

Spring Rock Ranch
25598 County Road C-228
Norwood, MO 65717

\$1,999,999
518± Acres
Douglas County



Spring Rock Ranch
Norwood, MO / Douglas County

SUMMARY

Address

25598 County Road C-228

City, State Zip

Norwood, MO 65717

County

Douglas County

Type

Farms, Recreational Land, Residential Property, Business Opportunity

Latitude / Longitude

36.914066 / -92.455402

Dwelling Square Feet

1,230

Bedrooms / Bathrooms

2 / 1.5

Acreage

518

Price

\$1,999,999

Property Website

<https://livingthedreamland.com/property/spring-rock-ranch-douglas-missouri/113109/>



PROPERTY DESCRIPTION

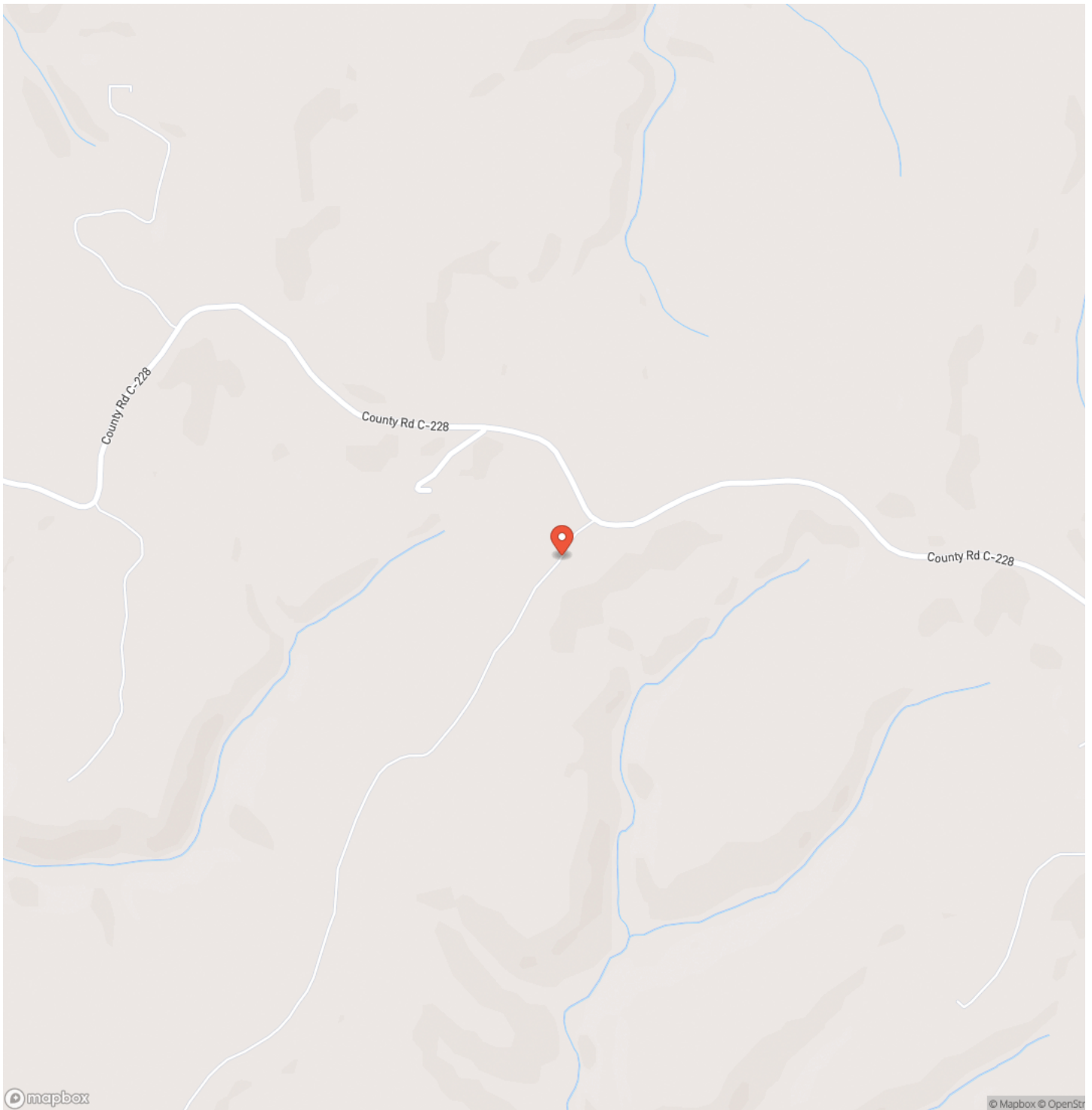
Welcome to Spring Rock Ranch, where water, wilderness, and opportunity meet. This extraordinary 518 +/- acre Ozarks ranch has been thoughtfully developed into a one-of-a-kind destination that blends ranching, recreation, hospitality, and natural beauty. The property features five natural springs, two year-round creeks flowing into Bryant Creek, eight ponds, two wells, over 6,000 feet of underground water lines, and five livestock tire waterers, creating an exceptional water system for livestock and wildlife. Miles of established trails, each thoughtfully named and marked with custom trail signs, wind throughout rolling pasture, mature hardwood timber, scenic overlooks, creek bottoms, and hidden springs. Spring Rock Ranch offers two completely separate private entrances. One leads to the established glamping retreat featuring three luxury safari tents, a fourth nearly complete, a camp store, and shower house, creating an outstanding income-producing hospitality business. The second entrance leads to the beautifully remodeled 2-bedroom, 1.5-bath farmhouse, currently operating as a successful Airbnb. The farmhouse includes a 24'x48' insulated shop with water and electric, barn, greenhouse, historic blacksmith shop converted into a chicken coop, working corrals, livestock tire waterers, and quality 7-strand barbed wire fencing, making it an exceptional ranch headquarters. The farmhouse and glamping retreat are completely separated by the property's rolling terrain, allowing each to enjoy its own privacy. Whether your vision is expanding the hospitality business, operating a working cattle ranch, creating an equestrian retreat, or enjoying a private family legacy property, Spring Rock Ranch offers endless possibilities. Properties offering this combination of water, infrastructure, income potential, and natural beauty are rarely available. Shown by appointment only.



