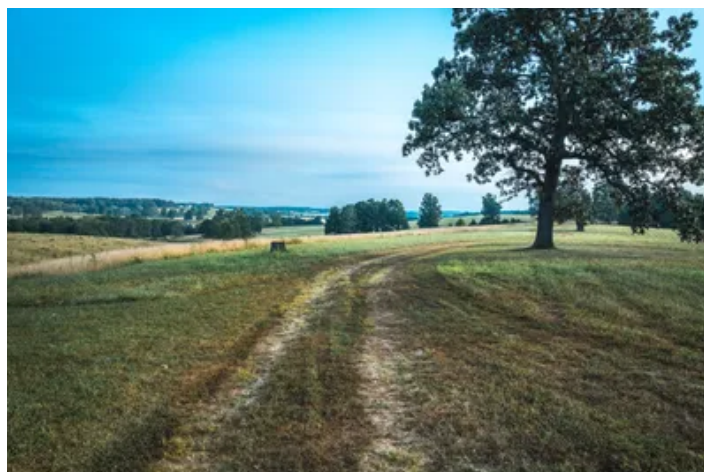


Falcon Valley Ranch
10090 Highway TT
Falcon, MO 65470

\$1,483,200
309± Acres
Laclede County



Falcon Valley Ranch
Falcon, MO / Laclede County

SUMMARY

Address

10090 Highway TT

City, State Zip

Falcon, MO 65470

County

Laclede County

Type

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

Latitude / Longitude

37.479075 / -92.511004

Acreage

309

Price

\$1,483,200

Property Website

<https://livingthedreamland.com/property/falcon-valley-ranch-laclede-missouri/88316/>



PROPERTY DESCRIPTION

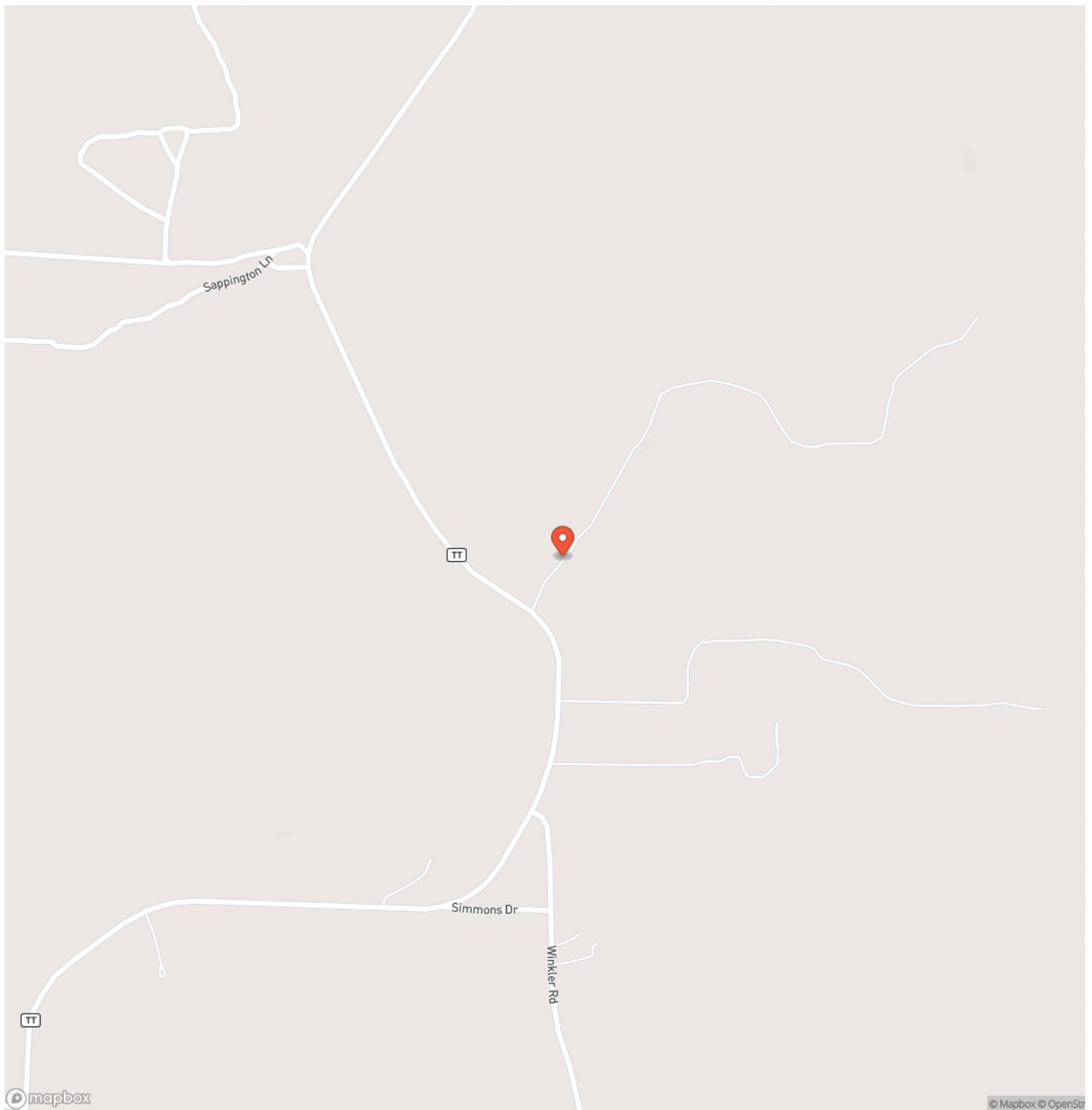
Rolling hills, big skies, and endless opportunity define Falcon Valley Ranch, a 309 m/l acre farm in Falcon, Missouri. This property is the perfect blend of beauty and function, with wide-open pastures that provide ample grass for livestock and hay production, and a layout that makes farming both practical and productive. Multiple ponds and a wet weather creek supply abundant water for livestock, while two wells add even more peace of mind. With extensive highway frontage, access is simple and convenient for both daily operations and long-term plans. The balance of open pasture and timber not only supports a working farm but also creates prime habitat for deer and turkey, making it equally appealing for recreation and hunting. Electric is already on-site, and several incredible building sites take full advantage of the sweeping views—perfect for a dream home, hunting lodge, or weekend getaway. A property that combines productivity, accessibility, and natural beauty, Falcon Valley Ranch is a rare opportunity in the Ozarks.



