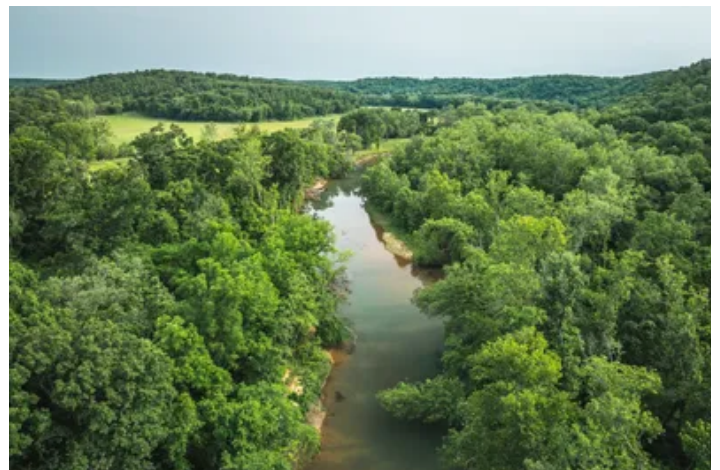


The Wesco Ranch
784 Burley Ridge
Cook Station, MO 65449

\$2,499,000
270± Acres
Crawford County



The Wesco Ranch
Cook Station, MO / Crawford County

SUMMARY

Address

784 Burley Ridge

City, State Zip

Cook Station, MO 65449

County

Crawford County

Type

Hunting Land, Recreational Land, Residential Property, Riverfront

Latitude / Longitude

37.857 / -91.4542

Taxes (Annually)

4776

Dwelling Square Feet

3000

Bedrooms / Bathrooms

4 / 3

Acreage

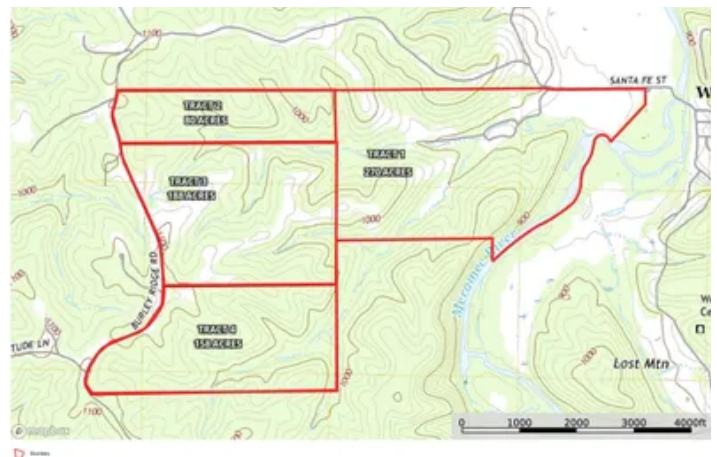
270

Price

\$2,499,000

Property Website

<https://livingthedreamland.com/property/the-wesco-ranch-crawford-missouri/76962/>



