

**Three Tens Ranch**  
252 County Road 212  
Thayer, MO 65791

**\$225,000**  
32± Acres  
Oregon County



**MORE INFO ONLINE:**

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



**Three Tens Ranch**  
**Thayer, MO / Oregon County**

---

**SUMMARY**

**Address**

252 County Road 212

**City, State Zip**

Thayer, MO 65791

**County**

Oregon County

**Type**

Hunting Land, Recreational Land, Residential Property, Farms

**Latitude / Longitude**

36.6096 / -91.4732

**Taxes (Annually)**

263

**Dwelling Square Feet**

1120

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

32

**Price**

\$225,000

**Property Website**

<https://livingthedreamland.com/property/three-tens-ranch-oregon-missouri/36813/>



**MORE INFO ONLINE:**

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



## Three Tens Ranch Thayer, MO / Oregon County

---

### **PROPERTY DESCRIPTION**

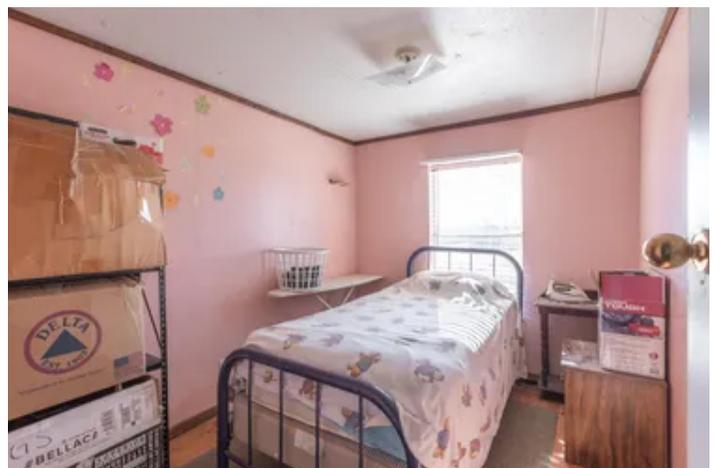
While most of the country is still deep in sleep's warm embrace, the American cattle farmer is shoveling down the last of his breakfast before pulling on his cracked and duct-tape-bandaged gloves and heading out the door. It is through these cracked leather gloves that a cowboy introduces himself, not through a firm handshake, but through the worn leather that serves as a reminder of the frigid winters and sweltering summers spent tending to the cattle and the land. The land that provides not only for the livestock, but for the cowboy. However, the fact is that good land like this has become hard to find, and a place like Three Tens Ranch in Oregon County, Missouri is a true rarity. Three Tens Ranch sits just North of Thayer, roughly 10 minutes from the Arkansas state line, on 32+/- acres. This small scale cattle ranch hosts around 15+ head of cattle year round, with 4 separate fenced pastures, automatic cattle waterers, and a corral. Several outbuildings including a 1200 sq ft shop as well as a 400 sq ft shed, and 140 sq ft storage building provide plentiful space for hay and grain, as well as equipment. In addition, a 3 bedroom 2 bathroom mobile home sits nestled near the County Road, providing shelter for the cowboy who calls Three Tens Ranch home.

