

T-Farm 107
000 County Road 293 Tract 2
Thayer, MO 65791

\$299,900
107± Acres
Oregon County



T-Farm 107
Thayer, MO / Oregon County

SUMMARY

Address

000 County Road 293 Tract 2

City, State Zip

Thayer, MO 65791

County

Oregon County

Type

Farms, Lot

Latitude / Longitude

36.5833 / -91.4824

Taxes (Annually)

413

Acreage

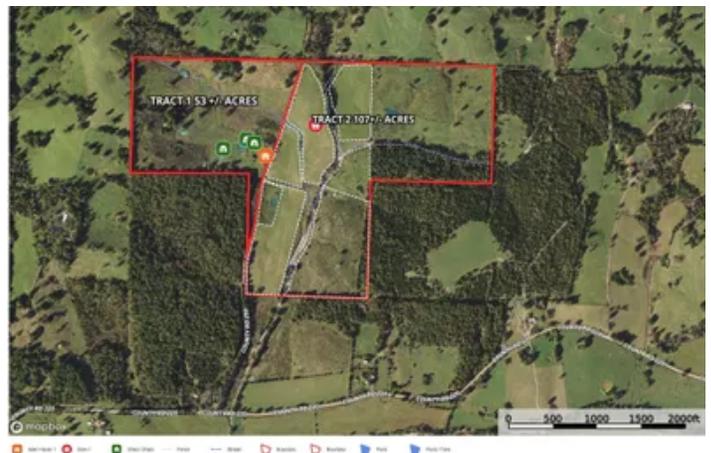
107

Price

\$299,900

Property Website

<https://livingthedreamland.com/property/t-farm-107-oregon-missouri/61306/>



T-Farm 107
Thayer, MO / Oregon County

PROPERTY DESCRIPTION

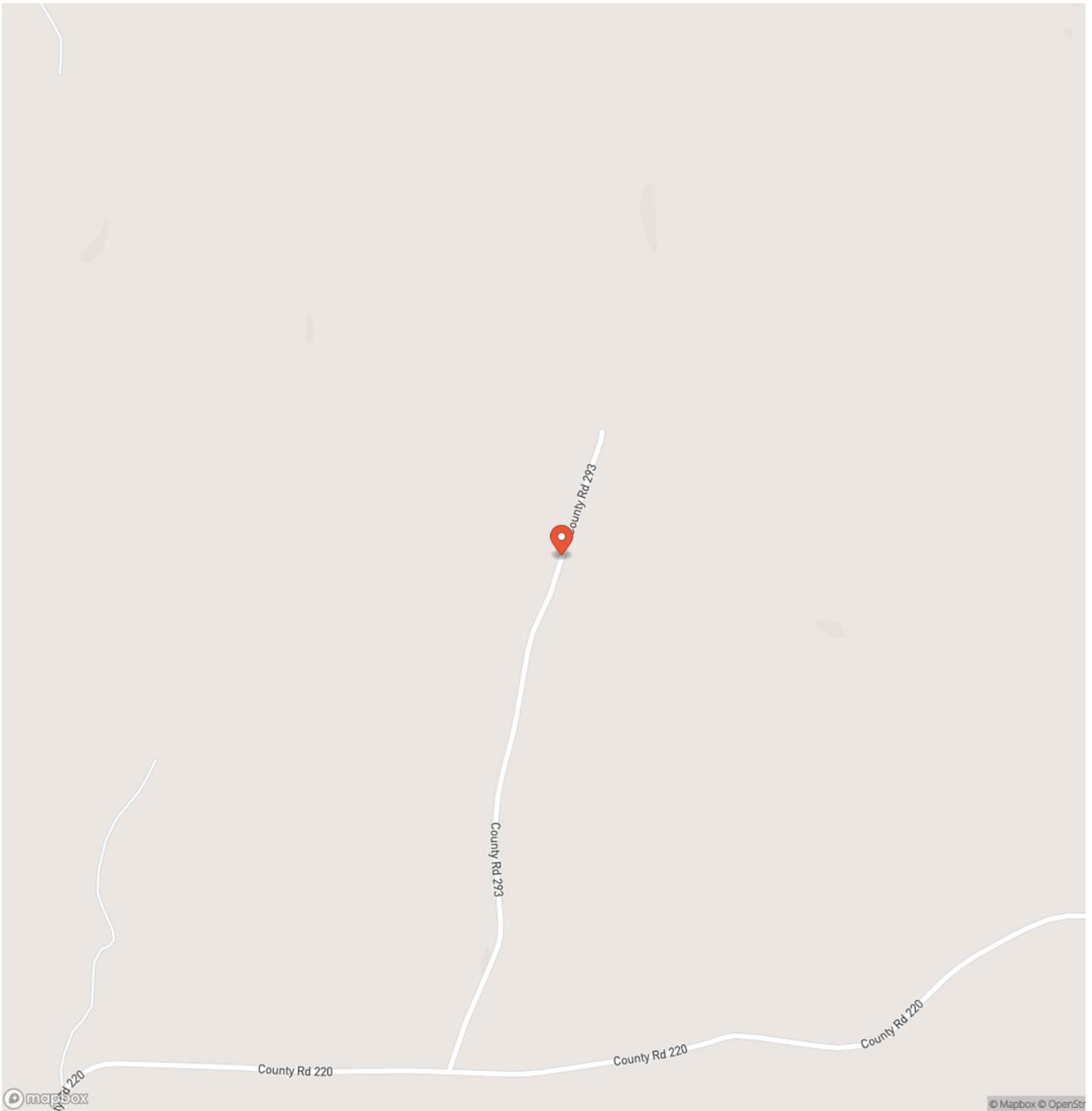
Discover this stunning 107-acre property, perfect for livestock and full of natural beauty. Located just south of West Plains, MO, in picturesque Oregon County, this lush, green farm ground is fully fenced and cross-fenced, making it ideal for rotational grazing. The land features a wet weather creek and approximately 3 ponds, providing ample water sources for livestock and wildlife. The small 10-acre patch of woods on the property is a haven for deer, making it an excellent spot for hunting enthusiasts. The area is also known for its abundant turkey population, enhancing its appeal as a hunting destination. The property's proximity to Norfolk Lake adds to its allure, offering recreational opportunities such as fishing and boating just a short drive away. This is more than just a farm—it's a lifestyle. Whether you're looking to start a livestock operation, enjoy the outdoors, or find a peaceful retreat, this property offers it all.



