

MIDWEST LAND GROUP PRESENTS



# STONE COUNTY, MO

160 ACRES



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# FORT BISON RANCH

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Midwest Land Group is proud to present this incredible working farm located in the heart of southern Missouri. This robust farm is well-known to many in the area as the Fort Bison Ranch. Over the past 25 years, the sellers have built this farm for functionality and efficiency, while keeping the aesthetics of the ranch in mind. The Fort Bison Ranch raised bison for many years, supplying USDA-inspected bison meat to individuals and select retailers. Farms such as this can be built but rarely can be bought. Sitting on nearly 160 acres of rolling pastures and hardwood timber, this turn-key working cattle, equestrian, or bison farm is ready for its new owner.

Standing front and center upon your entrance to the property is the original rock house from which the road, Rock House Road, was named. The home was originally constructed in 1939 and underwent an extensive remodel and addition in 2010. The home features three bedrooms, two full bathrooms, a large living area with a fireplace, and a beautiful kitchen. As you make your way out of the house to the back deck, you'll appreciate the view overlooking the farm. On clear days you can see one particular landmark that is just over 11 miles away as the crow flies. Sitting adjacent to the home is a detached 30'x30' two-car garage. The largest barn measures at 40'x80', has a 16' loafing lean-to, tack room, and an additional 20'x20' office space and full bathroom. The tack room, office, and bathroom are all climate-controlled. This barn also has a loft, two horse stalls, and

a large sliding door on each end. An additional 40'x48' barn was recently constructed to allow for more hay and equipment storage. With functionality in mind, the sellers installed a propane-fueled Generac generator which will power the entire farm should the power fail in the area. The entire farm is fenced and cross-fenced, and a custom-built corral and working pen were constructed between the barns. Built to withstand the strength of bison, you'll find them to be more than suitable for cattle or horses.

The 160+/- acres is comprised of nearly 60 acres of well-maintained pasture and about 100 acres of beautiful hardwood timber. Access around the farm is unmatched with the established trail system. The farm has several great water features with multiple springs, one spring-fed pond, and many wet weather drainages. The northernmost boundary of the farm joins an additional 160 +/- acre tract of state-owned and managed land known as the Holland State Forest. Holland State Forest is open to public hunting, hiking, and other low-impact uses.

Don't miss out on an opportunity to purchase such an established and turn-key farm. The property can be viewed by qualified buyers with at least 48 hours of notice prior to the desired showing time. For more information or to schedule your private showing, contact Clay O'Dell at (417) 414-1808.

# PROPERTY FEATURES

PRICE: **\$1,110,000** | COUNTY: **STONE** | STATE: **MISSOURI** | ACRES: **160**

- 2,800 +/- sq. ft. 3 bedroom & 2 bathroom home
- Detached 30'x30' garage
- 40'x80' barn w/ 16' lean-to and 20'x20' climate-controlled office, tack room, & full bathroom
- 40'x48' hay barn
- 2 horse stalls
- Automatic waterers
- Custom-built fence, corral, and working pens
- 60 +/- acres of pasture
- Fully fenced and cross-fenced
- Generac backup generator
- Multiple springs
- Spring-fed pond
- Recently surveyed
- Adjoins 160 +/- acres of Missouri Department of Conservation land
- ½ mile of paved road frontage
- 20 minutes from Nixa, MO
- 30 minutes from Branson, MO
- 35 minutes from Springfield, MO



# 2,800 +/- SQ. FT. HOME

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Standing front and center upon your entrance to the property is the original rock house from which the road, Rock House Road, was named. The home was originally constructed in 1939 and underwent an extensive remodel and addition in 2010.



