

**Aldrich Valley Farm**  
000 County Road 205  
Van Buren, MO 63965

**\$495,000**  
190± Acres  
Carter County



**Aldrich Valley Farm**  
**Van Buren, MO / Carter County**

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**SUMMARY**

**Address**

000 County Road 205

**City, State Zip**

Van Buren, MO 63965

**County**

Carter County

**Type**

Farms, Horse Property, Hunting Land

**Latitude / Longitude**

36.982073 / -90.929018

**Acreage**

190

**Price**

\$495,000

**Property Website**

<https://redcedarland.com/detail/aldrich-valley-farm-carter-missouri/54115/>



**PROPERTY DESCRIPTION**

Beautiful Van Buren Missouri Farm located in Aldrich Valley. This farm is being offered on the open market for the first time in 50 plus years! Situated at the end of Aldrich Valley Close to T highway and less than 4 miles from the Chilton Access on the Current River this farm has a roughly 70/30 Timber to pasture ratio and an endless amount of potential. This property borders over 6,000 acres of Pioneer Forest on 3 sides, so if you like to deer and turkey hunt, this property has an abundance of wildlife, and the sky is the limit on hunting potential for this place. With numerous amazing home locations this would be an awesome property to start a family farm and reap the benefits of raising your own food and actually living off of the land! Farms of this size are getting harder and harder to find especially in Carter County that is home to Tens of Thousands of acres of Government land. Don't miss out on this great opportunity on a great Carter County Farm!

