

MIDWEST LAND GROUP PRESENTS



MARIES COUNTY, MO

405 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

THE EPITOME OF COUNTRY LIVING IN MARIES COUNTY

Welcome to the H and H Ranch, an incredible 405 +/- acre retreat nestled in the picturesque landscape of Maries County, just outside of Belle, Missouri. This exceptional property is a true embodiment of rural elegance, offering a magnitude of opportunities for both leisure and livelihood.

Designed with versatility in mind, the H and H Ranch is perfectly tailored for cattle operations, boasting miles of 5-strand fencing, sturdy 6-rail steel fence and panel, working pen, cross fencing, and a strategic rotational structure. Abundant water sources, including live streams, multiple wet weather creeks, and plumbed waterers, ensure that your livestock thrive in comfort.

Nature enthusiasts will revel in the rich biodiversity of the surroundings. Its sizable 6-acre lake is stocked with a variety of quality fish and will have you wetting a line and enjoying multiple catches for hours at a time. The large block of timber and timber-lined creek draws navigate the flourishing deer and turkey right where you want them. While the land has remained untouched by serious hunting for years, sightings of large bucks are regular. Multiple areas of this ranch will conform into some of the best hunting hot spots you can imagine with the addition of strategic food plot cultivation and habitat management. Not only are the deer and turkey living here, but the property plays host to a few coveys of quail and a lot of woodcocks. You will find them along the edges of the fields and watersheds leading to the Upper Peavine Creek that meanders through this awesome land,

adding to the allure of outdoor recreational pastimes. Beyond its natural splendor, the H and H Ranch presents a great opportunity for income generation or your very own cattle operation. With extensive infrastructure to accommodate, including multiple large outbuildings, notably two spacious Morton buildings, the property is primed for agricultural success.

At the heart of the estate stands a charming, meticulously crafted home spanning two levels. Boasting three beds, three baths, a sunroom, a study, and much more. This residence exudes warmth and sophistication. Recent upgrades, including new exterior finishing, Anderson windows, and fully updated bathrooms underscore the home's commitment to quality and comfort. Its thoughtfully designed floor plan not only accommodates the perfect family living, but it also offers unparalleled views of the surrounding beauty, with stunning vistas overlooking the tranquil lake and all corners of the ranch.

The H and H Ranch is a rare gem offering an incredible blend of natural beauty, practicality, and refined living. With its unparalleled amenities and prime location, this property represents a once-in-a-lifetime opportunity for those seeking the epitome of country living. Don't miss the chance to own this extraordinary estate with its unmatched infrastructure and natural splendor - it's a rare gem waiting to be discovered. Contact Land Agent Justin Swast at (314) 805-0202 to schedule your private tour!

PROPERTY FEATURES

PRICE: **\$1,994,000** | COUNTY: **MARIES** | STATE: **MISSOURI** | ACRES: **405**

- 3 bed, 3 bath home with updates
- 6 acre lake (stocked)
- 2 ponds
- Upper Peavine Creek frontage
- Live stream
- 2 private wells
- Multiple waterers
- Perimeter fencing
- Cross fencing
- Working pen
- Fertile pasture ground
- 2- 82'x42' Morten buildings
- 58x28' Quonset Hut
- 30'x22' workshop
- 22'x16' storage shed
- Grain/feed bin
- Optional cattle lease agreement
- Gorgeous landscape
- Plentiful deer and turkey population
- 30 minutes to Rolla
- Close to Rolla Airport
- 1 hour to Jefferson City
- 1 hour 15 minutes to Lake of the Ozarks
- 1 hour 45 minutes to St. Louis



