

**320 Ac, Springs, Ponds, 2 Homes, 130x300
freestall barn, Commodity Shed Texas
County**
2596 & 2600 Rainbow Drive
Willow Springs, MO 65793

\$1,130,000
320 +/- acres
Texas County





320 Ac, Springs, Ponds, 2 Homes, 130x300 freestall barn, Commodity Shed Texas County Willow Springs, MO / Texas County

SUMMARY

Address

2596 & 2600 Rainbow Drive

City, State Zip

Willow Springs, MO 65793

County

Texas County

Type

Farms, Ranches, Horse Property, Timberland,
Hunting Land

Latitude / Longitude

37.1262375 / -91.9450353

Taxes (Annually)

1579

Dwelling Square Feet

3830

Bedrooms / Bathrooms

7 / 3

Acreage

320

Price

\$1,130,000

Property Website

<https://mossyoakproperties.com/property/320-ac-springs-ponds-2-homes-130x300-freestall-barn-commodity-shed-texas-county-texas-missouri/21576/>



MORE INFO ONLINE:

MossyOakProperties.com

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PROPERTY DESCRIPTION

Private setting located at the end of the road!! Beef, Horse or hunting this Ranch works for them all and more! Owners states there are 4 springs and spring branches that flow year round not to mention the Approx. 3 acre stocked pond. 130x300 freestall barn, dairy barn (Not in use) , Horse barn, commodity shed. Approx. 205 acres open with 100 of that hayable. The remaining 100 acres in timber. One home offers 2462 sq feet and offers 4 bedroom 2 baths, with a large covered porch. Inside the home offers that rustic western look and feel, car siding, tall ceilings, Large Master with walk in shower, jetted tub. 2nd Home offers an older 3 bedroom 1 bath rancher with an unfinished basement. Very quiet and private; surrounded by pastures, rolling hills, woods and lots of wildlife. Call Linda 417-274-0142

MORE INFO ONLINE:

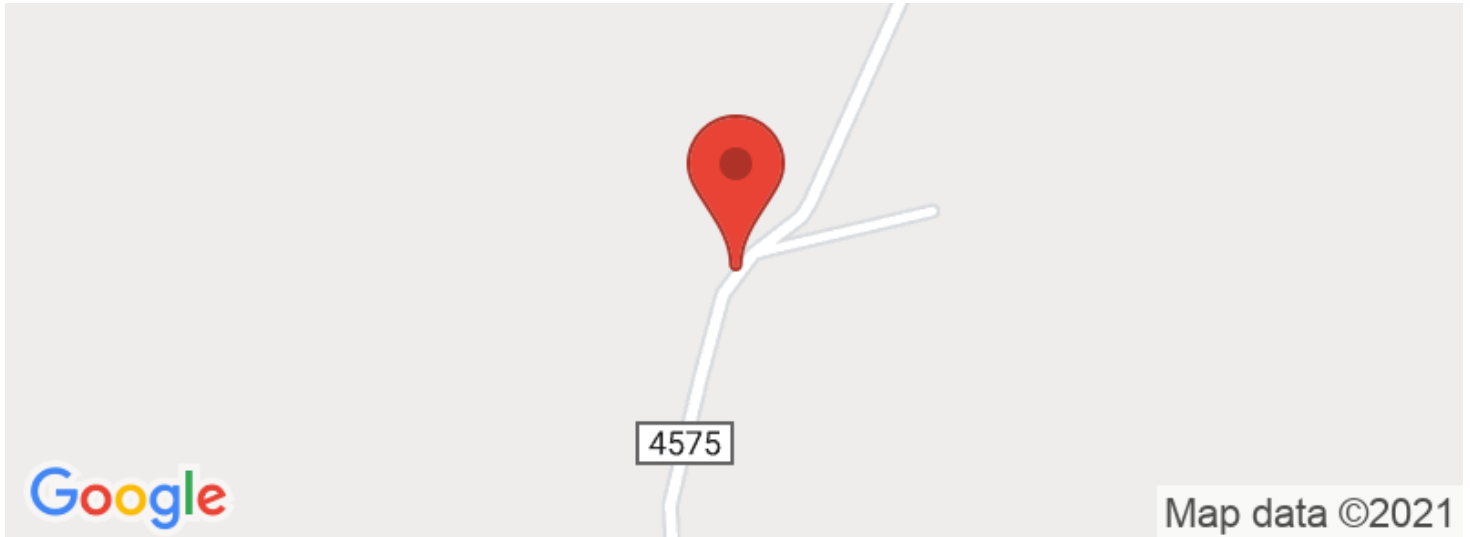
MossyOakProperties.com

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Locator Maps



320 Ac, Springs, Ponds, 2 Homes, 130x300 freestall barn, Commodity Shed Texas County
Willow Springs, MO / Texas County

Aerial Maps



320 Ac, Springs, Ponds, 2 Homes, 130x300 freestall barn, Commodity Shed Texas County
Willow Springs, MO / Texas County

LISTING REPRESENTATIVE

For more information contact:

Representative

Linda Francis

Mobile

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Email

lfrancis@mossyoakproperties.com

Address

412 W US 60 Ste E

City / State / Zip

Mountain View, MO 65548



NOTES



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.



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.



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