

Kings River 194
000 Farm Road 2265
Golden, MO 65658

\$2,700,000
194± Acres
Barry County



Kings River 194
Golden, MO / Barry County

SUMMARY

Address

000 Farm Road 2265

City, State Zip

Golden, MO 65658

County

Barry County

Type

Farms, Ranches, Riverfront

Latitude / Longitude

36.538800 / -93.631200

Acreage

194

Price

\$2,700,000

Property Website

<https://livingthedreamland.com/property/kings-river-194-barry-missouri/28743/>

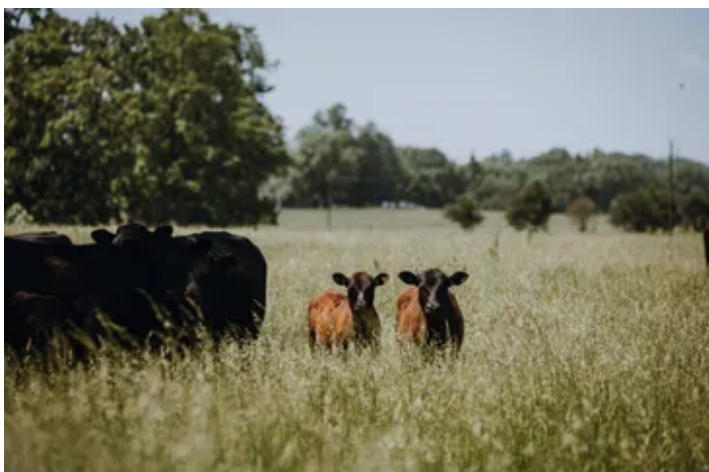
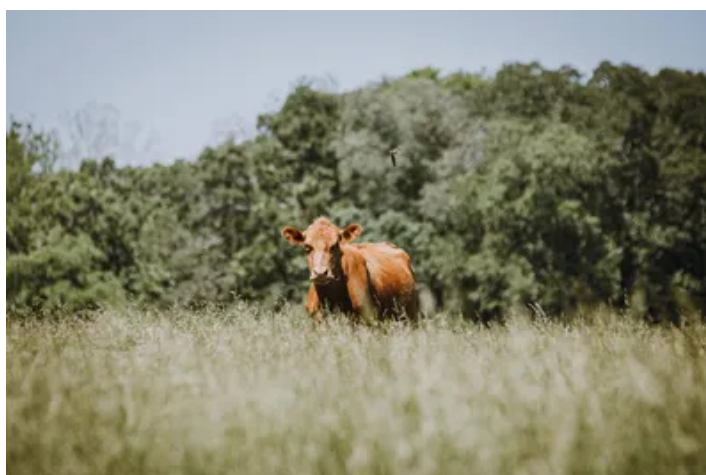
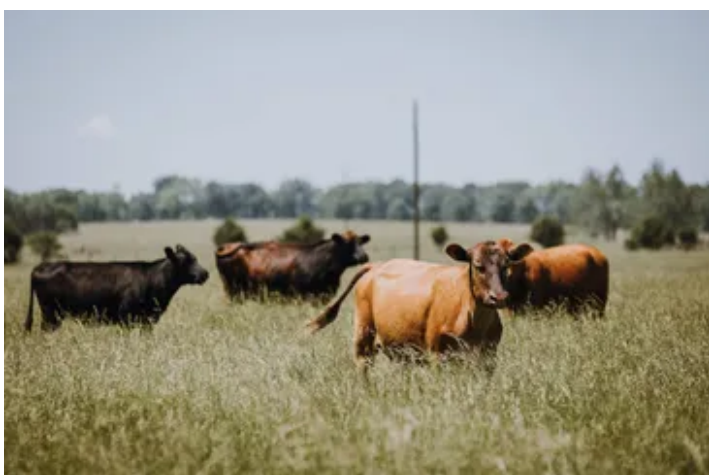