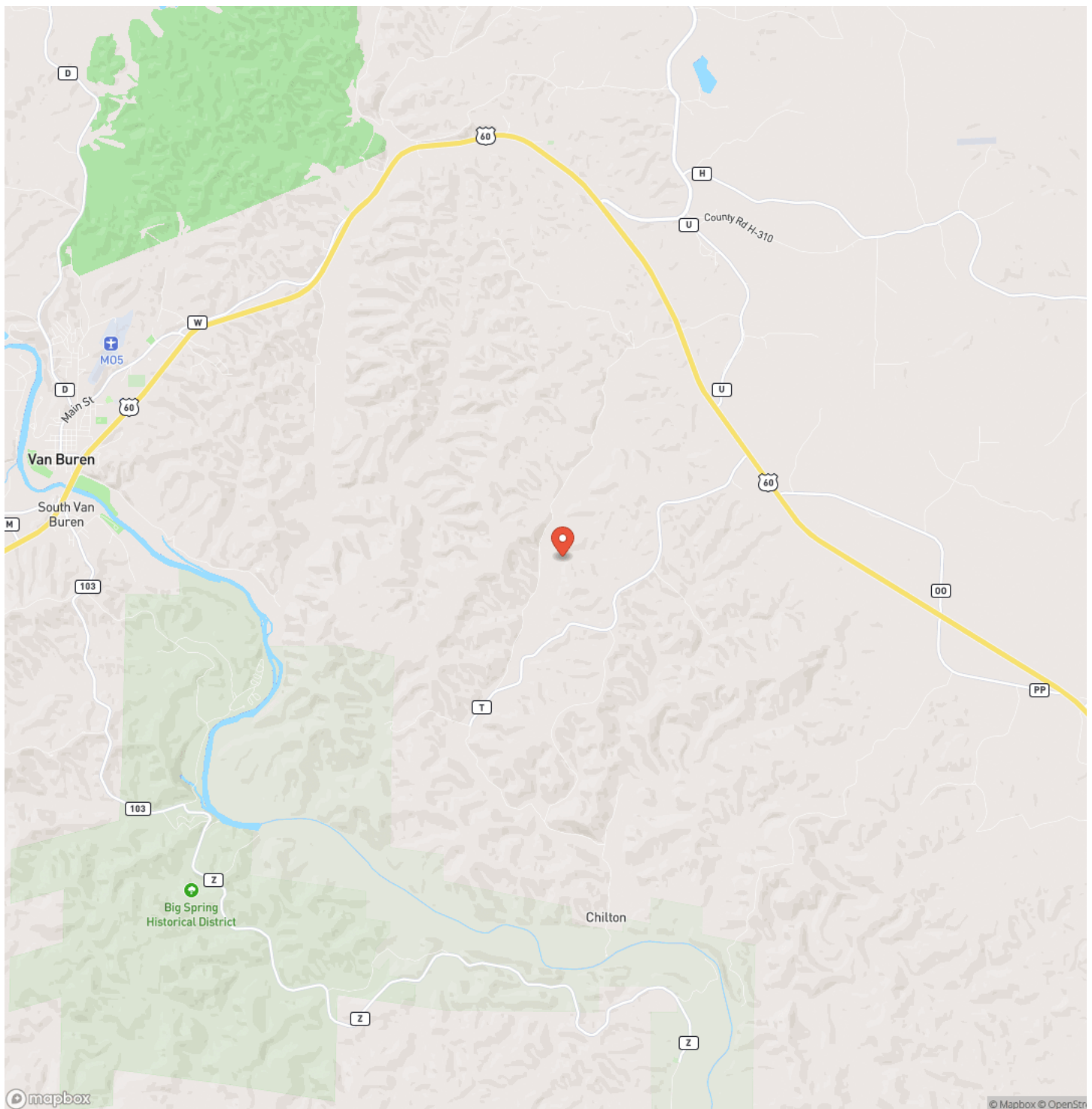


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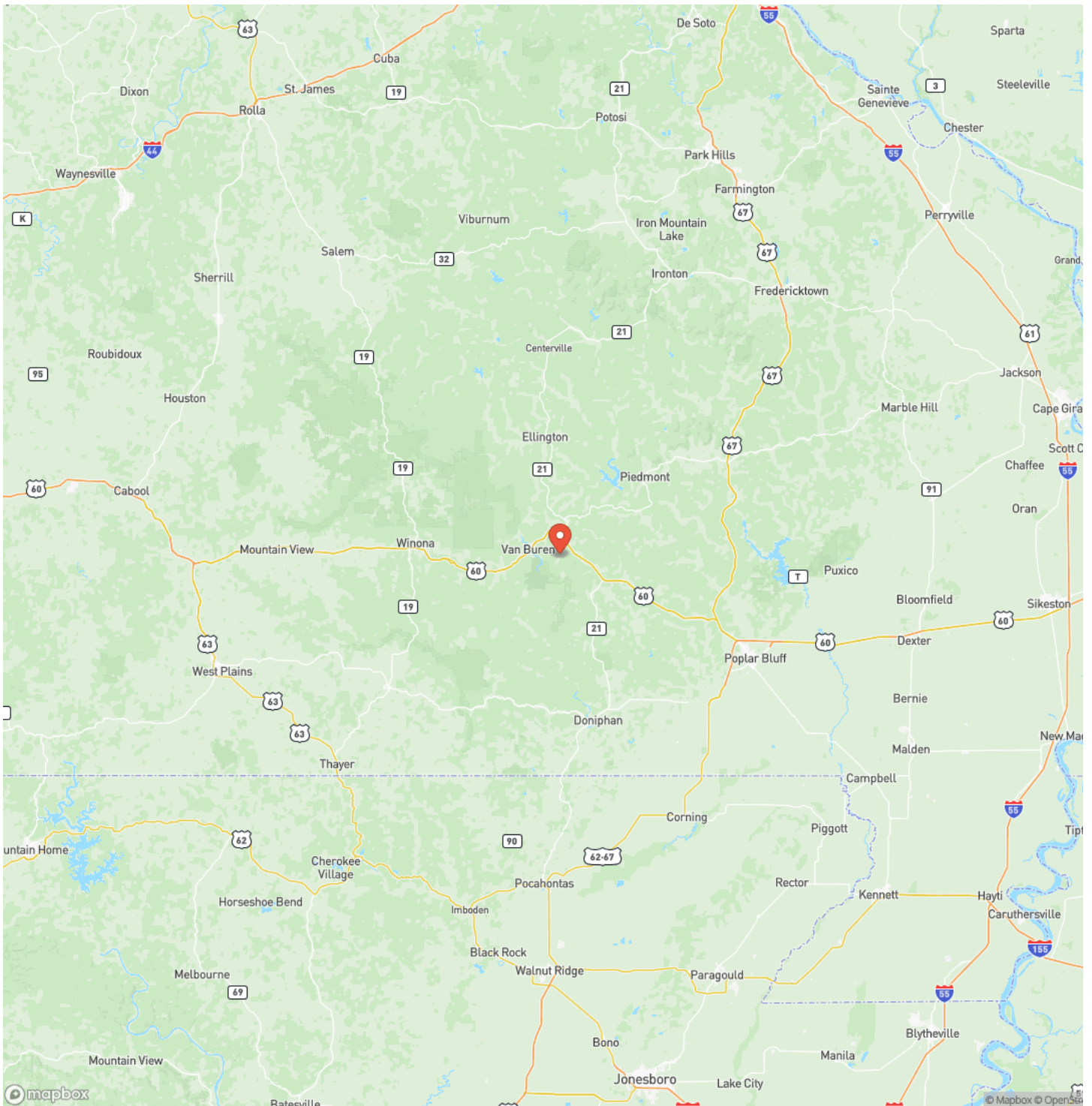
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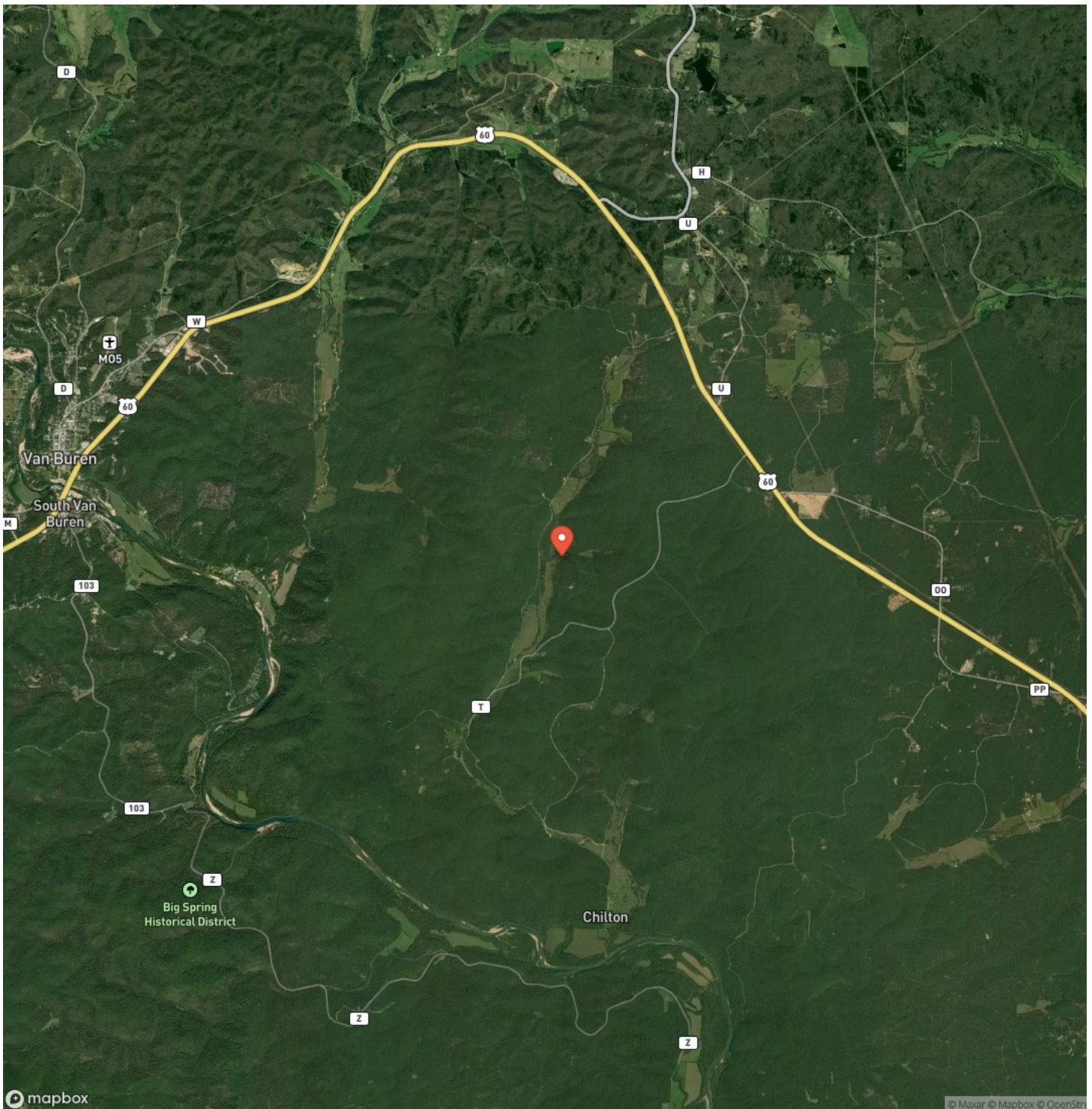
## Locator Map



## Locator Map



## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Anthony Rodebush

## Mobile

(417) 689-3080

## Email

rodebush@redcedarland.com

**Address**

## City / State / Zip

Van Buren, MO 63965

## NOTES

[illegible]

[illegible]

**redcedarland.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.



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