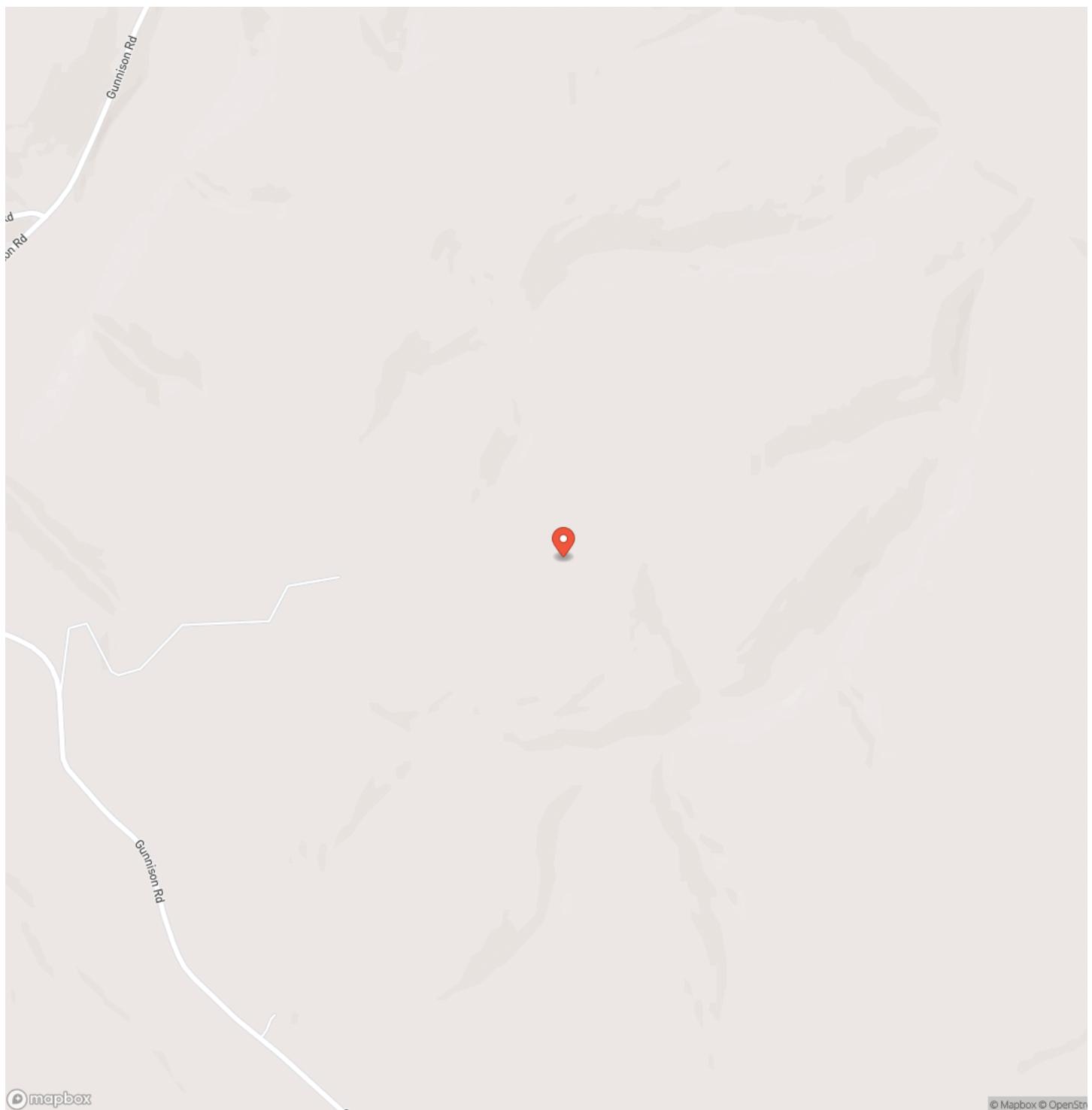
The possibilities are endless on this Ozark beauty! 300+/- acres to hunt, run cattle, cut hay or build your dream home on. The landowner has owned this property for decades and has a great history of big bucks and turkeys taken over the years. There is approximately 110 acres of open pasture ground on top of the ridge with the remaining 190 acres in timber providing perfect cover habitat for wildlife. The whole eastern border of the property backs up to Drury-Mincy Conservation Area providing access to even more land to hunt and providing more wildlife habitat. This property has not been logged in approximately 30 years, so there is possible timber value. You are only 15 miles from Branson and 2.5 miles from Bull Shoals. Come take a look today!