3 BED, 3 BATH HOME WITH UPDATES



2 - 82'X42' MORTEN BUILDINGS



MULTIPLE WATERERS



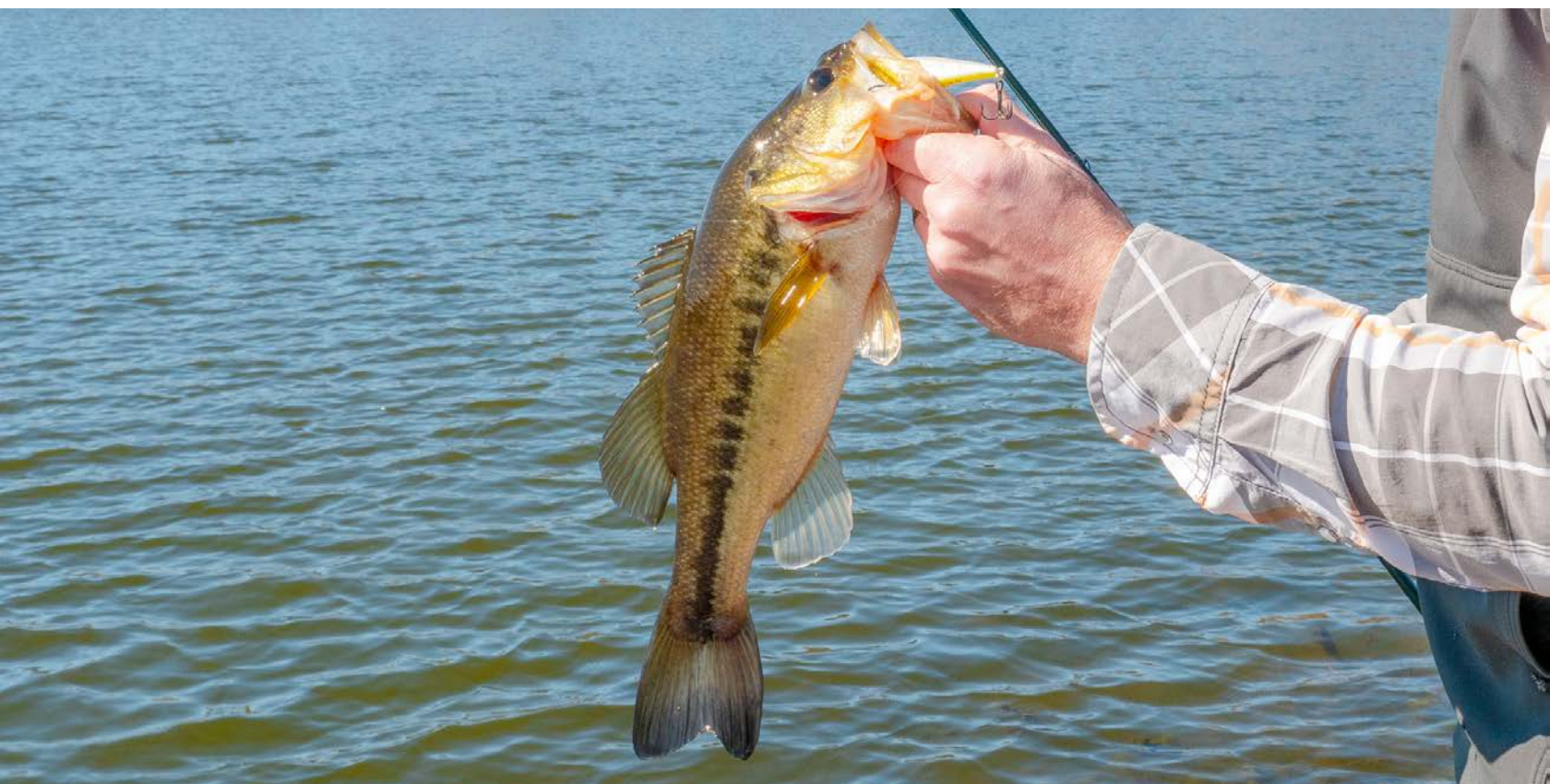
FERTILE PASTURE GROUND