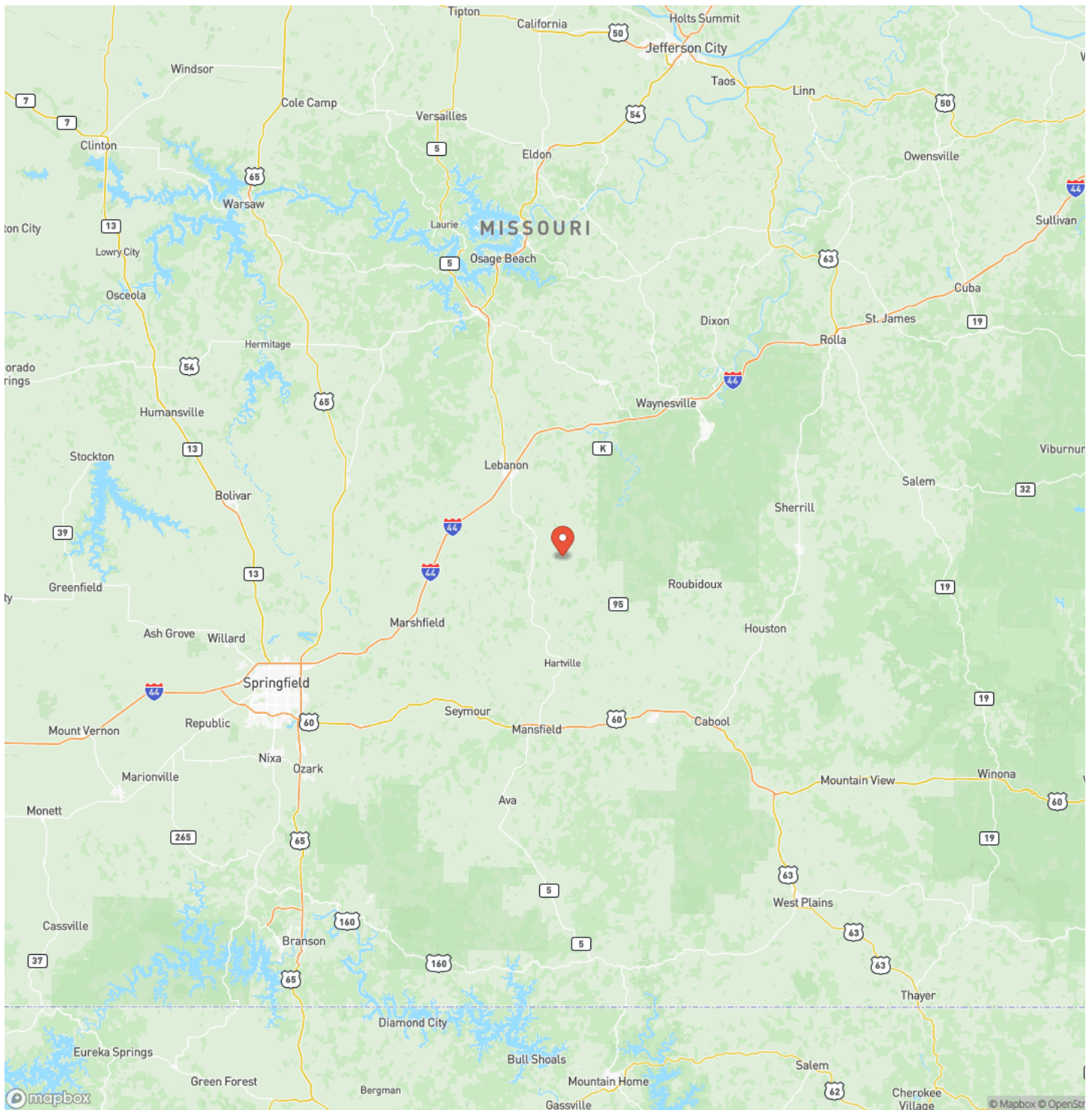
Falcon Valley Ranch
Falcon, MO / Laclede County