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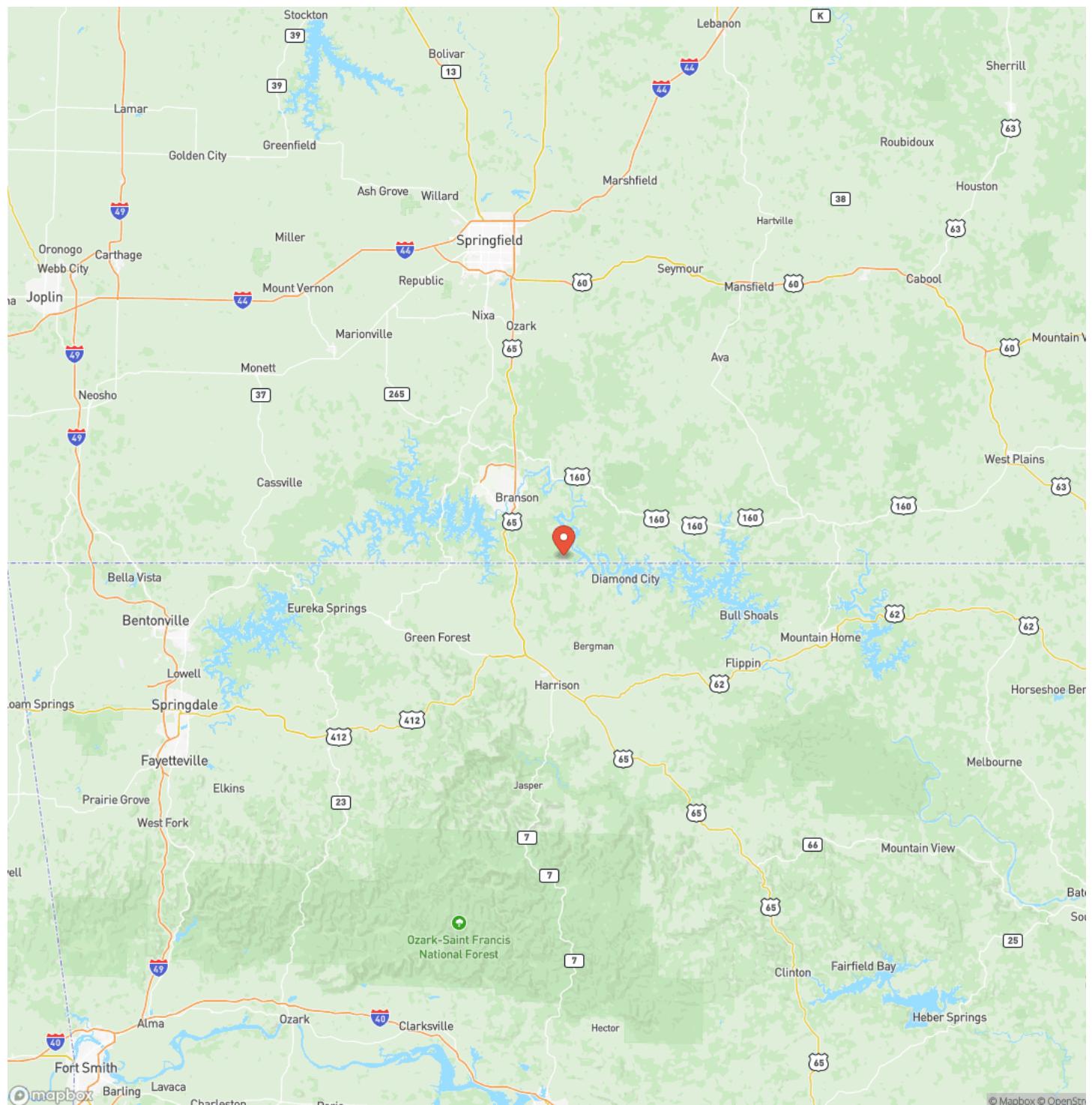


Locator Map



MORE INFO ONLINE:

Locator Map



MORE INFO ONLINE:

Satellite Map



Gunnison Ranch & Hunt Kirbyville, MO / Taney County

LISTING REPRESENTATIVE

For more information contact:



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NOTES



MORE INFO ONLINE:

NOTES



MORE INFO ONLINE:

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

515 S. Franklin St

Cuba, MO 65453

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