PROPERTY DESCRIPTION

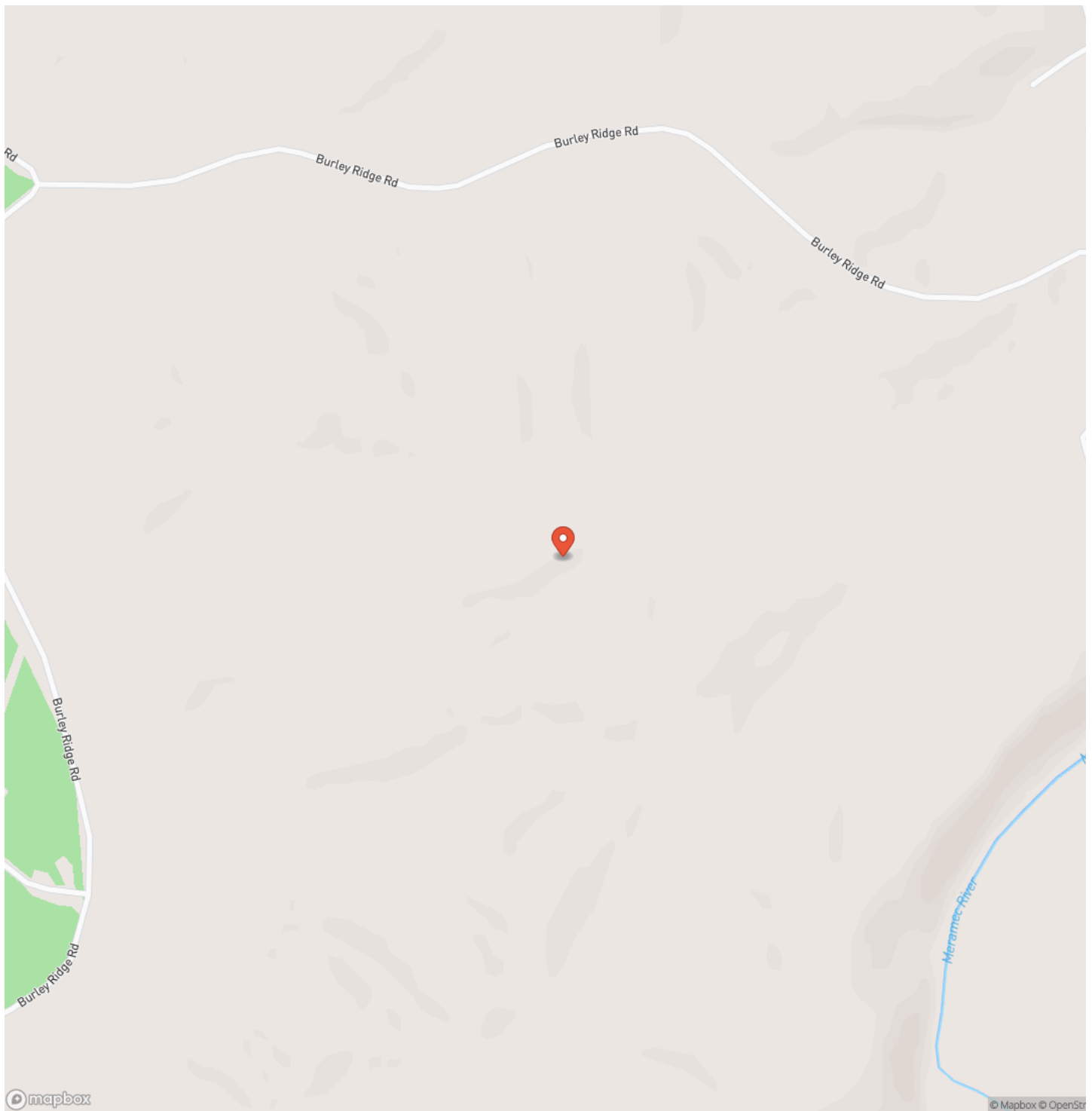
Own a rare piece of paradise with stunning 270 acres featuring your very own private gravel bar on the Upper Meramec River. This exceptional property boasts prime building sites, a blend of lush pasture and mature timber, and multiple barns, ponds, and river—making it ideal for horses, cattle, or an ultimate recreational retreat. Anglers will appreciate world-class trophy smallmouth and largemouth bass fishing, along with some of the finest goggle-eye fishing in the Ozarks. Just a short drive to Maramec Spring Park, home to one of Missouri's premier trout fisheries—perfect for fly fishing enthusiasts. Wildlife abounds, with large whitetail deer and thunderous gobblers filling the landscape, making this an outstanding hunting property. A spring-fed pond in front of the house, complete with a classic bridge, adds to the charm and tranquility. The property offers a bunkhouse/guest cottage for visitors, a large barn/warehouse-style building to store equipment, UTVs, and all your outdoor toys, a lodge-style main home, built with impeccable attention to detail, offering multiple bedrooms and bathrooms—perfect for hosting guests with a rooftop deck and covered porch for breathtaking views and a Bass Pro-style fireplace, adding rustic elegance to the home. Whether you're looking for a private getaway, an investment, or a slice of Ozark heaven, this property is available in its entirety or can be divided. Don't miss this rare opportunity to own a piece of the Missouri outdoors!



