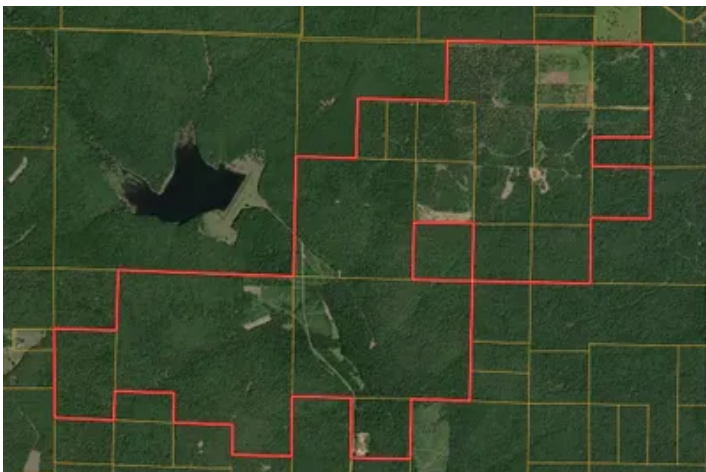


**1350 acre Proven Hunting Ranch For Sale in Ripley
County, Missouri
698 Hoot Owl Lane
Grandin, MO 63943**

\$4,400,000
1,350± Acres
Ripley County



1350 acre Proven Hunting Ranch For Sale in Ripley County, Missouri
Grandin, MO / Ripley County

SUMMARY

Address

698 Hoot Owl Lane

City, State Zip

Grandin, MO 63943

County

Ripley County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

36.785748 / -90.65826

Taxes (Annually)

\$2,564

Dwelling Square Feet

2,000

Bedrooms / Bathrooms

4 / 2

Acreage

1,350

Price

\$4,400,000



1350 acre Proven Hunting Ranch For Sale in Ripley County, Missouri Grandin, MO / Ripley County

PROPERTY DESCRIPTION

The Hoot Owl Ranch: A 1,356-Acre Turn-Key Hunting Legacy

Rarely does a property with such meticulous preparation enter the market. **698 Hoot Owl Lane is an impressive 1,356 +/- acre hunting paradise** nestled in the rugged Ozark foothills of Ripley County, just 30 minutes from Poplar Bluff. This is not merely a tract of land; it is a fully engineered wildlife sanctuary designed for the elite hunter. The property features a sophisticated internal infrastructure with **miles of accessible trails** and **over 20 established food plots**, all strategically positioned to leverage the land's natural travel corridors. Predominantly comprised of managed timber thinned for optimal wildlife support, the farm boasts an incredible diversity of habitat including rolling ridges, deep hollows, and fertile bottomlands anchored by **two year-round creeks**.

