

Whippoorwill Lodge
2653 County Road 400
Ellington, MO 63638

\$1,950,000
406± Acres
Reynolds County



Whippoorwill Lodge
Ellington, MO / Reynolds County

SUMMARY

Address

2653 County Road 400

City, State Zip

Ellington, MO 63638

County

Reynolds County

Type

Farms, Hunting Land, Ranches, Recreational Land, Riverfront, Timberland, Horse Property

Latitude / Longitude

37.231766 / -90.911489

Dwelling Square Feet

3685

Bedrooms / Bathrooms

4 / 5

Acreage

406

Price

\$1,950,000

Property Website

<https://livingthedreamland.com/property/whippoorwill-lodge-reynolds-missouri/30950/>



MORE INFO ONLINE:

<https://livingthedreamland.com/>



PROPERTY DESCRIPTION

When you wake up at Birdsong Valley as the sun rises over the majestic Southern Missouri hills you will be immersed in the beauty of the surroundings here at Whippoorwill Lodge. You will see the sun rising over your own live water spring that produces massive amounts of crystal-clear spring water daily. Endless amounts of wildlife right on your own 400+ acre paradise with both massive whitetail bucks and giant flocks of turkeys that call this property home. With Logan Creek flowing through the property, you have more live water at your disposal for Ozark beauty and hanging on the gravel bar waiting for that sun to set. From outcrop rock bluffs to Ozark Mountain views to gently rolling pastures for possible unbelievable lake sites and potential building sites, Whippoorwill Lodge has it all. The Timber is mature and towering with an incredible amount of timber species which is prime for a Timber Harvest if you so choose to with over \$500,000.00 timber value. This is not only an impressive ranch but one with income potential. Whippoorwill is the perfectly balance well designed home where you can find attention to detail throughout. If you want more income potential the home is set up just right for a Bed and Breakfast or an Airbnb, VRBO rental or run as the perfect lodge retreat getaway right here in Missouri. There is room on the ranch to develop miles trails for ATV's, horseback riding, or hiking....from easy to difficult skill levels. This could be your own family compound or corporate retreat your options are endless. You can also make it your full-time home which is also a great choice. This stunning home immerses you in a tranquil lifestyle that takes inspiration from its natural setting. A centerpiece for the main gathering areas, a stacked stone fireplace extends warmth as you gather with guests on cooler evenings. Idyllic vistas greet the home chef in the summer kitchen where stainless-steel appliances help you whip up signature dishes. Dual-toned cabinetry that offers ample storage for your culinary gadgets is accentuated by gleaming Quartz countertops extending to the prep island. Among the 4 well sized bedrooms and 5.5 baths, there's a honeymoon suite with direct outdoor access and a walk-in shower. Surpassing all in comfort, the primary suite has a linear fireplace beside beautiful built ins for books and prized memorabilia. Relaxation awaits you in its tastefully tiled ensuite with a dramatically lit vanity and a soaking tub to ease stresses of the day. Sure to be the most popular spot in the house, an expansive screened in covered porch with a pavilion on the east is excellent for entertaining al fresco or sipping a refreshing beverage. If you prefer a little more sun with your funs, there is a large deck where you can host weekend cookouts or enjoy the views of the spring and sunsets on the large screened back porch. A 20KW Generator provides power during outages. The location of the property is the perfect destination close to many spectacular sights and recreational spots. Clearwater Lake, over 1,630 acres of fishing and boating, is only ten miles away. You can catch crappie, channel catfish, flathead catfish, largemouth bass, and white bass. The famous Current River in the National Scenic Riverways, and the popular Black River are amazing for floating, canoeing, kayaking, or fishing. For the trout fishing enthusiasts, you are close enough to Montauk Trout Fishery to run over for a morning of fishing, or up to the Blue Ribbon Section of the Current River to fish for brown trout. There are millions of acres of public forest for hunting with hiking, ATV, and beautiful horse trails. Horse enthusiasts will love being close to Eminence and their famous trail rides. Take your guests to visit Alley Springs, Elephant Rock, Johnsons Shut Outs, Rocky Falls, Blue Springs, and Big Spring...one of the largest springs in the world...or go Elk watching in the forest minutes from the ranch. This is only a partial list of nature's beauty that will surround you when you live at Birdsong Valley.

