

Carter Creek Farm
County Road 306
Van Buren, MO 63965

\$1,868,750
575± Acres
Carter County



Carter Creek Farm
Van Buren, MO / Carter County

SUMMARY

Address

County Road 306

City, State Zip

Van Buren, MO 63965

County

Carter County

Type

Ranches, Hunting Land, Timberland, Horse Property, Undeveloped Land, Farms

Latitude / Longitude

37.051234 / -90.939952

Taxes (Annually)

350

Acreage

575

Price

\$1,868,750

Property Website

<https://redcedarland.com/detail/carter-creek-farm-carter-missouri/52610/>



PROPERTY DESCRIPTION

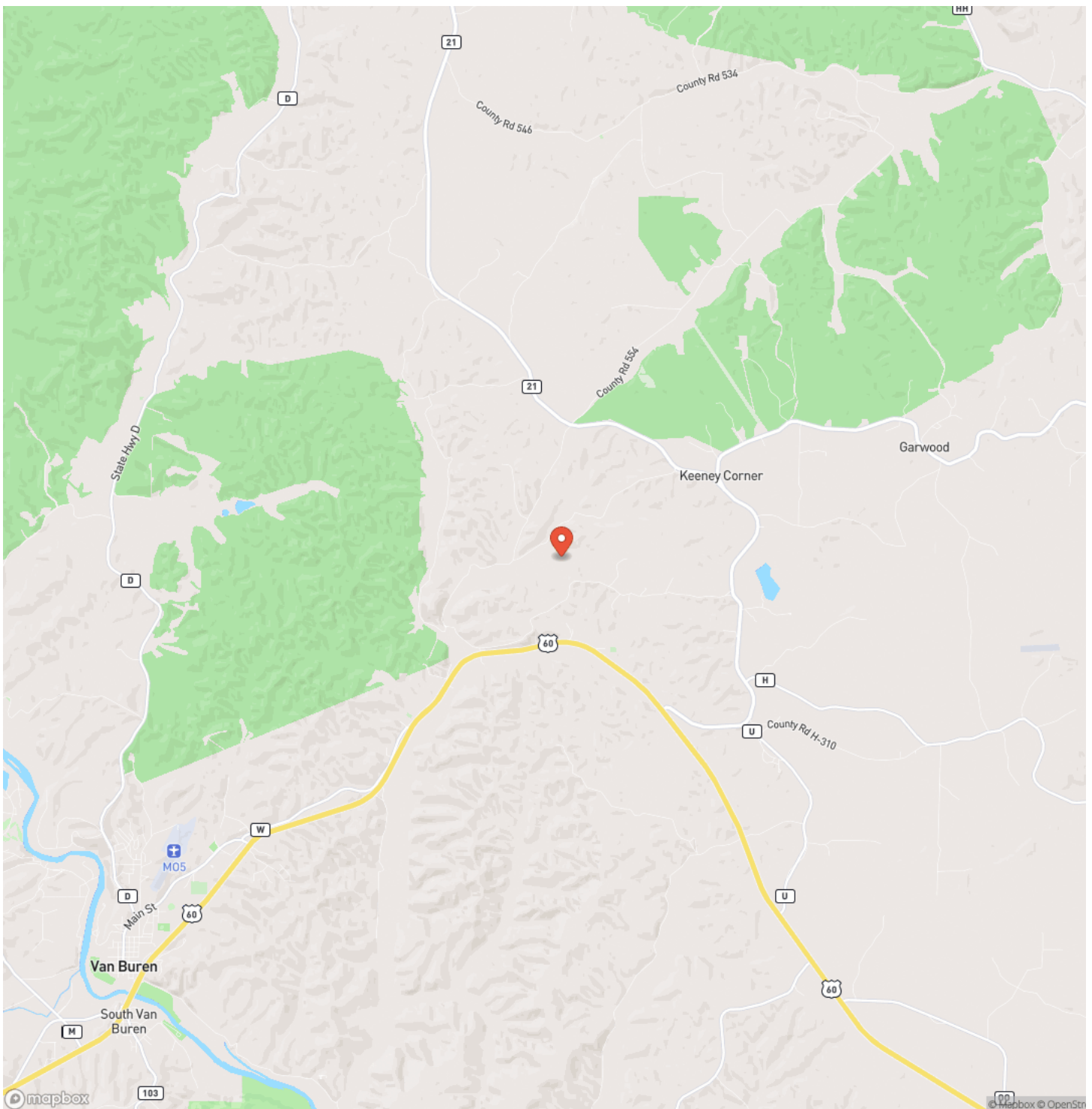
575 +/-Acre Farm in Van Buren Missouri less than 5 miles from town! This absolutely Beautiful Carter County Farm is being offered for sale on the open market for the first time! Upon entering the farm, you can tell right away that this place is special. You immediately notice two massive valleys dissected by a huge oak filled ridge that sets the stage for this impressive property. Prior to being offered for sale this farm has been utilized primarily as pasture for cattle in the past and when fertilized properly can produce extremely good pasture and hay. This farm is completely fenced and cross-fenced for rotational grazing and is about 60/40 grass to timber ratio. Featuring 8 different ponds spaced accordingly throughout the farm and bordered with marketable mature white oak and red oak timber this place is absolutely loaded with Deer! There are 2 existing water wells on the property and a 30x50 metal shop building with 2 bathrooms as well. There are so many possibilities for this property. It could be utilized as it has been in the past as a cattle farm or transitioned into an amazing deer and turkey hunting farm. You can spend an entire afternoon picking out awesome home sites on this property. Owner financing is available and terms are negotiable. Opportunities to purchase and own continuous tracts of land this size near Van Buren in this day and age come along just a few times in an entire lifetime!