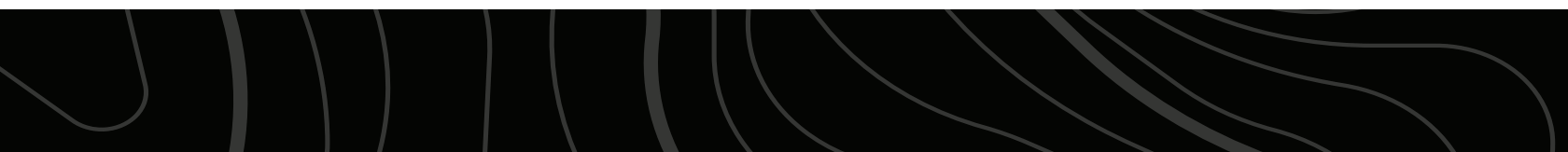
WORKING PEN



6 ACRE STOCKED POND



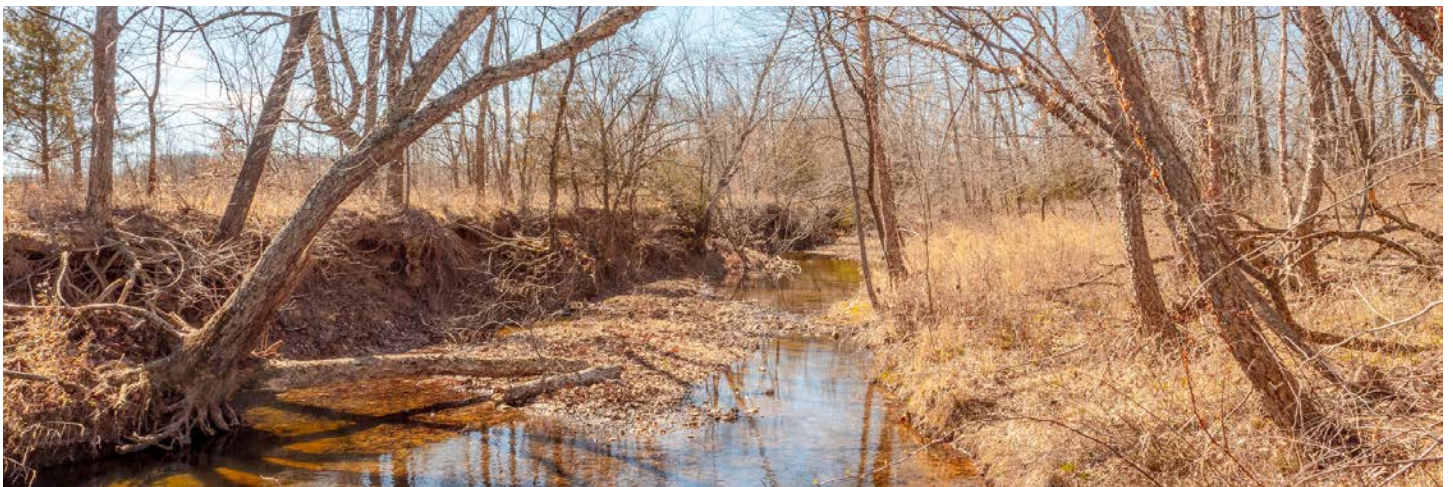
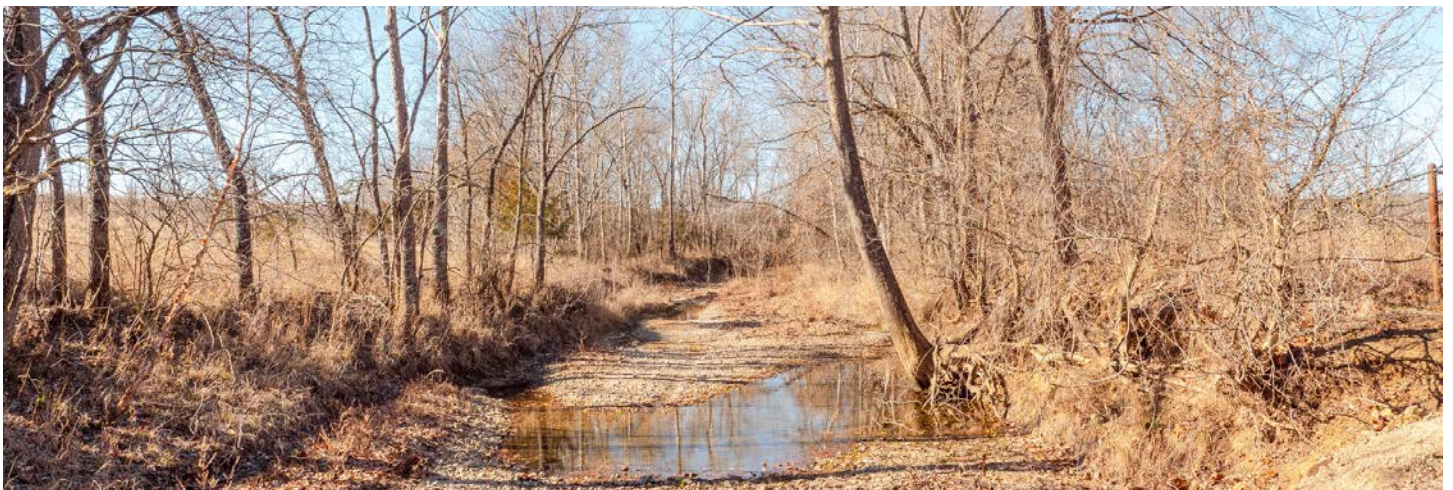
GORGEOUS LANDSCAPE