**MORE INFO ONLINE:**

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



Three Tens Ranch  
Thayer, MO / Oregon County

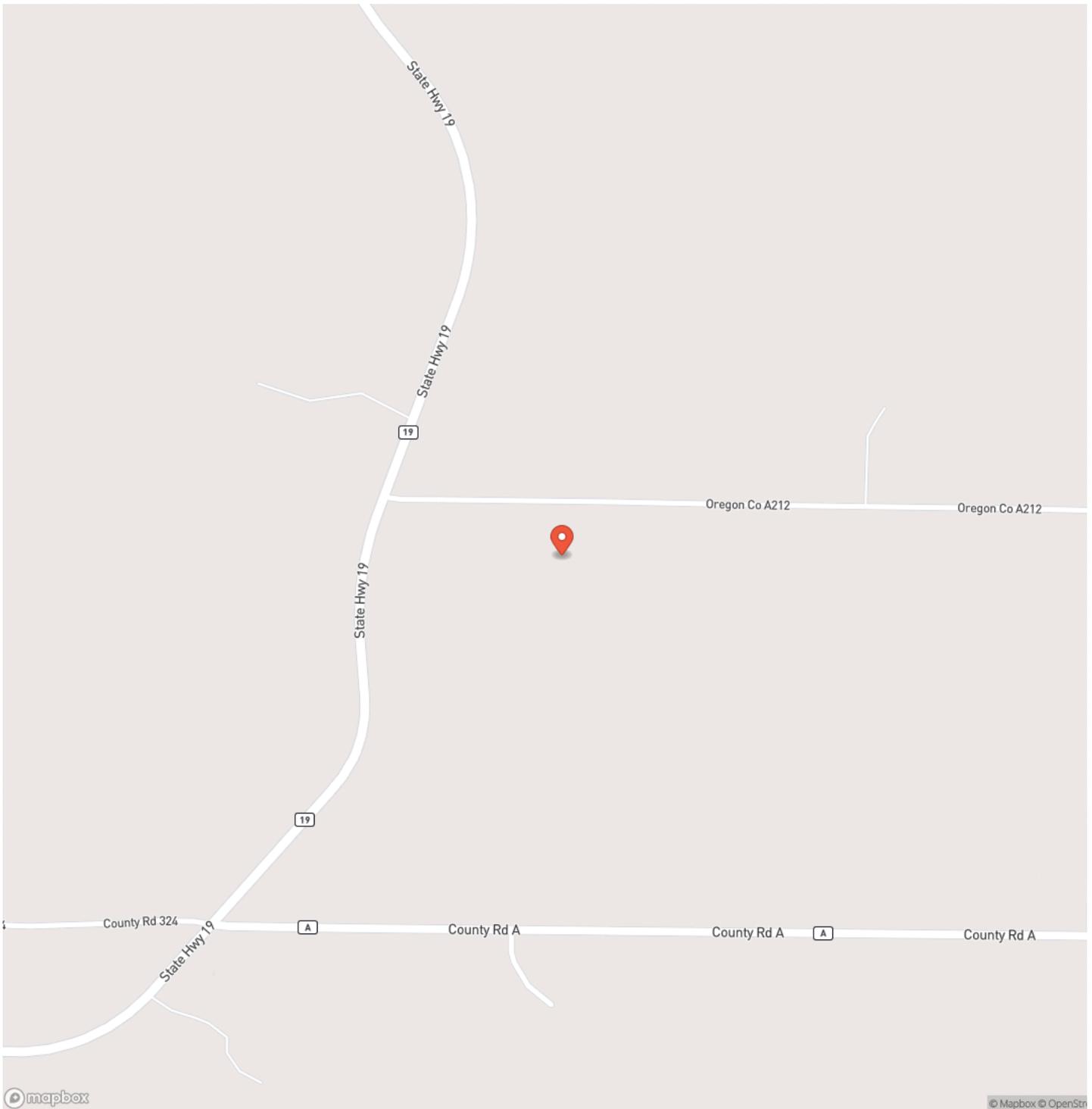


**MORE INFO ONLINE:**

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



## Locator Map



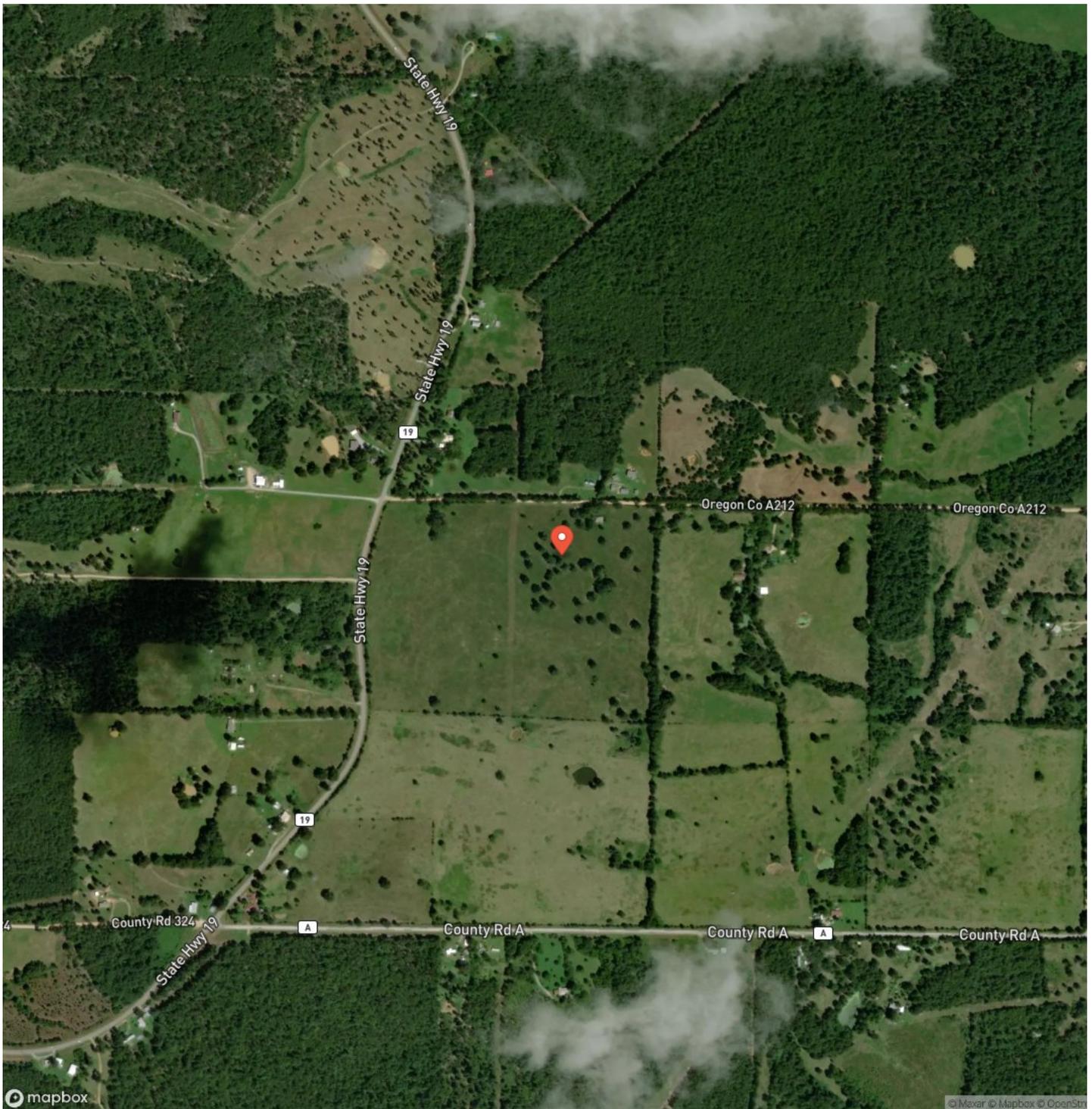
**MORE INFO ONLINE:**

<https://livingthedreamland.com/>





## Satellite Map



**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.

**MORE INFO ONLINE:**

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



---

**Living The Dream Outdoor Properties**

515 S. Franklin St

Cuba, MO 65453

(855) 289-3478

<https://livingthedreamland.com/>

---

**MORE INFO ONLINE:**

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

