



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



Dale Struempf

Sports Afield Real Estate

(P:) **573-680-0878**

(M:) **573-680-0878**

dale@sportsafieldre.com

sportsafieldre.com

Growing up on a cattle farm in rural Missouri has been the foundation for Dale's love of the outdoors and his appreciation for land. Whether it's for hunting, farming or crops, Dale can understand the value of any property. Dale's Christian background helped shape him into the generous, friendly and professional person he is today. As a young boy, Dale's outdoor addiction began by stalking trophy whitetails, chasing gobbling long beards and catching largemouth bass. The need for improved hunting inspired a cooperative effort to maximize both land profits and recreational opportunity. Transforming a century cattle farm into prime whitetail and turkey habitat was not an easy task, but now the family farm is flourishing with dozens of food plots, sanctuaries and abundant wildlife. Dale now finds himself on adventures all over the Midwest in pursuit of everything from migrating greenheads, to bow hunting wild boar, to limits of giant southern crappie. After graduating from Lincoln University, Dale started working in the residential remodeling industry. The planning, flexibility, and execution he learned through multiple and diverse projects allowed Dale to identify every potential gain or burden from multiple viewpoints. Dale's love for hunting, fishing and cultivating land has diversified his background and ingrained a valuable knowledge to maximize land potential. By combining both facets of his background, Dale decided to follow his dream as a real estate agent and land specialist. If you are looking to sell, Dale prides himself on his ability to identify and highlight characteristic that will make your land marketable. If you want to purchase your next great adventure or hunting oasis, Dale will work hard to find you just what you are looking for. This isn't just a way of life for him, it's his passion.

© 1996 - 2018 Sports Afield Trophy Properties. All Rights Reserved Please read Sports Afield Trophy Properties Privacy Policy and Legal Notices.

All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."