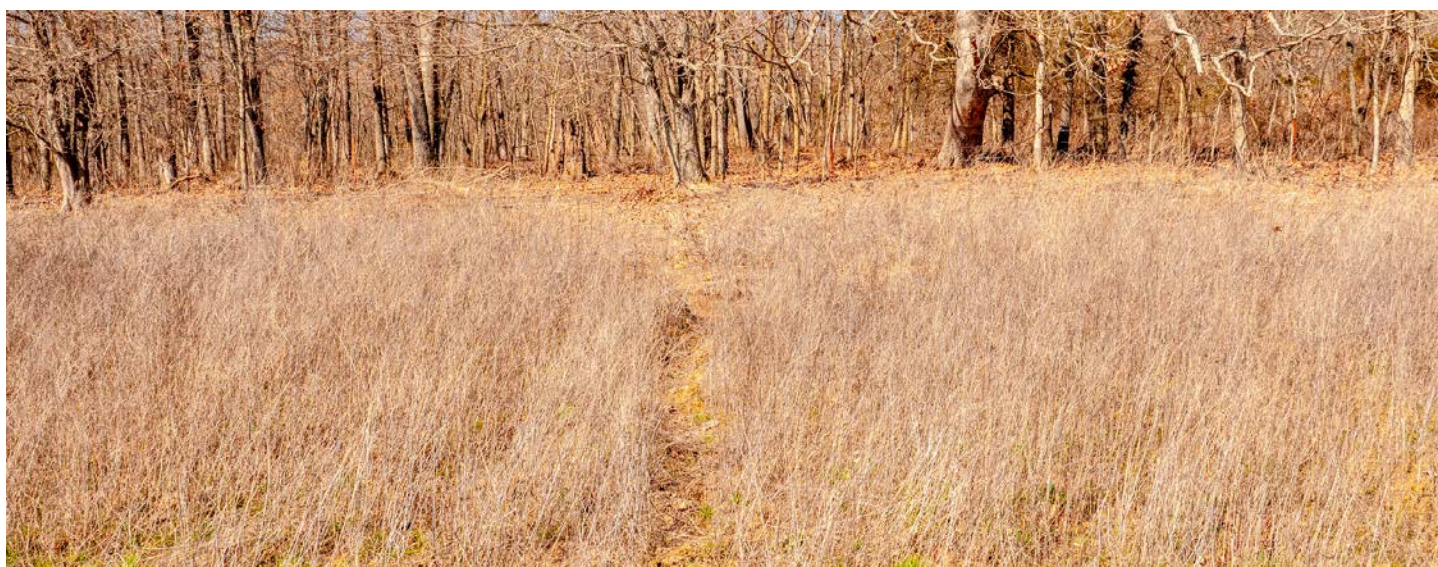
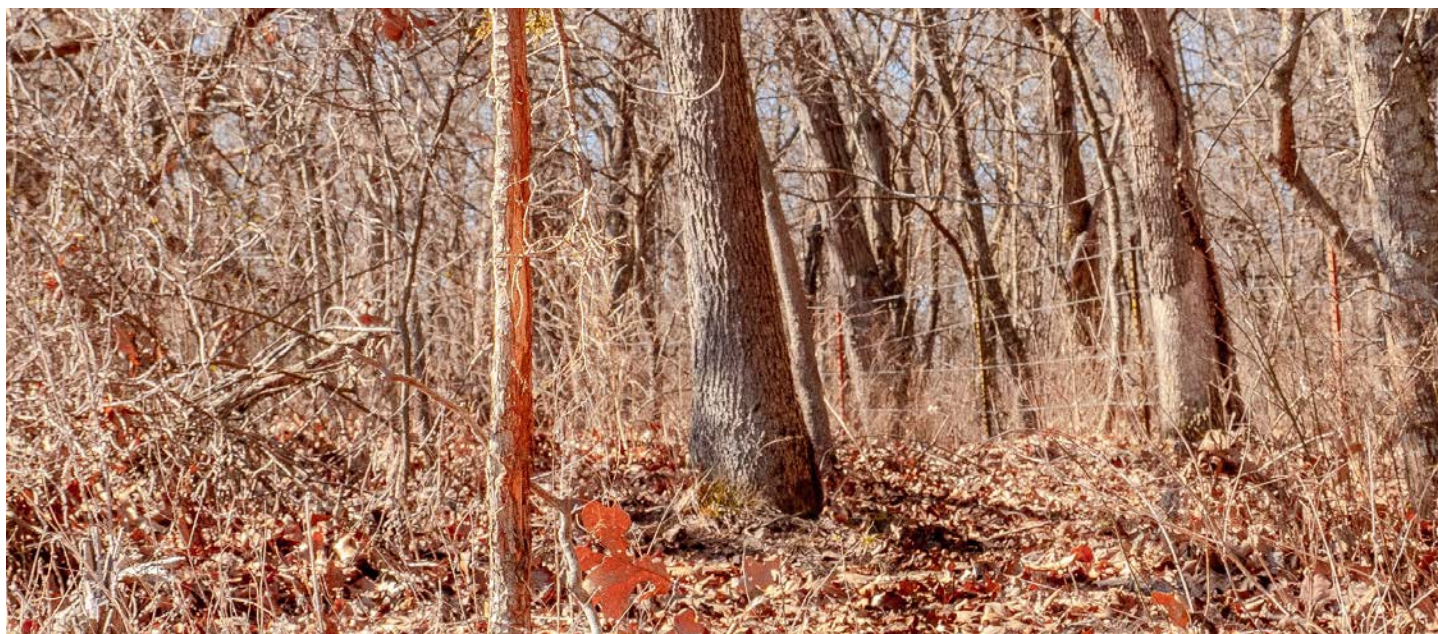
PERIMETER FENCING



