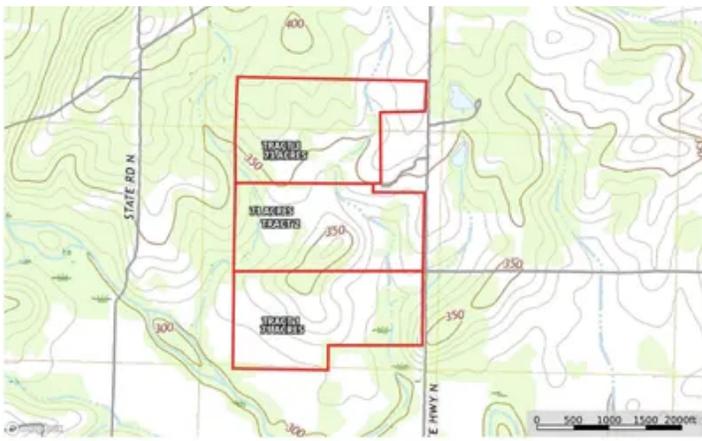


**Eastern Ozark Border Pasturelands Tract 3**  
1969 Ripley Route N  
Doniphan, MO 63935

**\$208,050**  
73± Acres  
Ripley County



**MORE INFO ONLINE:**

<https://livingthedreamland.com/>

**Eastern Ozark Border Pasturelands Tract 3  
Doniphan, MO / Ripley County**

---

**SUMMARY**

**Address**

1969 Ripley Route N

**City, State Zip**

Doniphan, MO 63935

**County**

Ripley County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

36.5643 / -90.7134

**Acreage**

73

**Price**

\$208,050

**Property Website**

<https://livingthedreamland.com/property/eastern-ozark-border-pasturelands-tract-3-ripley-missouri/43158/>



**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**



**Eastern Ozark Border Pasturelands Tract 3**  
**Doniphan, MO / Ripley County**

---

**PROPERTY DESCRIPTION**

This property consisting of 73 acres is located near Doniphan, MO with road frontage on Hwy N. It's conveniently situated just minutes away from both the Black River and the Current River. The property includes pasture, which could be ideal for horses or livestock. Additionally, there are thick bedding areas for wildlife, making it an attractive spot for deer and turkey. A wet weather creek also runs through the property, providing water sources and potential wildlife habitats. The property has various trails suitable for UTV or horseback riding. Electricity is available, which can be a significant advantage when considering building a home or weekend getaway on the property. Property is being offered in 3 separate tracts or in its entirety.

**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**



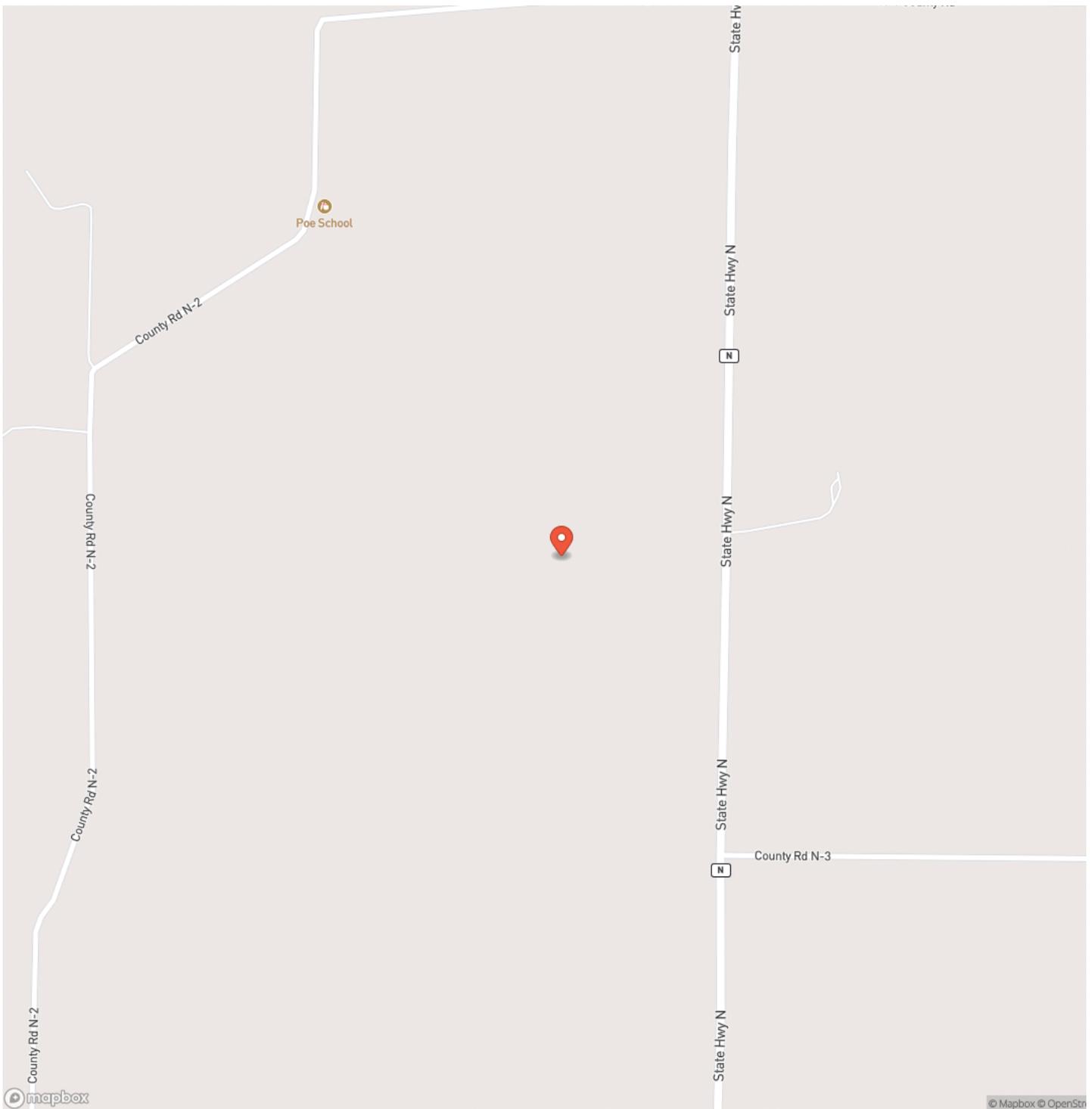
Eastern Ozark Border Pasturelands Tract 3  
Doniphan, MO / Ripley County



