

The Gentlemans Ranch
822 Route BB
Lockwood, MO 65682

\$599,000
70± Acres
Dade County



The Gentlemans Ranch
Lockwood, MO / Dade County

SUMMARY

Address

822 Route BB

City, State Zip

Lockwood, MO 65682

County

Dade County

Type

Recreational Land, Farms, Single Family

Latitude / Longitude

37.4671 / -93.9427

Taxes (Annually)

1684

Dwelling Square Feet

3520

Bedrooms / Bathrooms

4 / 3

Acreage

70

Price

\$599,000

Property Website

<https://livingthedreamland.com/property/the-gentlemans-ranch-dade-missouri/90877/>

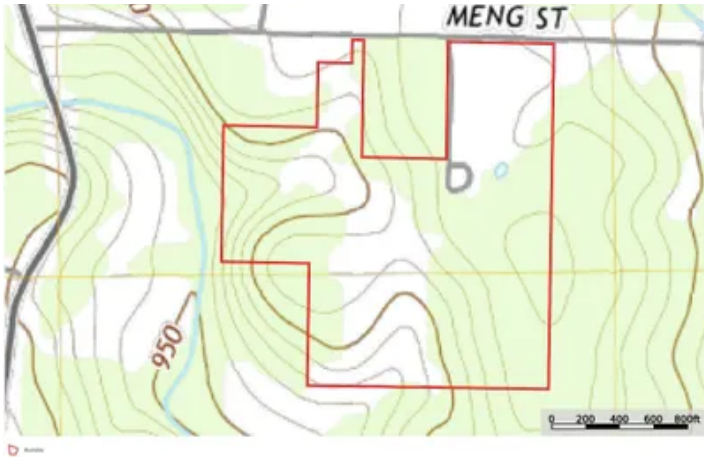


PROPERTY DESCRIPTION

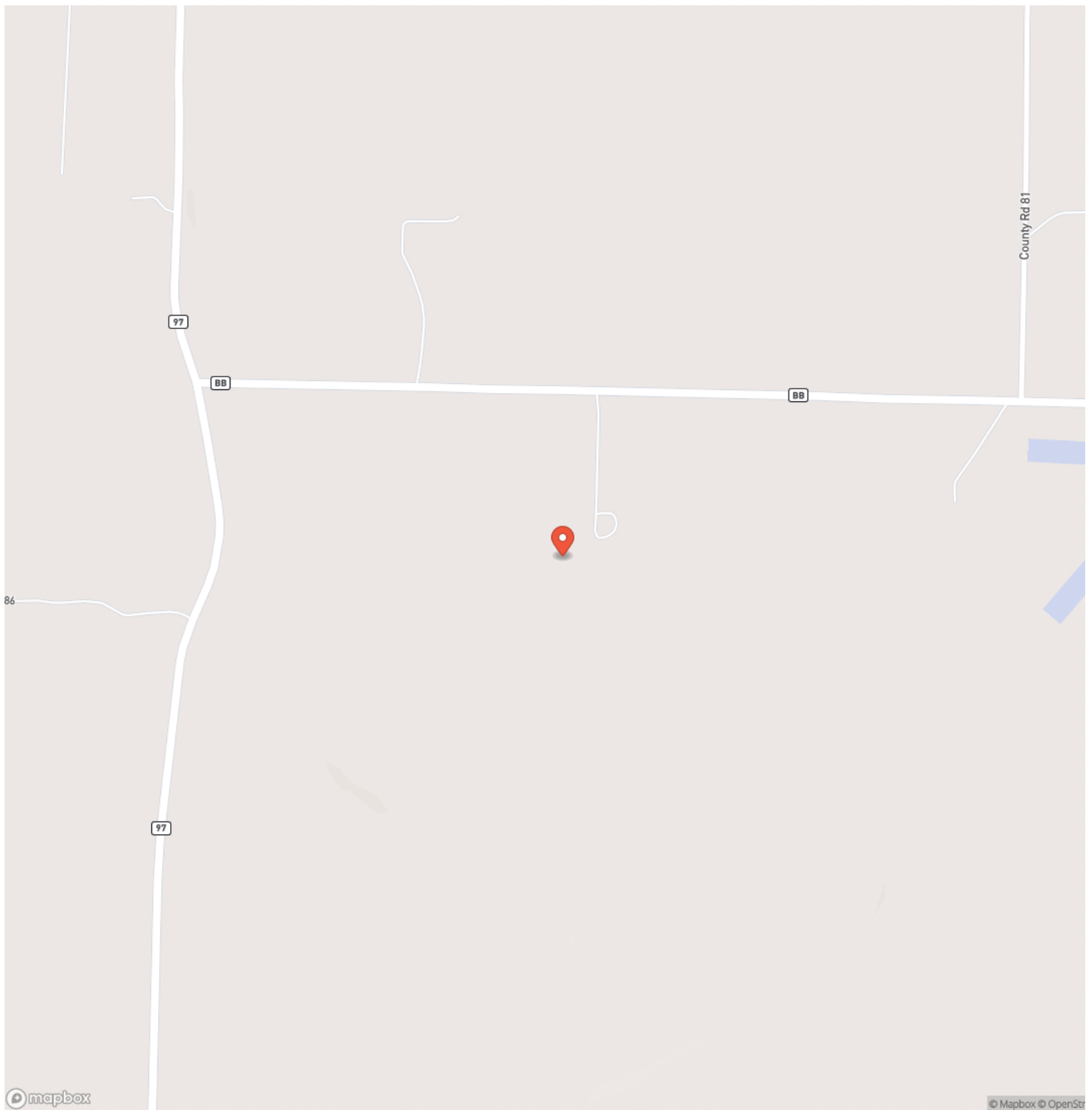
A Good Mixture of pasture and timber on 70 acres +/- fenced with a large pond. Well-maintained, solid, custom-built 1997 cedar-sided ranch home (new Sherwin-Williams 10-year. Woodscape stain, 2023) nestled in a wooded setting features over 3,500 sq. ft. of living space. Includes 4 bedrooms, office or 5 th bedroom, 3 full baths, and a living room with a vaulted ceiling. The open kitchen/dining area features lovely oak cabinets, new matching (Samsung) appliances (2023), oak floors, and a full walk-out basement. The atrium doors open to a 40 x 12 deck (newly stained 2025) with a gorgeous view. Home also features cathedral ceilings, Thermopane windows, a jetted tub, and an attached 2-car garage. Nicely located away from the house is a 60 x 40 building with a concrete floor, electricity, and water. It can be your barn, cave, or shop. A pipe-fenced corral features its own water source, piped alleyways, and chute for efficient livestock management. Also features a 10 x 10 outbuilding and a 30 x 20 old barn. This property would function well as a blend of cattle, organic farming, retreats, or a vacation destination for nature enthusiasts. It may also serve as a lovely private sanctuary for a savvy business entrepreneur. The property enjoys low utility costs, a dedicated fiber line, and a view from every window. Location, location, location... comes with this property. Bonus features include a well-maintained private road off a highway in a very desirable neighborhood and school district. The property has been chemical-free for over 20 years. Your private sanctuary with park-like settings awaits. Many amenities and options are available with this property.