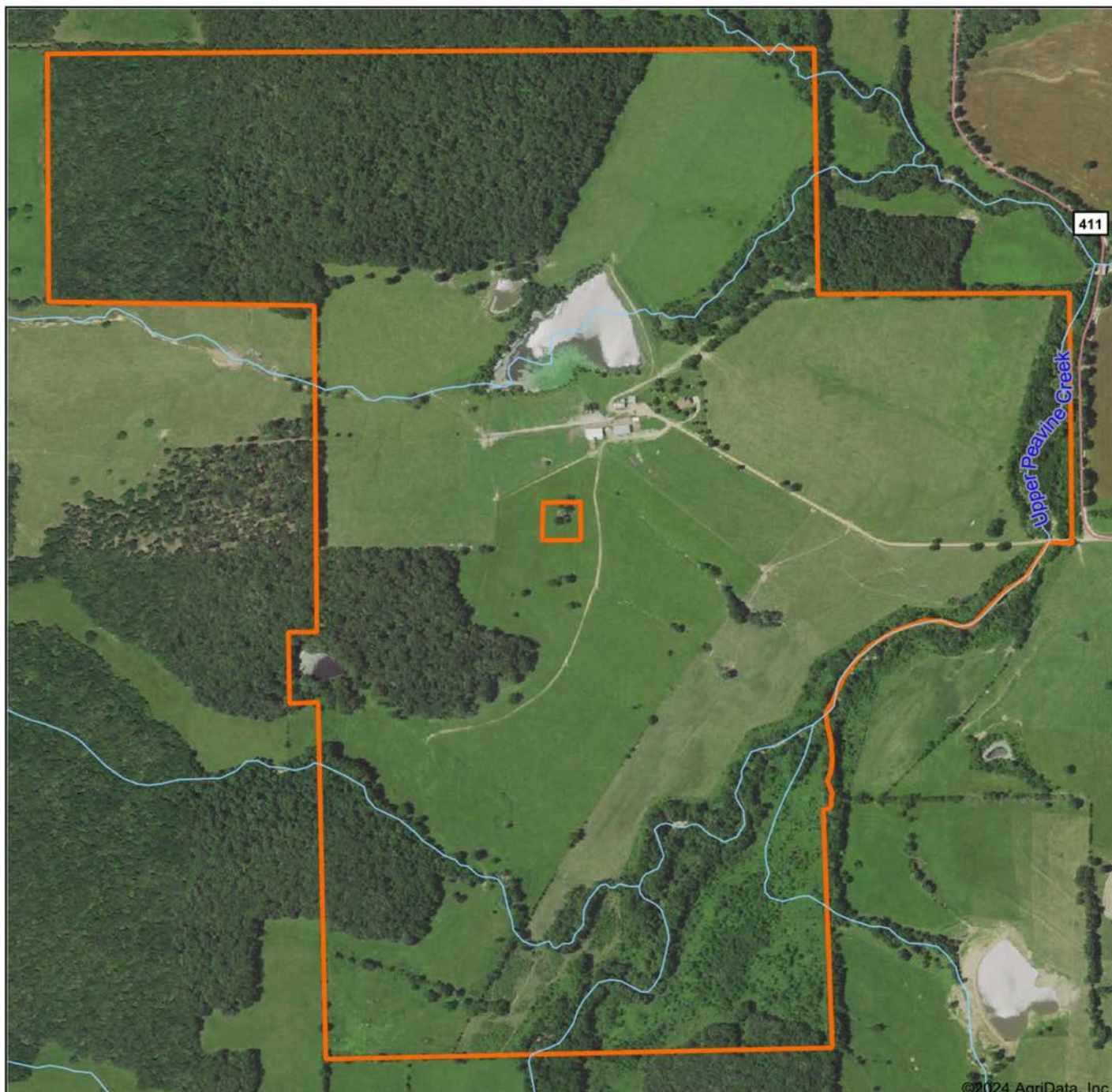
PEAVINE CREEK FRONTAGE



PLENTIFUL DEER AND TURKEY POPULATION



AERIAL MAP



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Map Center: 38° 12' 47.22, -91° 41' 45.01