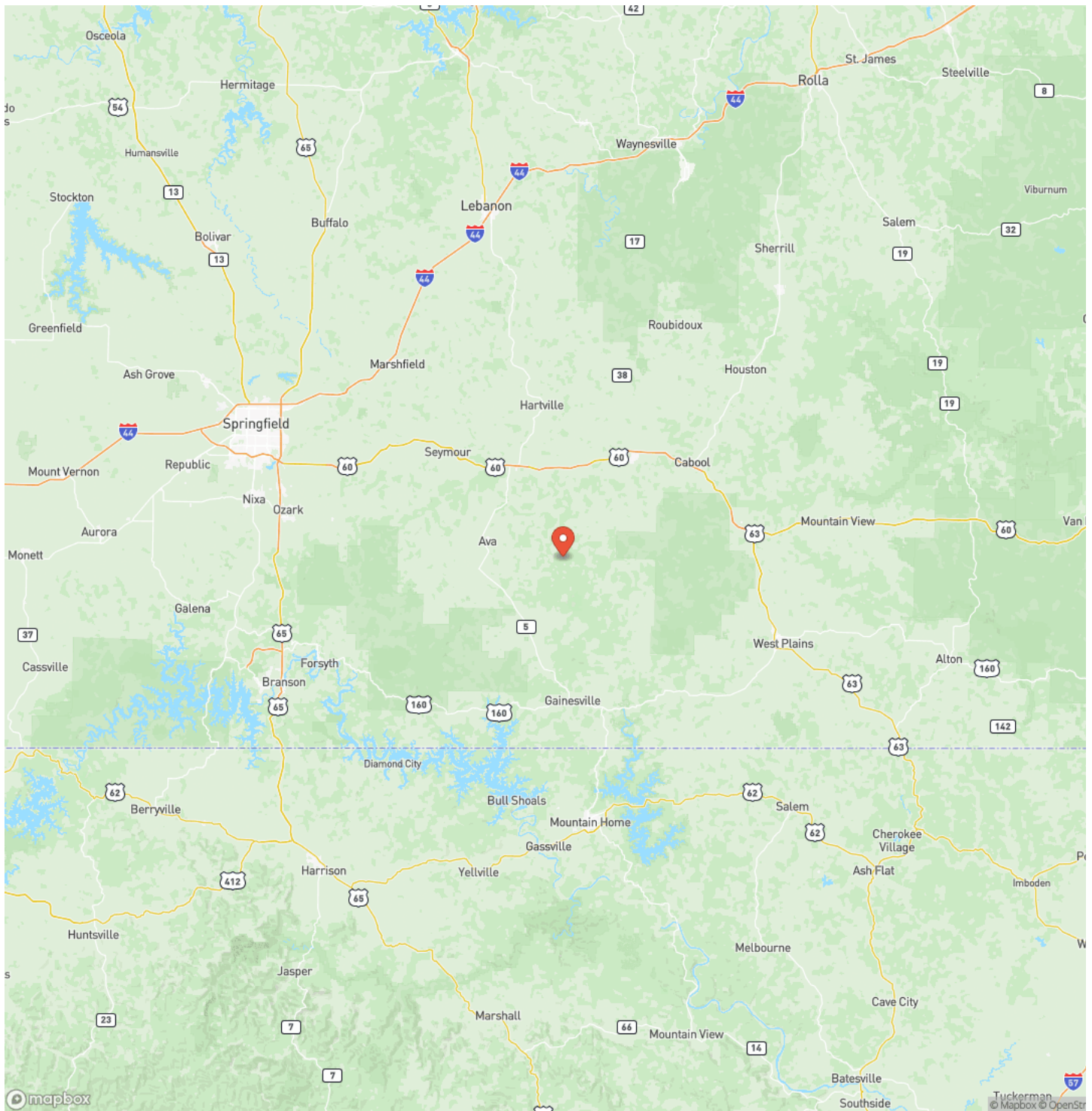
Spring Rock Ranch
Norwood, MO / Douglas County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jessica Campbell

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Email

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Address

6485 N Service Rd

City / State / Zip

Leasburg, MO 65535

NOTES

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This image shows a blank sheet of white paper with horizontal 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/>