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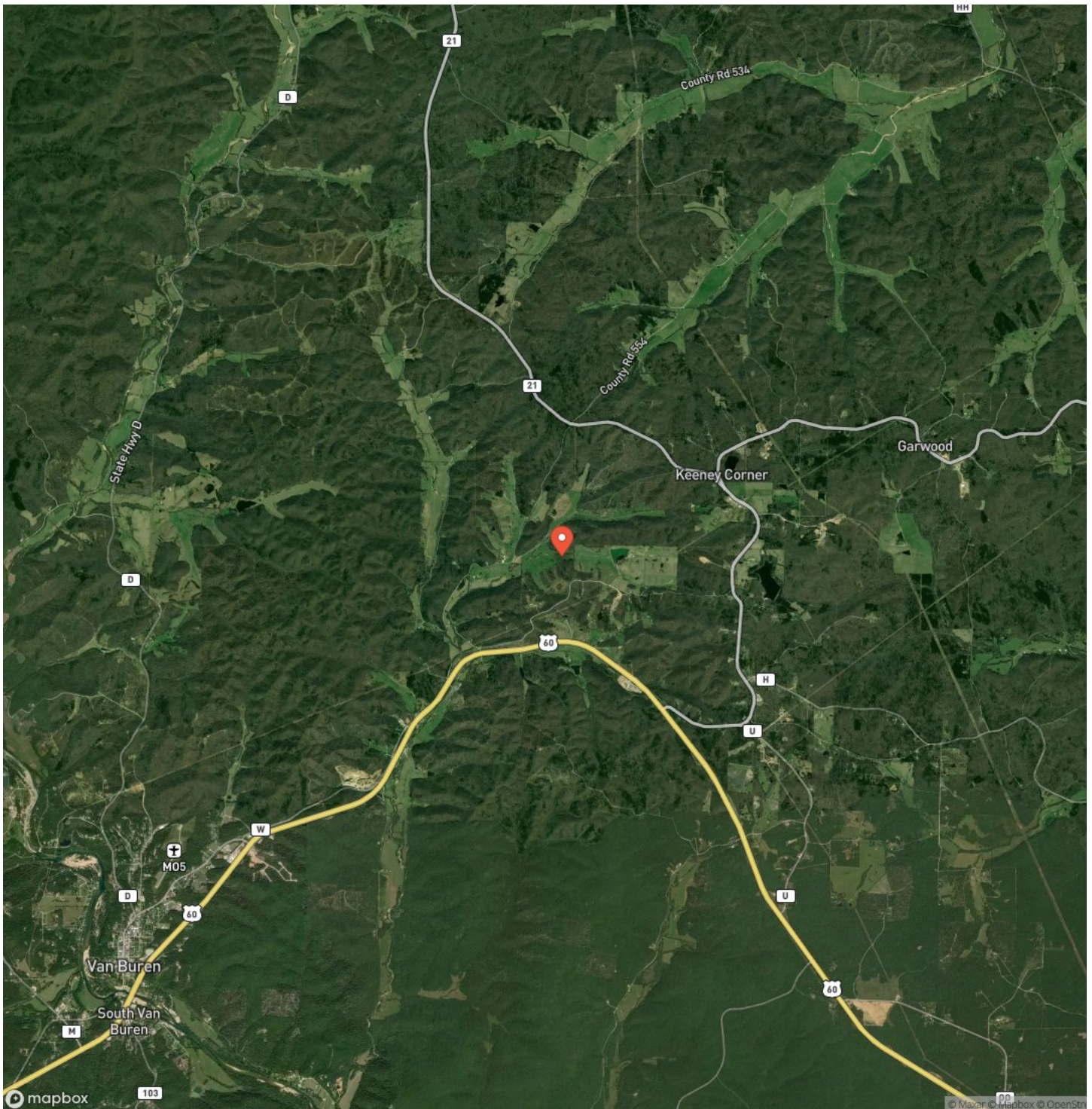
Locator Map



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redcedarland.com

Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

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NOTES

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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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