0ft 822ft 1644ft



Maps Provided By:



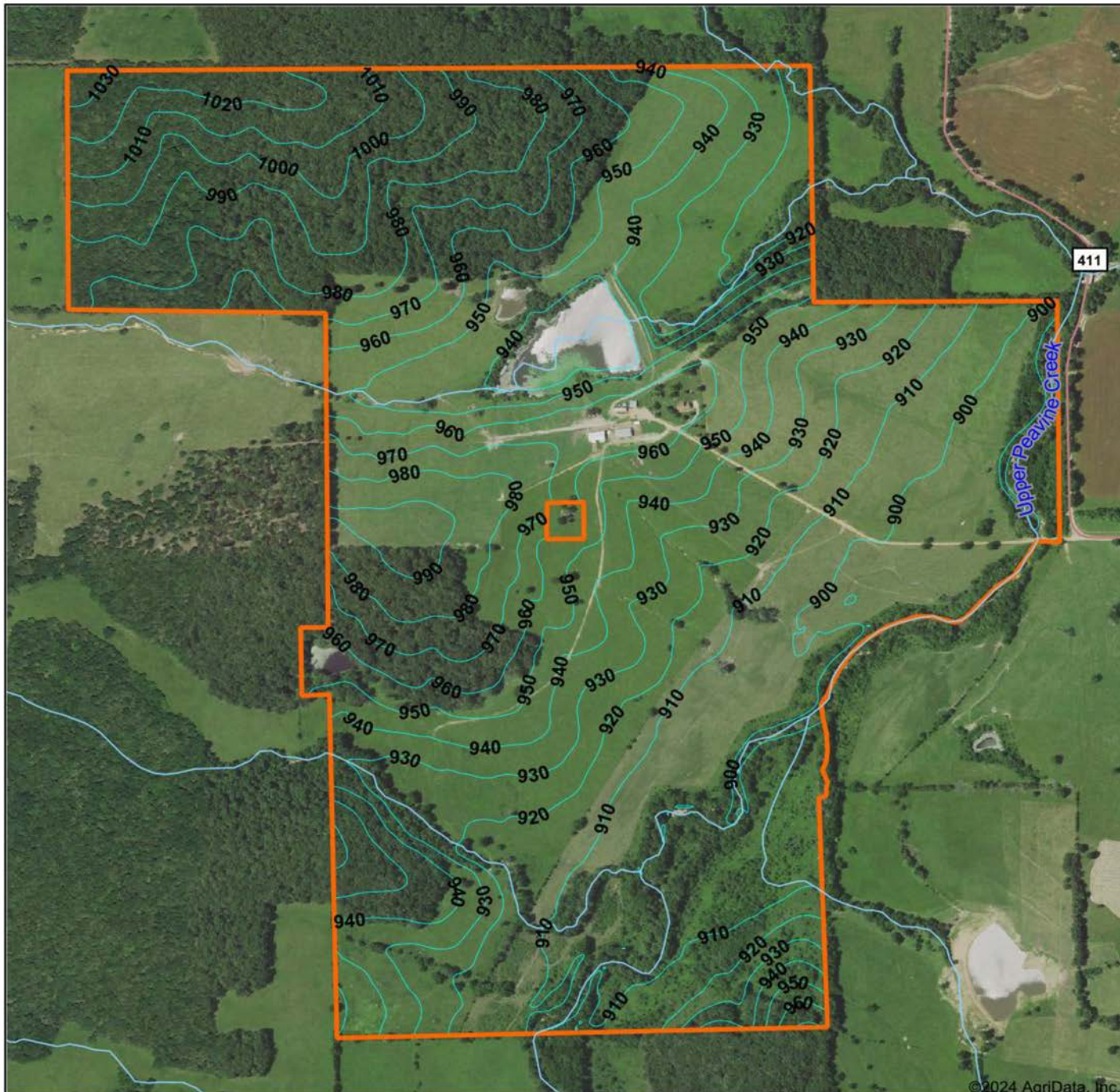
CUSTOMIZED ONLINE MAPPING
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10-40N-7W
Maries County
Missouri



3/7/2024

TOPOGRAPHY MAP



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Maps Provided By:
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Source: USGS 10 meter dem
Interval(ft): 10.0
Min: 885.1
Max: 1,033.7
Range: 148.6
Average: 942.9
Standard Deviation: 32.94 ft