PROPERTY DESCRIPTION

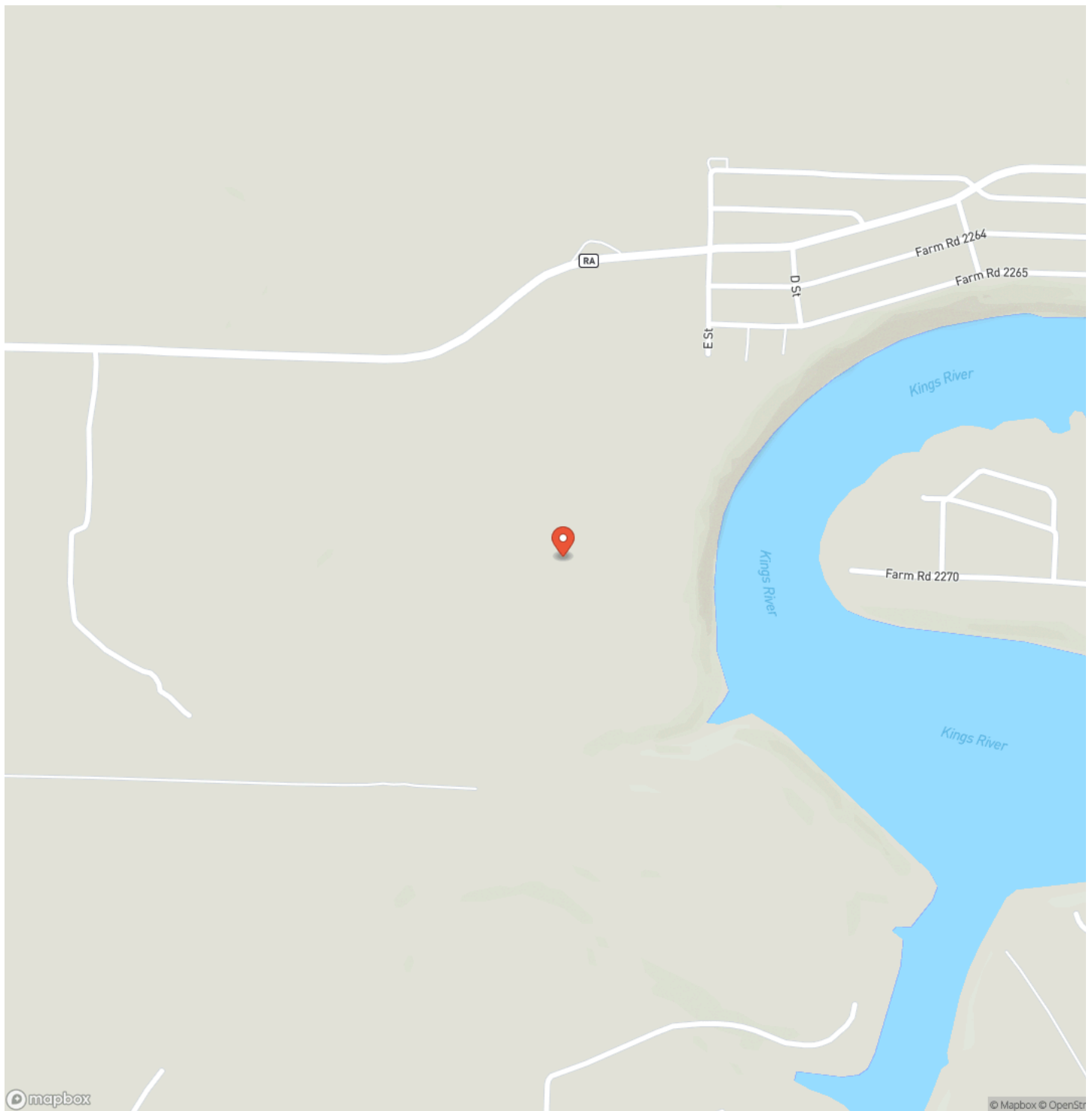
Nestled in the Ozarks is a rare opportunity to own 194 acres of mostly cleared, fenced and cross fenced pasture. And, even more rare... is when your 194 acres comes with a full mile of lake frontage. For a discerning buyer, or savvy developer, this may be the once in a lifetime opportunity you have been waiting for. Located on the Kings River arm of Tablerock Lake, there are plenty of breath-taking lake views that one would come to expect of such a property. The eastern banks of the mile long shoreline provide the perfect angle for watching the evening sunset over the lake, fishing and pleasure boats passing by, and the local eagles soaring high above while your cattle graze in the fields behind. Included with this property is a US Army Corp of Engineers inspection report approving the build or tow in of a 12-slip boat dock located mid-shoreline in a cove. And, when you need to fuel your bass or pleasure boat, it's only a few minutes boat ride up to the Kings River Marina or the Kings River public use area. Power lines currently cross the property to the working water well and is readily available when you pick that perfect spot for your custom home or homes. The deer and turkey sign along the tree and fence lines indicate an abundance of wildlife and the excellent fishing for bass, crappie, walleye, and catfish makes this a true sportsman paradise. And with 194 acres of playground, plenty of opportunity abounds to ride horses, UTV's, or hike the property which completes the full outdoor experience for the new owner. Centrally located just north of Golden Missouri, your drive to Eureka Springs Arkansas is less than 30 minutes and it is just under an hour to all the shopping, shows and restaurants Branson can provide. The Kings River 194 truly is what Legacies are made of; one or more homes for your families to enjoy for generations to come, or a development with your name on it that you can be proud of. Come take a tour of this exceptional property today and you will understand why this is not just land... this is a lifestyle.