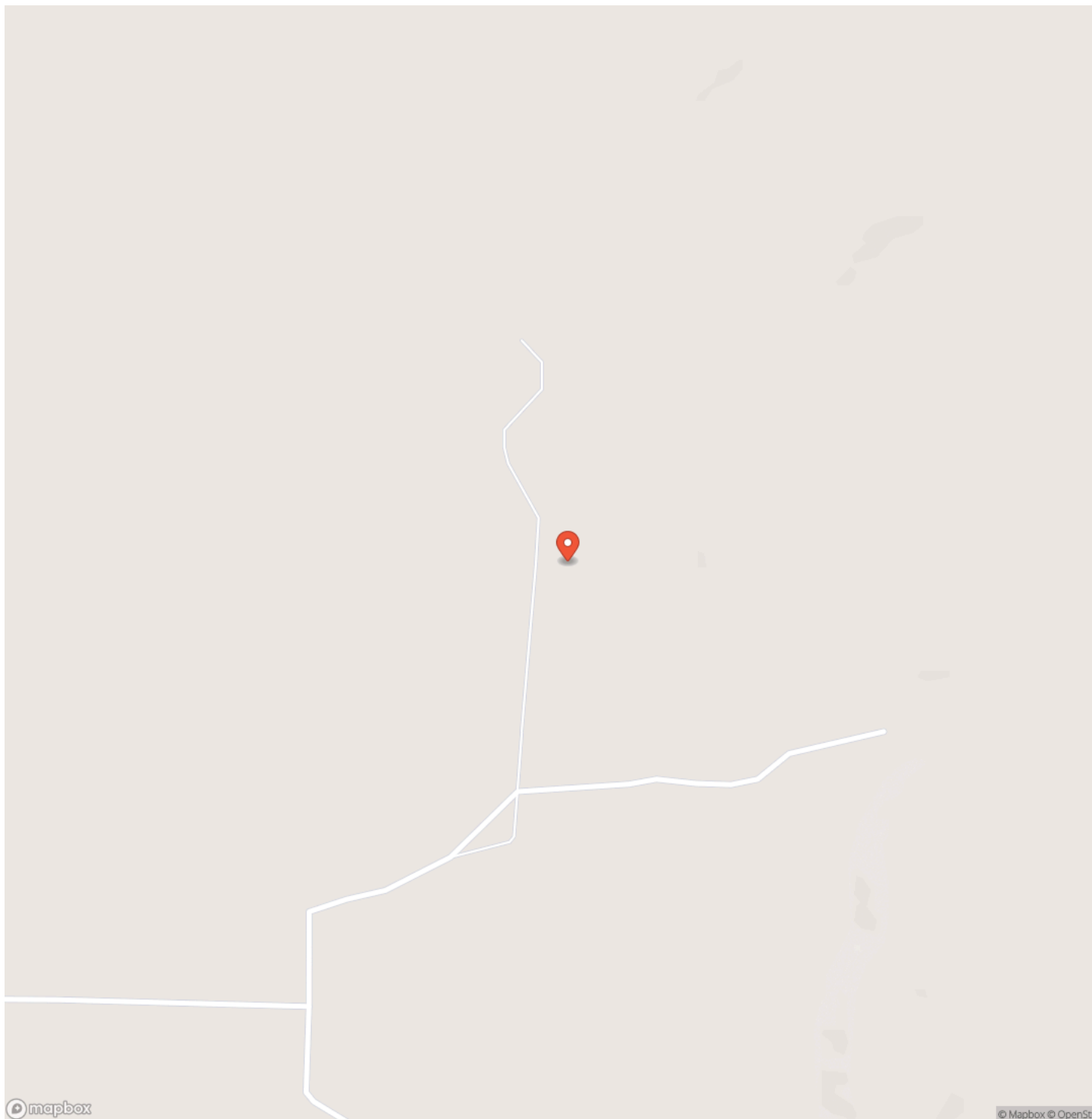
Water is a foundational asset of this estate, featuring the **North Prong of Beaver Dam Creek** and sections of **Hurricane Creek** flowing through the property. These live water systems, complemented by multiple **natural springs and strategic stock ponds**, provide a permanent and abundant water source for both livestock and wildlife.

To further enhance its exclusivity, the acreage **adjoins government land and other sizeable ranches**, effectively extending your hunting range and ensuring a fortress of privacy from future development. □ The residential and utility components of the farm are as robust as the land itself. A low maintenance **4-bedroom, 2-bathroom lodge** serves as the ultimate basecamp, offering a warm, wood-burning fireplace and 2,000 square feet of comfortable living space to recount the day's hunt. The compound is built for function, storage and maintenance, featuring **garages and carports for the whole fleet**, a dedicated workshop/hobby area, and multiple outbuildings. Offered as a **completely turn-key retreat**, the sale includes established blinds, feeders, and essential equipment, allowing the new owner to step into **2 decades of habitat management** on day one. Properties of this magnitude—possessing both the infrastructure for trophy whitetail and turkey and the acreage to sustain a generational legacy—are becoming a vanishing breed in the American Midwest.