0ft 855ft 1710ft

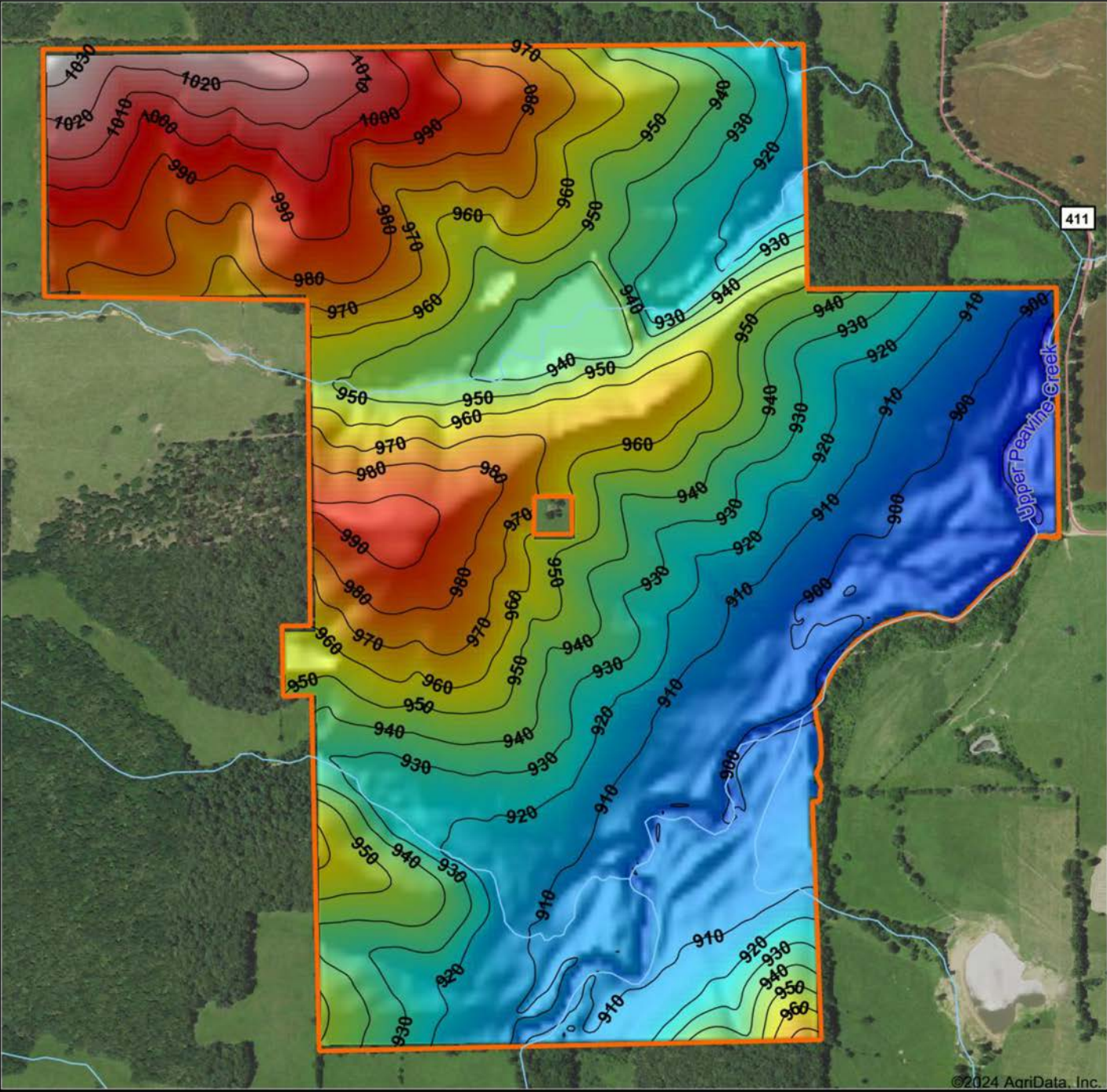


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10-40N-7W
Maries County
Missouri

Boundary Center: 38° 12' 47.22, -91° 41' 45.01

HILLSHADE MAP



©2024 AgriData, Inc.



