



Haven Ridge 60, Osage County, Missouri, 60.44 Acres

\$640,000

Haven Ridge is a fully functioning hobby farm that contains 60.44 acres in a uniquely versatile package. Located in the heart of Missouri wine country, it is just 15 minutes from Linn and 30 minutes to Hermann Missouri along beautiful scenic two-lane highway. This charming property contains not one but two homes ready for residents and investors alike! The first home, original to the property, has all the charm you'd come to expect from a farmhouse and includes a two-car garage. It has 1400 spacious square feet packed into a versatile 2-Bed 1- Bath package. The newer home was built in 2014 and has several modern touches that make country living a breeze. It occupies a quaint 900 square feet in a 1-bed 2-bath package with a wonderful office space and single car garage downstairs. It also brandishes a vault room perfect for storing items in need of extra security. The multiple outbuildings, three of which have electricity, encourage shop time and provide covered storage for those valuable implements. One of the outbuildings even has a walk-in wild game cooler ready to stock and keep the harvest fresh to handle the processing right. This unique property is an outdoorsman's retreat, an investor's dream, or a homesteader's paradise. With over 700 yards of paved highway frontage, it also boasts great infrastructure for continued growth. This farm has a little bit of everything from hunting its wide array of habitat, to fishing in one of its two stocked ponds, whatever your flavor of fun it's got it. A mixture of mature and young timber offers great diversity for timber stand improvement or selective harvest over the coming years. As can be seen in the photos the pasture is currently being used for hay but has in the past been the stomping grounds of a healthy herd of cattle. Additionally, if you want more room to roam it is less than 4 miles from the nearest Gasconade River access. Opportunities abound as it is also within 15 minutes of the rapidly growing and well accomplished Linn State Technical School. This means qualified help or a place to learn a career is never too far away. This farm's uniquely well-documented history makes it unmistakable and ready for the next owner to build on its storied past. It is a turnkey ready residence, investment, recreational getaway, or hobby farm. You could walk out the back door to prime hunting, use one of the outbuildings for a side hustle, or rent out the extra home for income earnings. Imagination is the only thing needed to take this property to its next level. Leave the hustle and bustle behind and come make Haven Ridge your refuge today!

- Street Address : 4989 Highway N
- Lot Size Acres : 60.44 Acres
- Postal / Zip Code : 65061
- Dwelling : Yes
- State / Province : Missouri
- County : Osage
- Closest City : Morrison

Broker Info



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Dale's strong Christian background molded him into the friendly, professional and family man that he is today. He is the 6th of 6 children which taught him the importance of sharing, negotiating, obeying, but most importantly, helping others. He's married to his high school sweetheart Kailin and they have 3 fun loving, ornery boys. Dale's outdoor addiction began by hunting trophy whitetails, chasing gobbling long beards and catching largemouth bass on the family cattle farm. Rural central Missouri has been the foundation for Dale's love of the outdoors and his appreciation for land. After graduating from Lincoln University, Dale quickly learned that his passion is not at a 9-5 desk job. Instead, in 2012, Dale made the leap into real estate as a land specialist and he hasn't looked back. 3 year later, Dale received his broker license and is the managing broker for both the Central Missouri and Kansas offices. After 11 wonderful years he has worked his way to countless awards and hundreds of satisfied clients. Whether it's for hunting, recreation, timber harvest, livestock farming or crops, Dale has extensive knowledge. Dale's love for hunting, fishing and cultivating land has diversified his background and ingrained a valuable knowledge to maximize land potential. Strong friendly negotiation skills combined with firm but respectful agent relations takes the hassle and stress from your purchase. If you are looking to sell, Dale prides himself on his ability to identify and highlight characteristic that will get you maximum dollar from your investment. If you want to purchase your next great adventure or hunting oasis, Dale will be patient until the perfect property is located. If you want a pushy sales man then you're looking in the wrong place. If you want to be truly satisfied with your destination property or your sales experience then Dale is the man for you. You can rest easy knowing that you're in good hands. Client satisfaction is Dale's top priority.

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