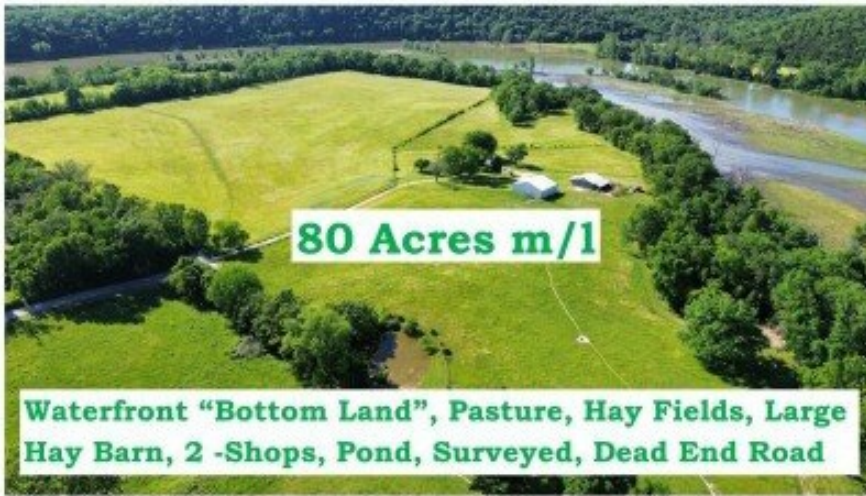


1552 Roberts Ridge
Kissee Mills, MO 65680



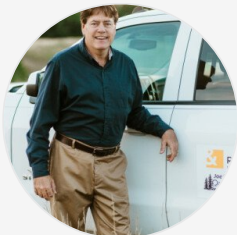
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\$659,000

One-of-a-Kind, Unrestricted 80 acre Ranch / Hunting Property with Lake / Creek Access and Stunning Bottom Land! No HOA's! Discover the perfect blend of seclusion, productivity, and recreation with this rare gem located just 1.5 miles down a well-maintained county road off US Highway 160. This exceptional property borders over 500 acres of Corps of Engineers land surrounding the Beaver Creek arm of Bull Shoals Lake--offering unmatched access to fishing, boating, and wildlife right out your back door. The spacious 3-bedroom, 2-bathroom double-wide home also features an office and now includes fiber optic high-speed internet--perfect for remote work or streaming in the country. Currently operating as a working cattle ranch, the land is over 70% cleared and fully cross-fenced with multiple paddocks and a pond. A massive 60' x 50' hay barn supports your livestock and hay operations, while a large shop with its own electrical system provides space for equipment, tools, or recreational toys. A livestock shelter is also included. Horse lovers will appreciate the short ride or drive to the 12, 000-acre Hercules Glades Wilderness, ideal for trail riding and outdoor adventure. This ranch borders Beaver Creek / Bull Shoals Lake, and is only minutes to Lake Taneycomo for World Class Trophy Trout, less than an hour to Table Rock Lake, and



Joe Gideon

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