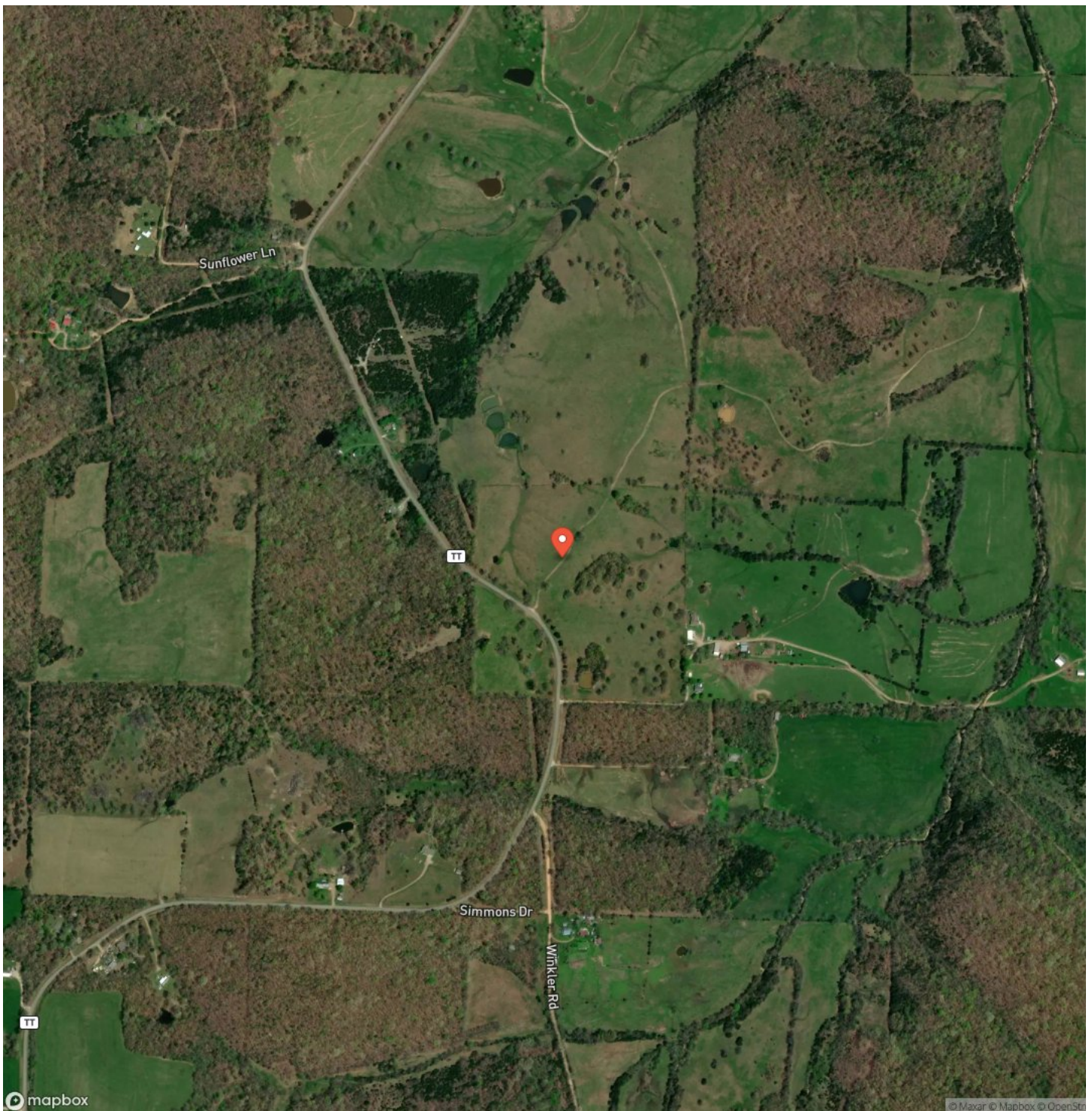
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jeff Browning

Mobile

(417) 260-5176

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(855) 289-3478

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Address

6485 N Service Rd

City / State / Zip

NOTES

[illegible]

[illegible]

MORE INFO ONLINE:

<https://livingthedreamland.com/>

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.



Living The Dream Outdoor Properties

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