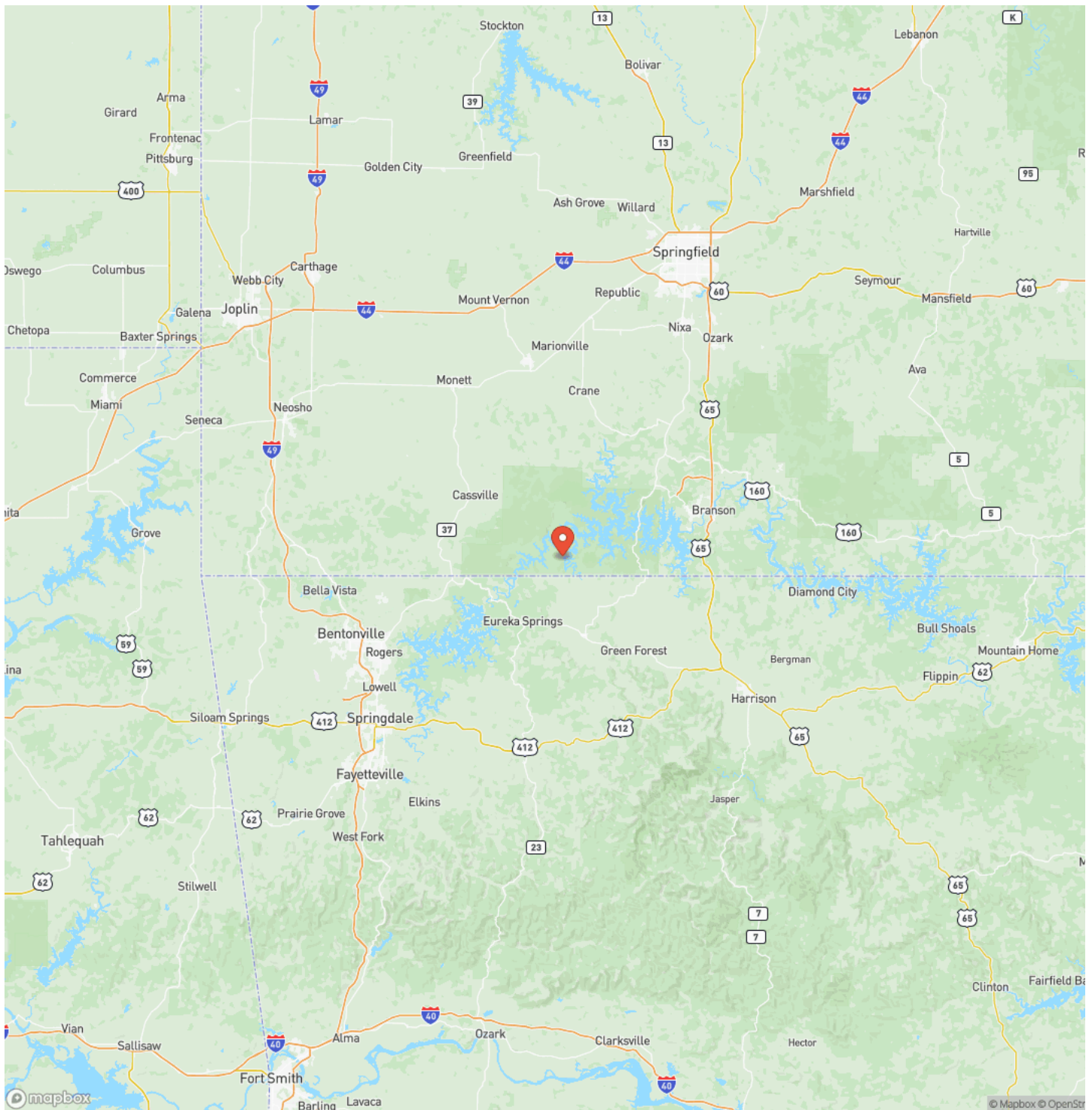
Kings River 194
Golden, MO / Barry County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jeff Banning

Mobile

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Office

(855) 289-3478

Email

jeffbanning@livingthedreamland.com

Address

6485 N Service Road

City / State / Zip

NOTES

[illegible]

This image shows a full page of blank handwriting practice paper. It features 20 evenly spaced, horizontal blue lines running across the entire width of the page. The lines are uniform in thickness and color, providing a guide for letter height and placement. There are no margins, text, or other markings on the paper.



<https://livingthedreamland.com/>

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

6484 North Service Rd.

Leasburg, MO 65535

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