**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**

## Locator Map

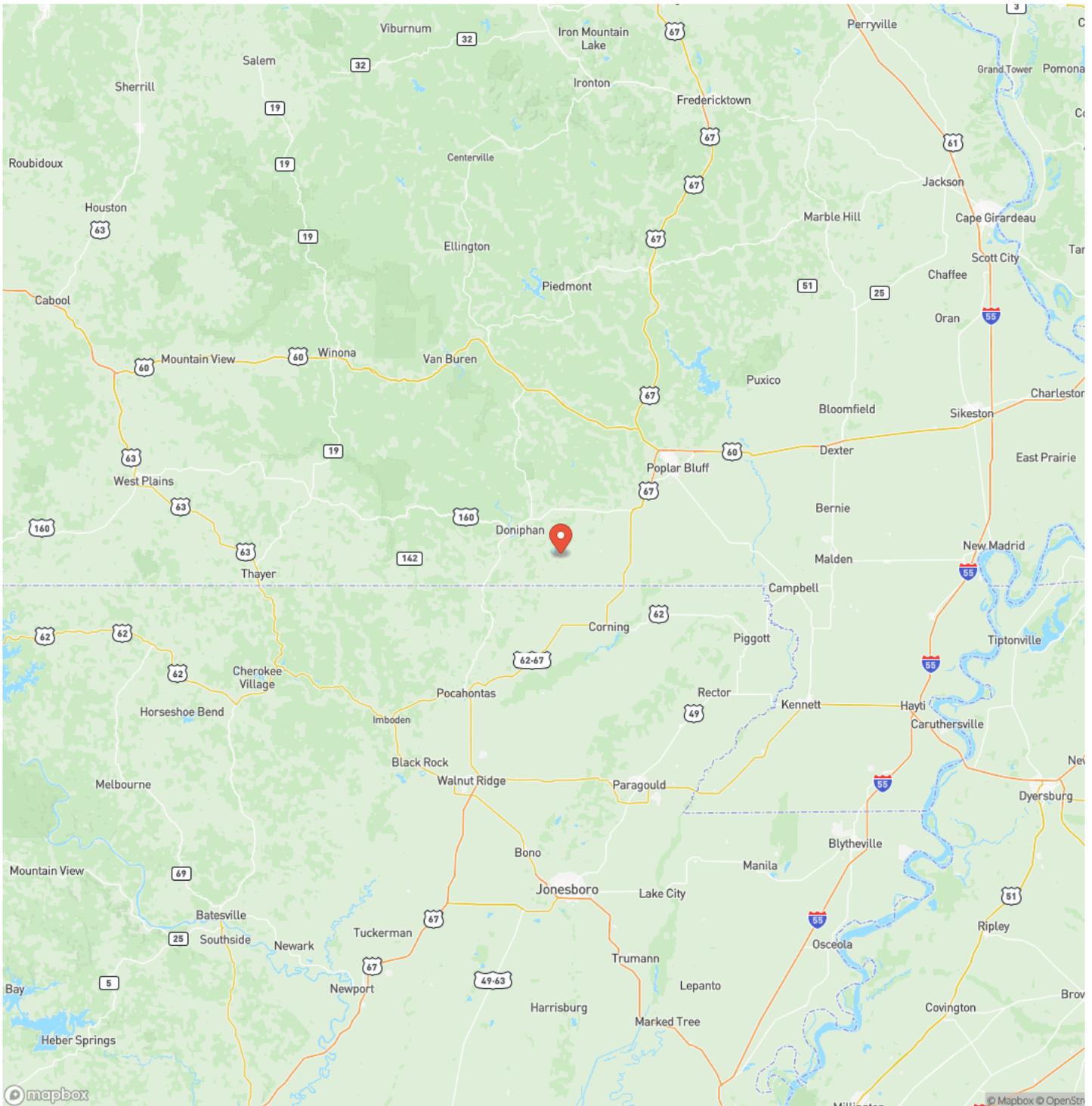


**MORE INFO ONLINE:**

<https://livingthedreamland.com/>



# Locator Map

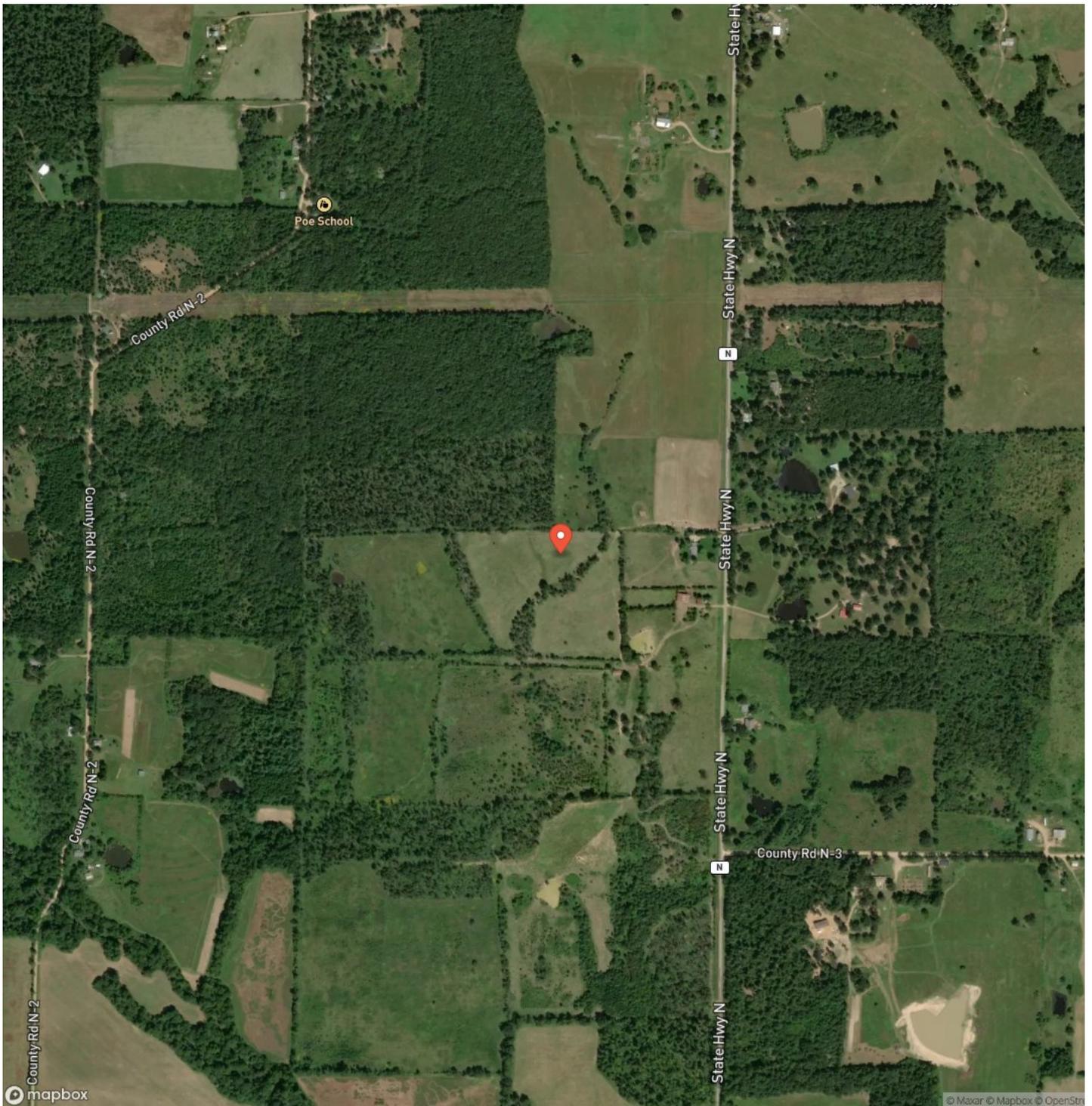


**MORE INFO ONLINE:**

<https://livingthedreamland.com/>



## Satellite Map







## **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**  
100 Chesterfield Parkway  
Chesterfield, MO 63005  
(855) 289-3478  
<https://livingthedreamland.com/>

---

**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**