1350 acre Proven Hunting Ranch For Sale in Ripley County, Missouri
Grandin, MO / Ripley County

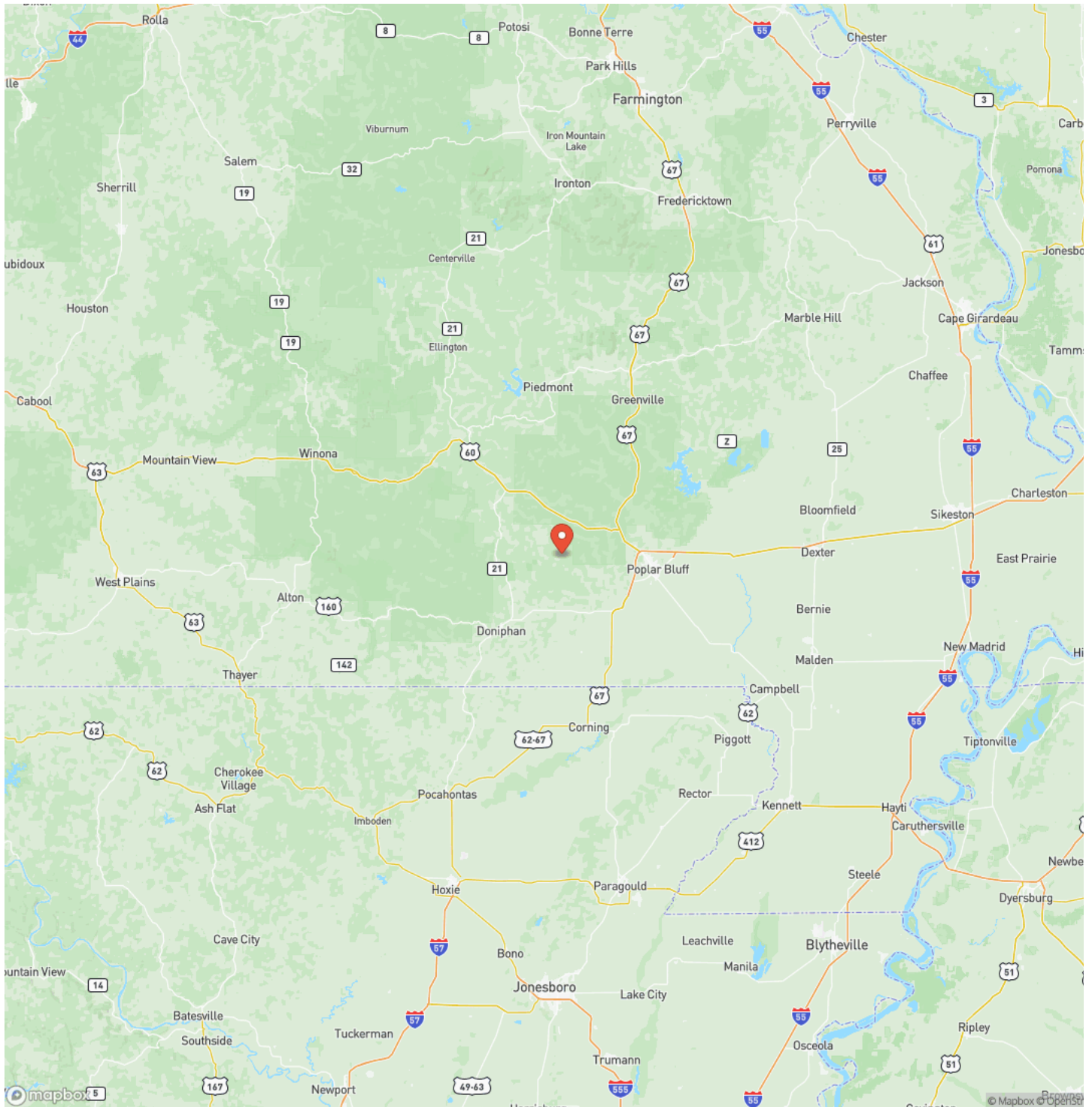


Locator Map

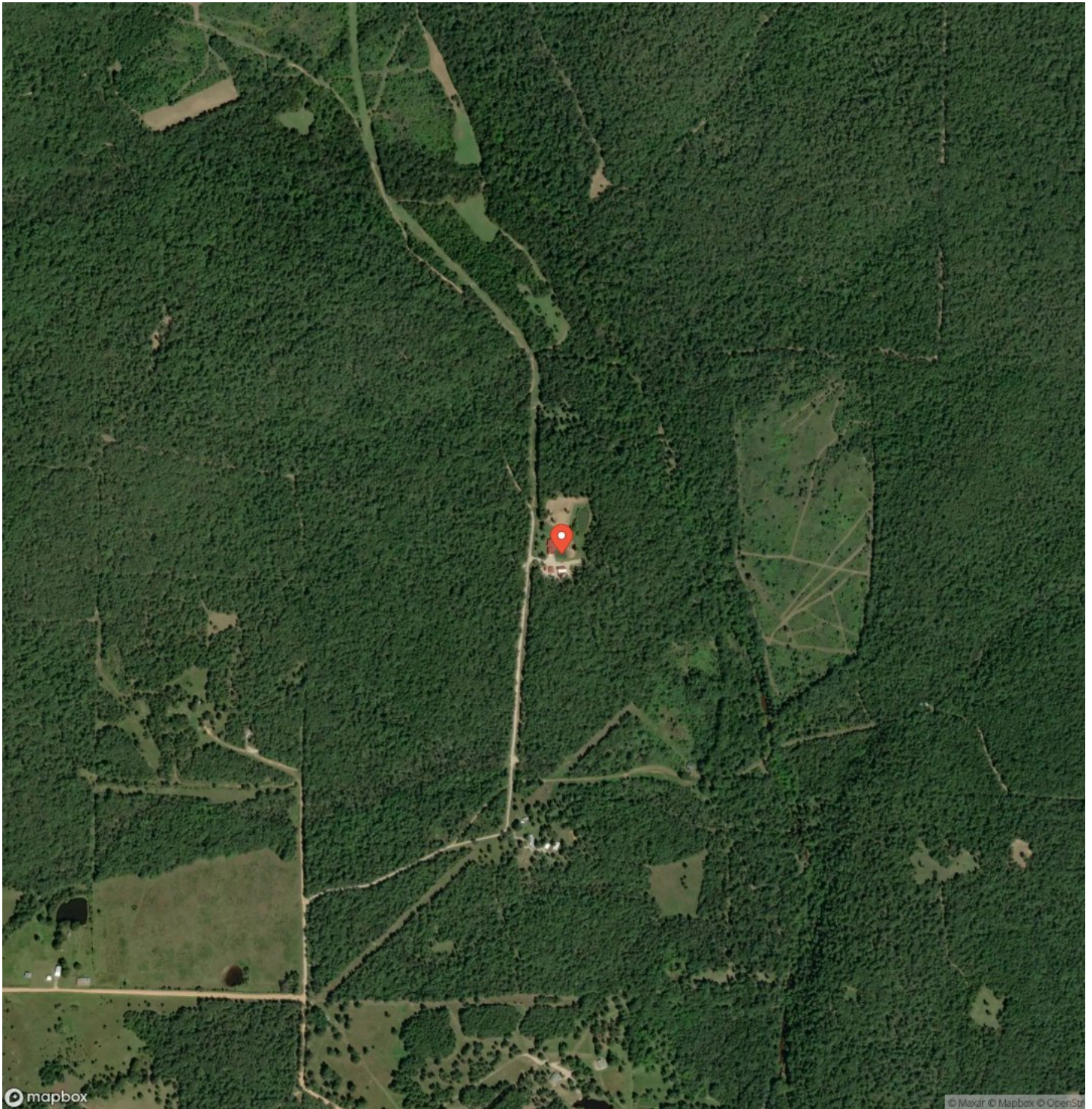


Grandin, MO / Ripley County

Locator Map



Satellite Map



1350 acre Proven Hunting Ranch For Sale in Ripley County, Missouri Grandin, MO / Ripley County

LISTING REPRESENTATIVE

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City / State / Zip

Poplar Bluff, MO 63901

NOTES

[illegible]

This image shows a single 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:
MossyOakProperties.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.

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