Maps Provided By:

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Source: USGS 10 meter dem
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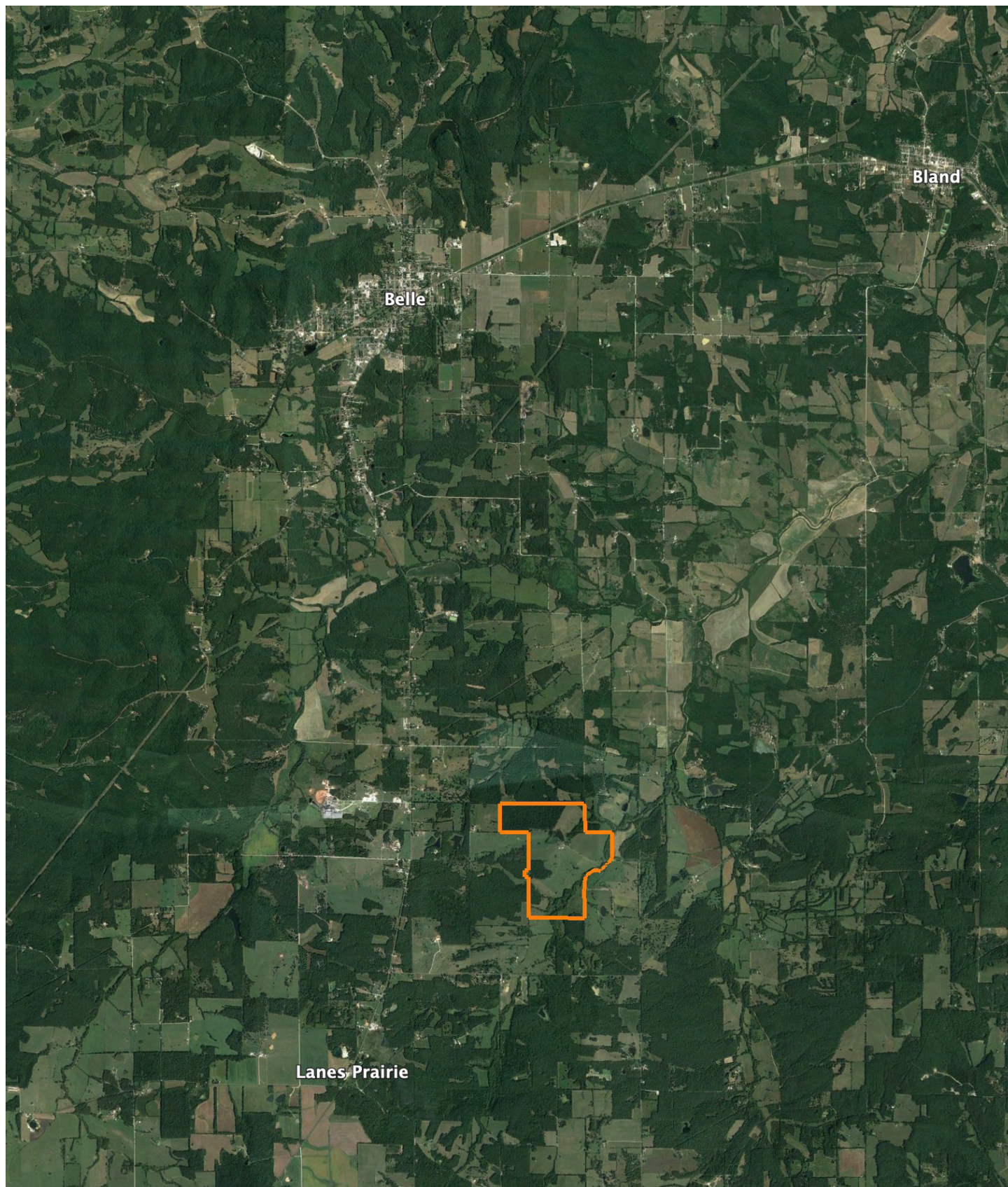


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10-40N-7W
Maries County
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Boundary Center: 38° 12' 47.22, -91° 41' 45.01

OVERVIEW MAP



AGENT CONTACT

Justin Swast understands land. Whether it be dissecting a plot of land quickly to help with successful hunts or strategizing positive land management tactics, there's no denying he is well-versed in the subject matter. Born in St. Louis, Missouri, Justin grew up in nearby Hillsboro. From an early age, he found himself enjoying hunting, fishing, and learning all he could about land management while developing a love for the farming lifestyle. This avid whitetail deer and turkey hunter has worked in the outdoor industry since he was 16, working in retail sporting goods as a salesman, retail buyer, store manager, and sales representative, winning a multitude of sales awards along the way.

At Midwest Land Group, he's able to put his passion for, and strong knowledge of, the outdoors to good use, helping buyers and sellers alike reach their goals. Whether your goal is investment, recreation, hunting, farming or the like, Justin will support you in achieving your goal through his dedication, eagerness, hard work, and perseverance to get you exactly what you want. A member of several fishing organizations, Justin enjoys hunting, fishing, competing in regional bass fishing tournaments, and land management. He lives with his lovely, strong and supportive wife, Jessica, and their four loving hound dogs. Contact Justin today and let him put his passion and expertise to work for you.



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