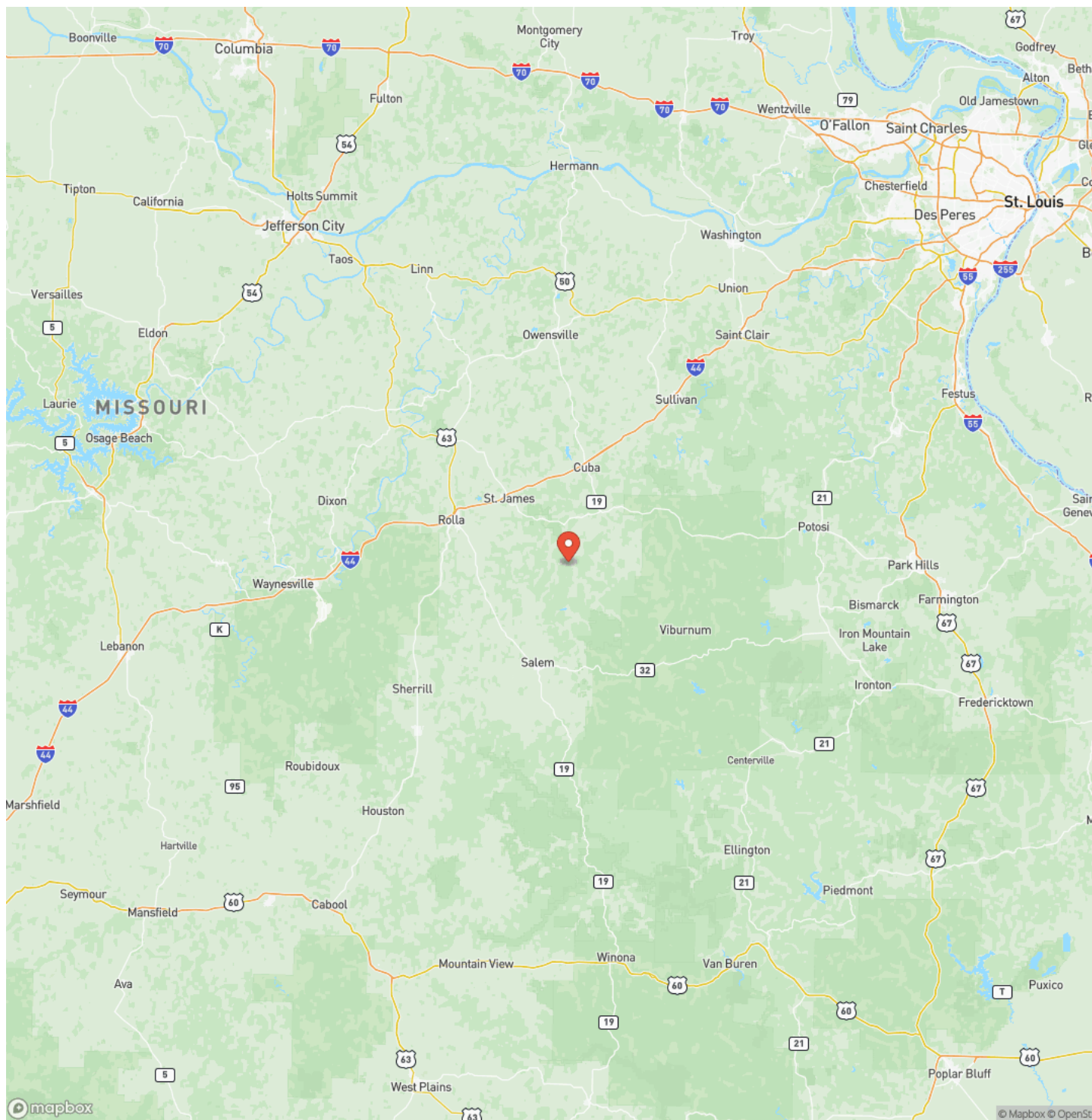
The Wesco Ranch
Cook Station, MO / Crawford County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

D.W. Hindman

Mobile

(314) 486-3500

Office

(855) 289-3478

Email

dwlivingthedream@gmail.com

Address

515 S Franklin

City / State / Zip

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal blue 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.



MORE INFO ONLINE:
<https://livingthedreamland.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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

(855) 289-3478

<https://livingthedreamland.com/>