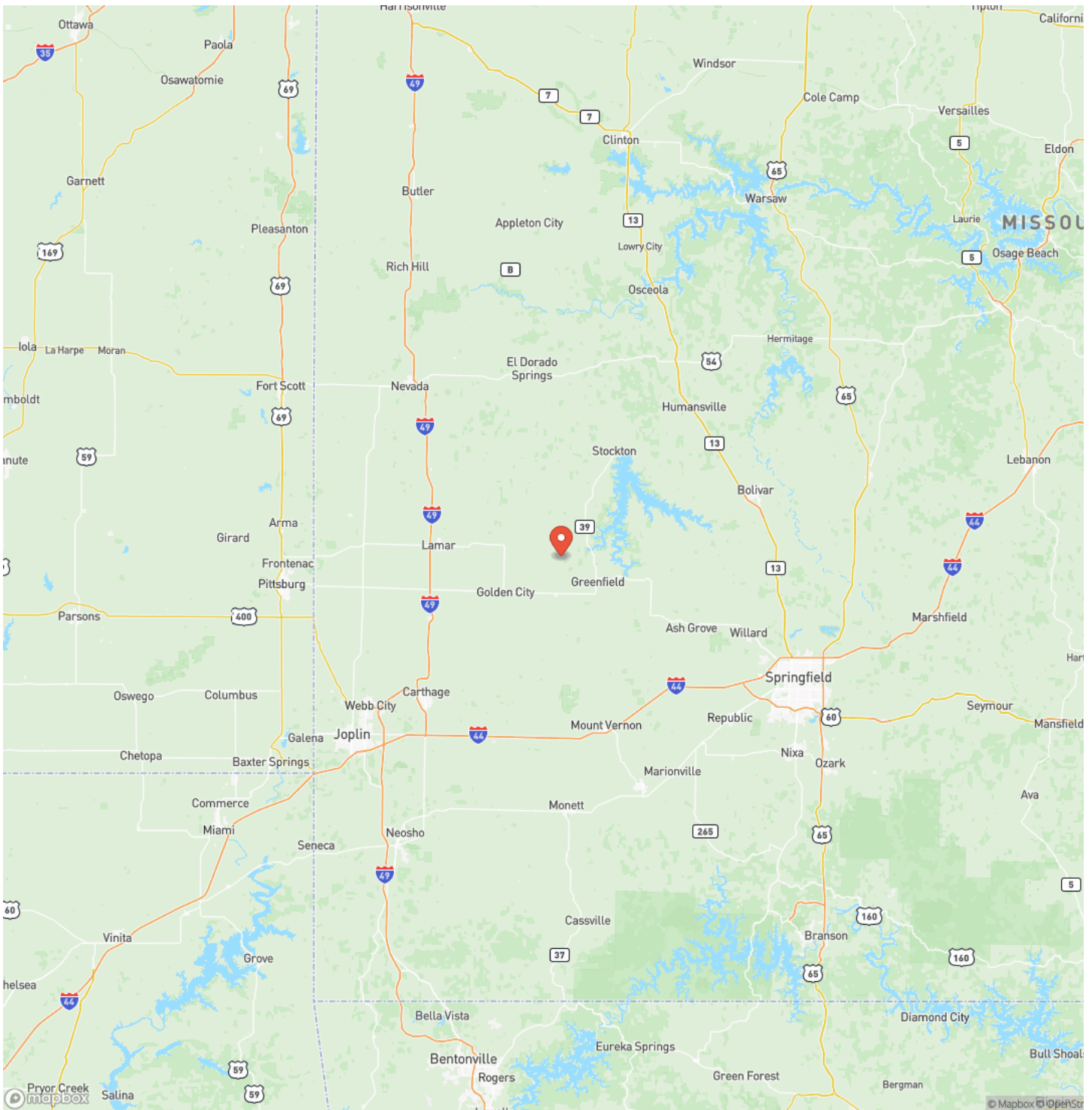
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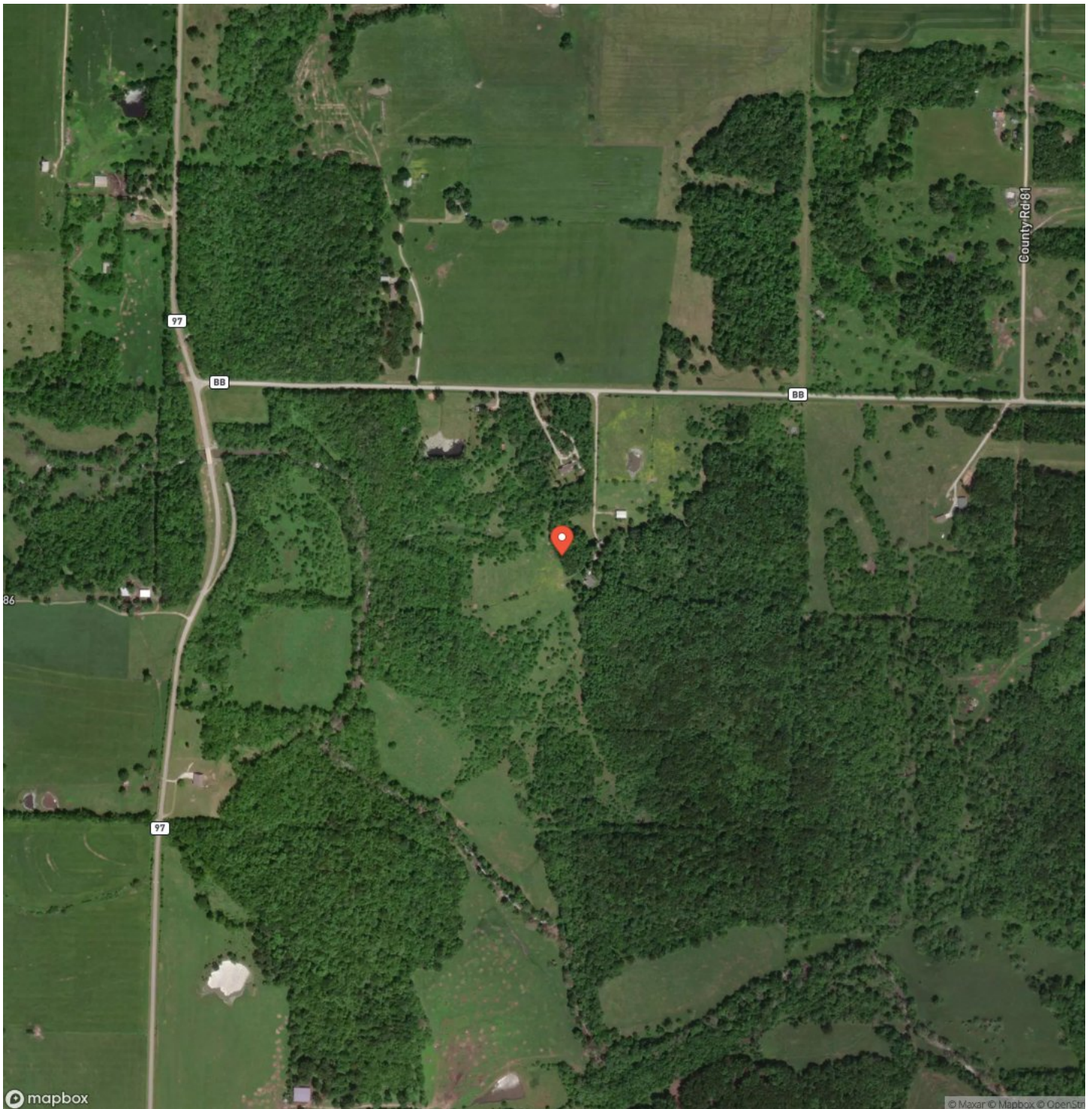
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Tyler Gerling

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Office

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Email

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Address

6485 N Service Road

City / State / Zip

NOTES

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.

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MORE INFO ONLINE:

<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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