MORE INFO ONLINE:

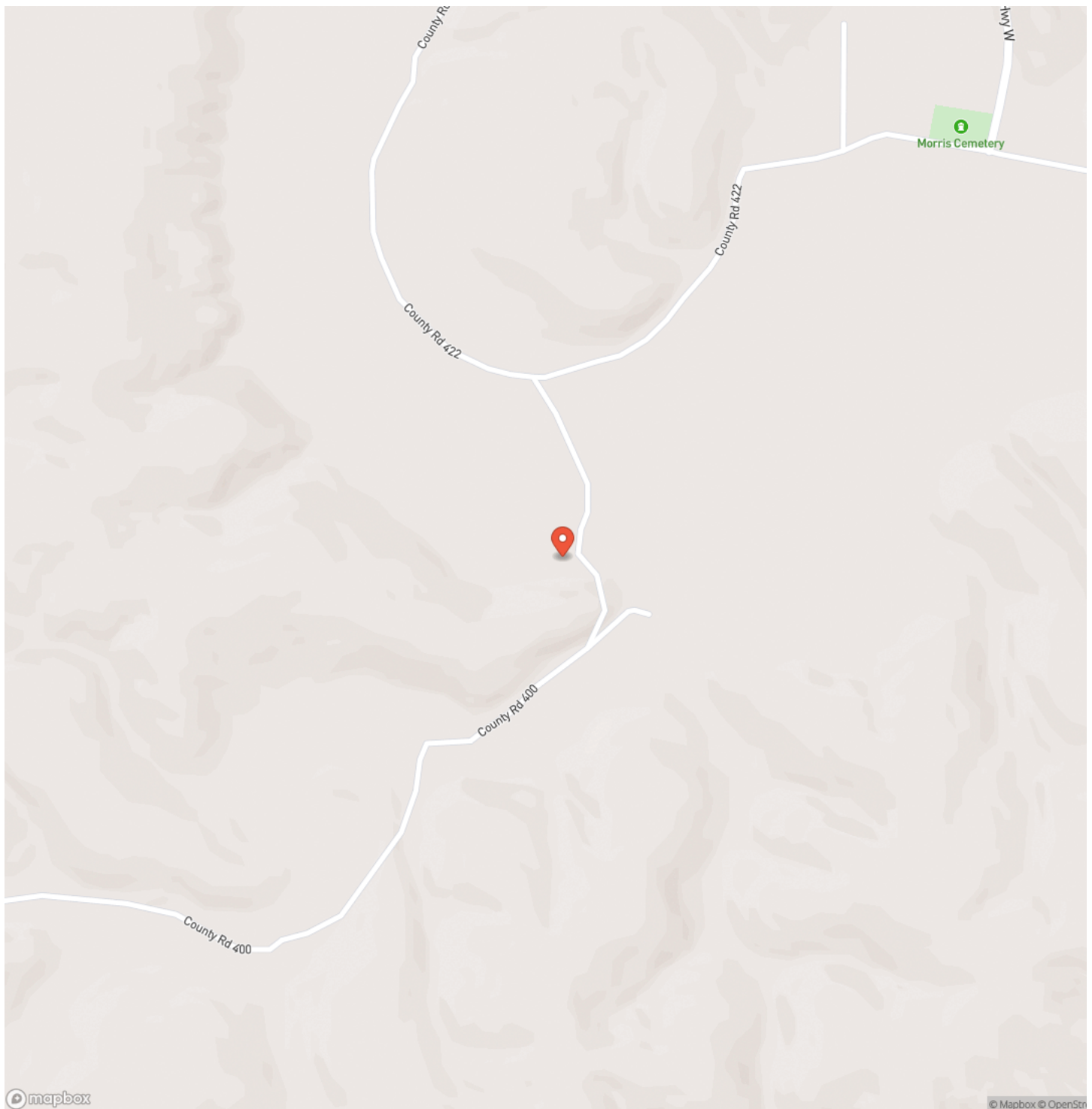
<https://livingthedreamland.com/>



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Locator Map

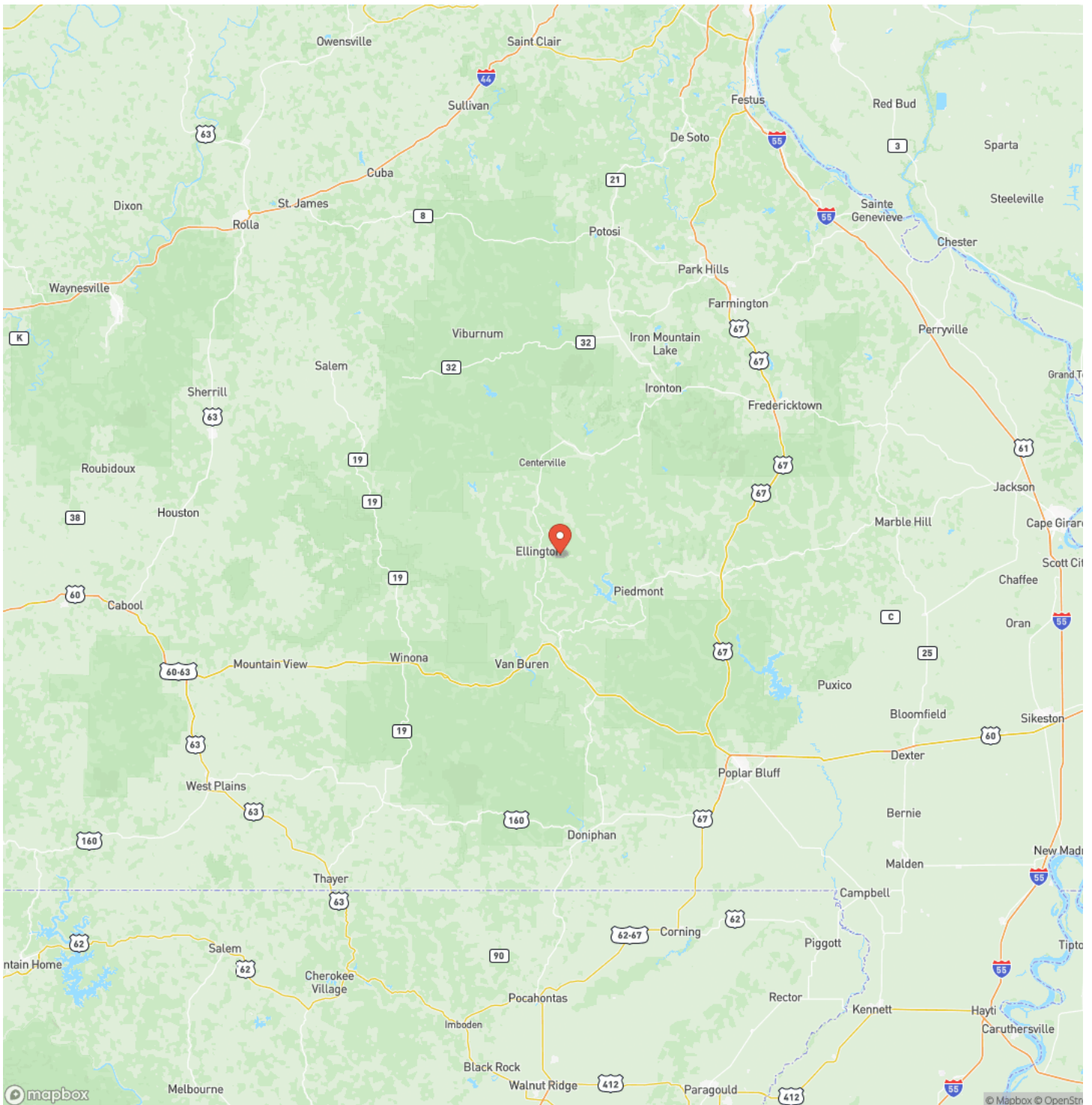


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Locator Map



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Satellite Map



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