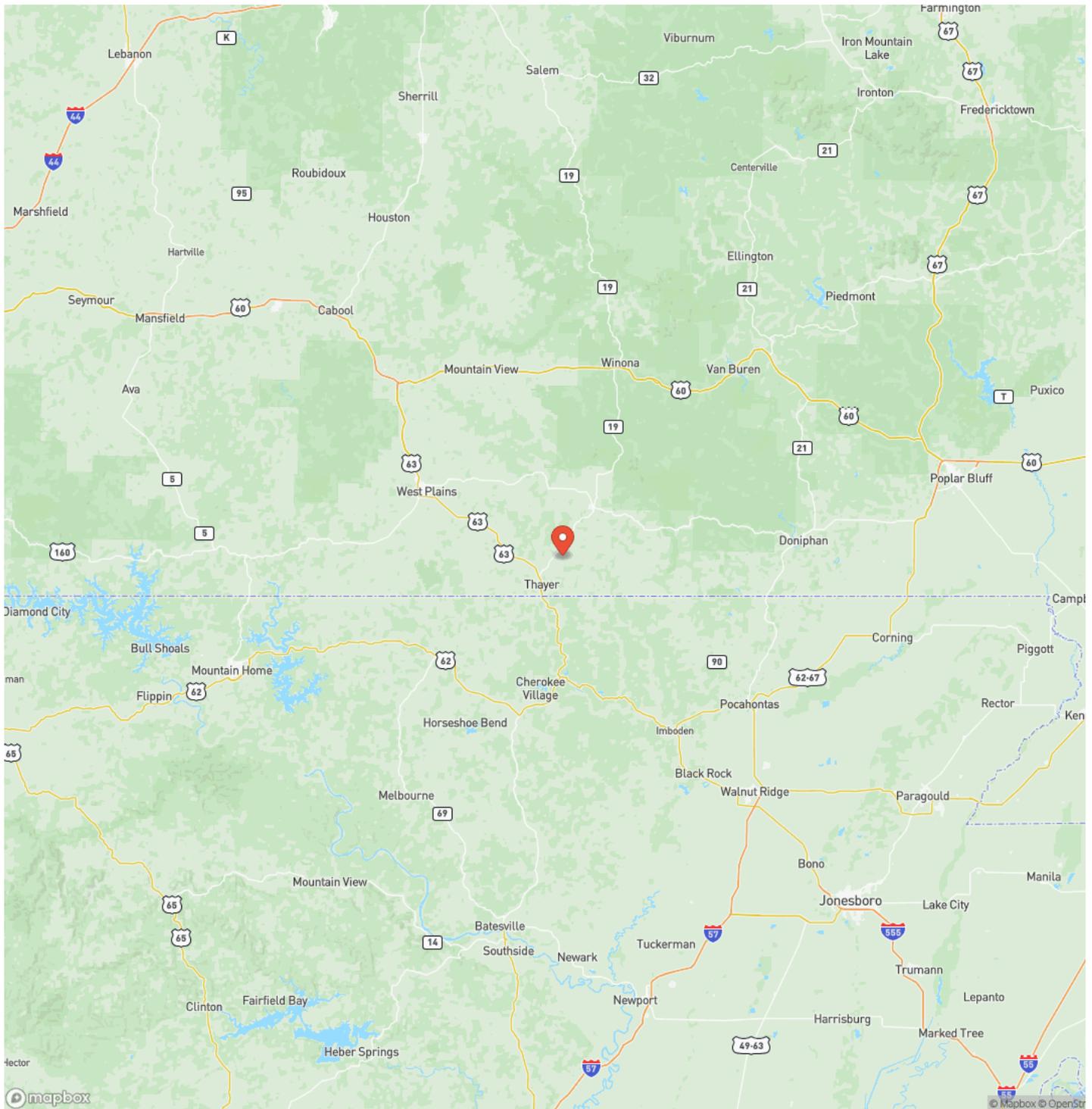
T-Farm 107
Thayer, MO / Oregon County



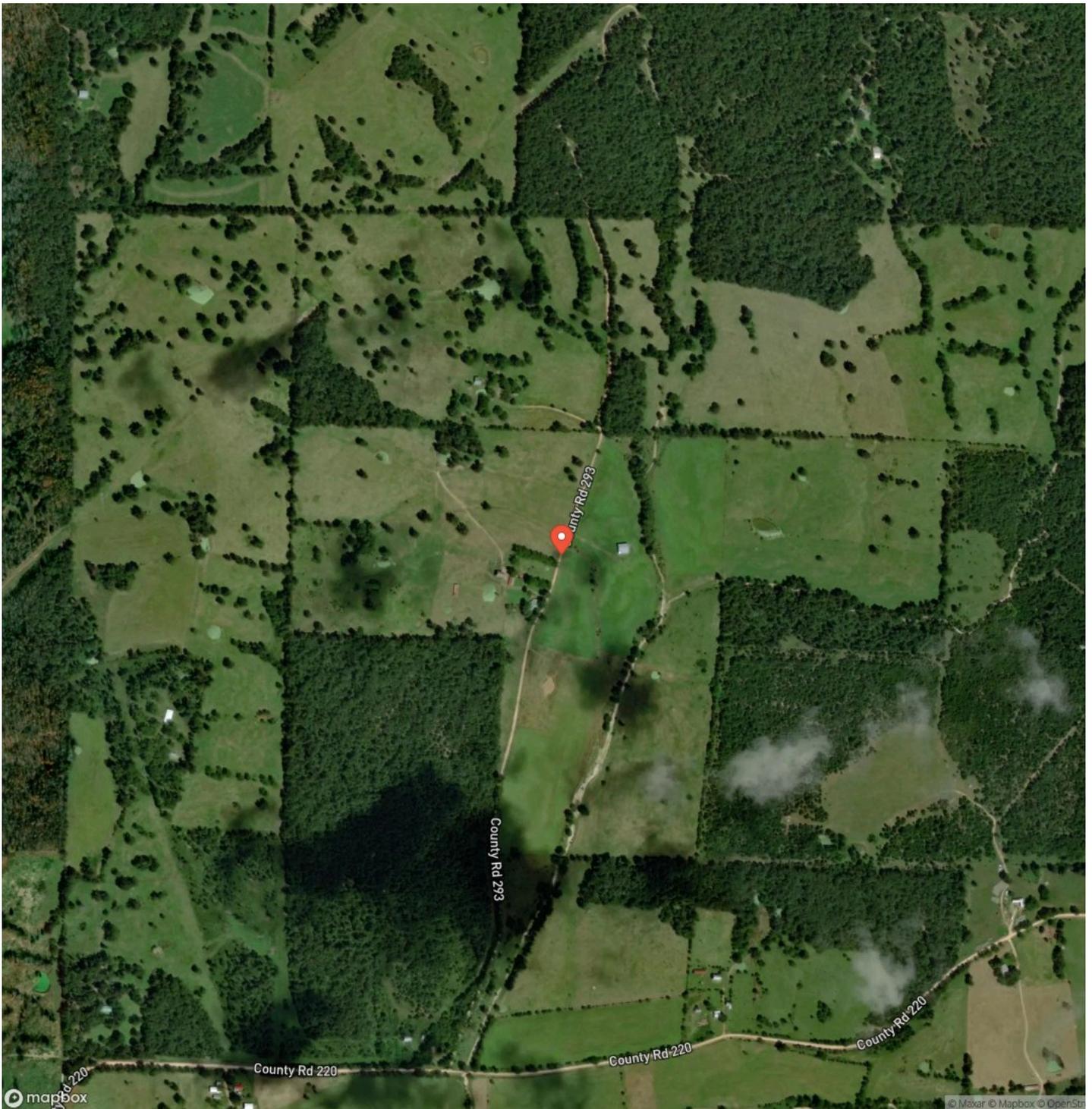
Locator Map



Locator Map



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
6484 North Service Rd.
Leasburg, MO 65535
(855) 289-3478
<https://livingthedreamland.com/>