# 40'X80' BARN WITH 16' LEAN-TO



# FENCE, CORRAL, & WORKING PENS



# DETACHED 30'X30' GARAGE

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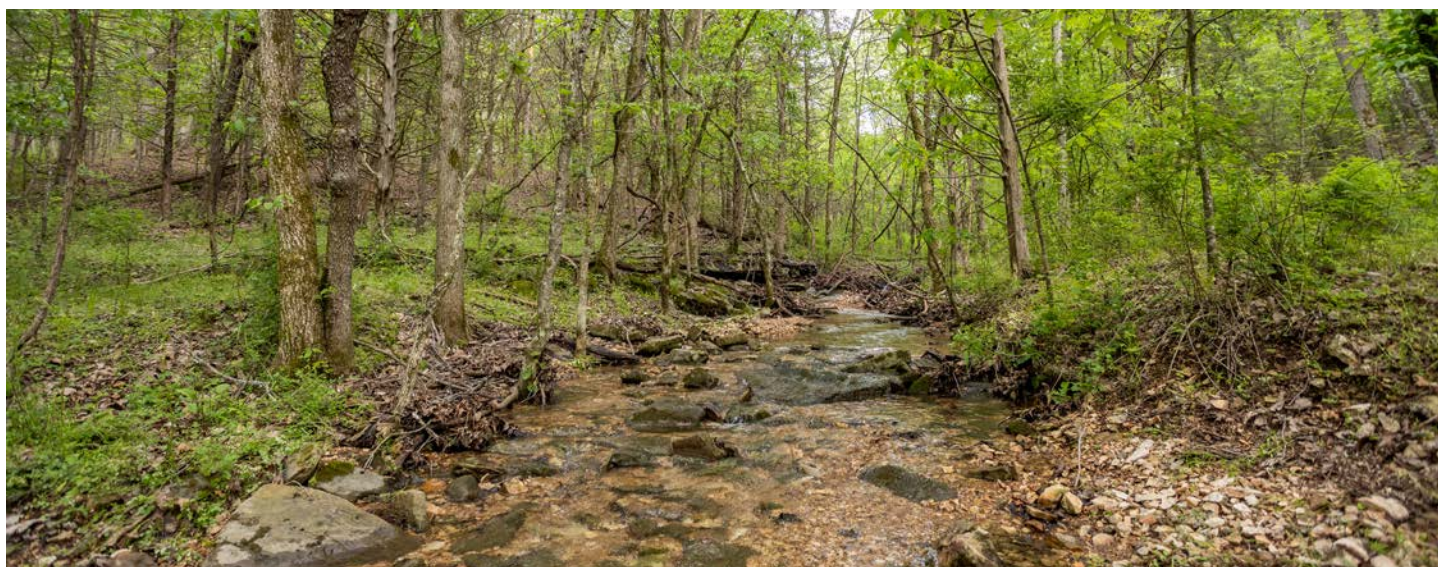
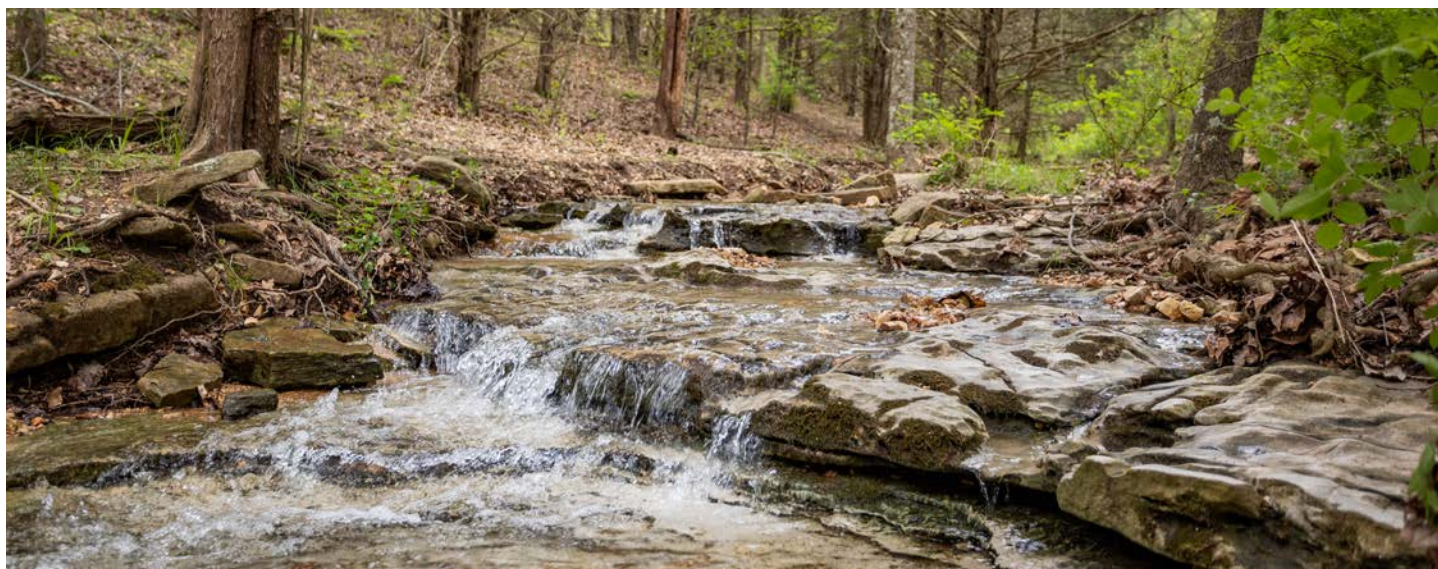
# 60 +/- ACRES OF PASTURE

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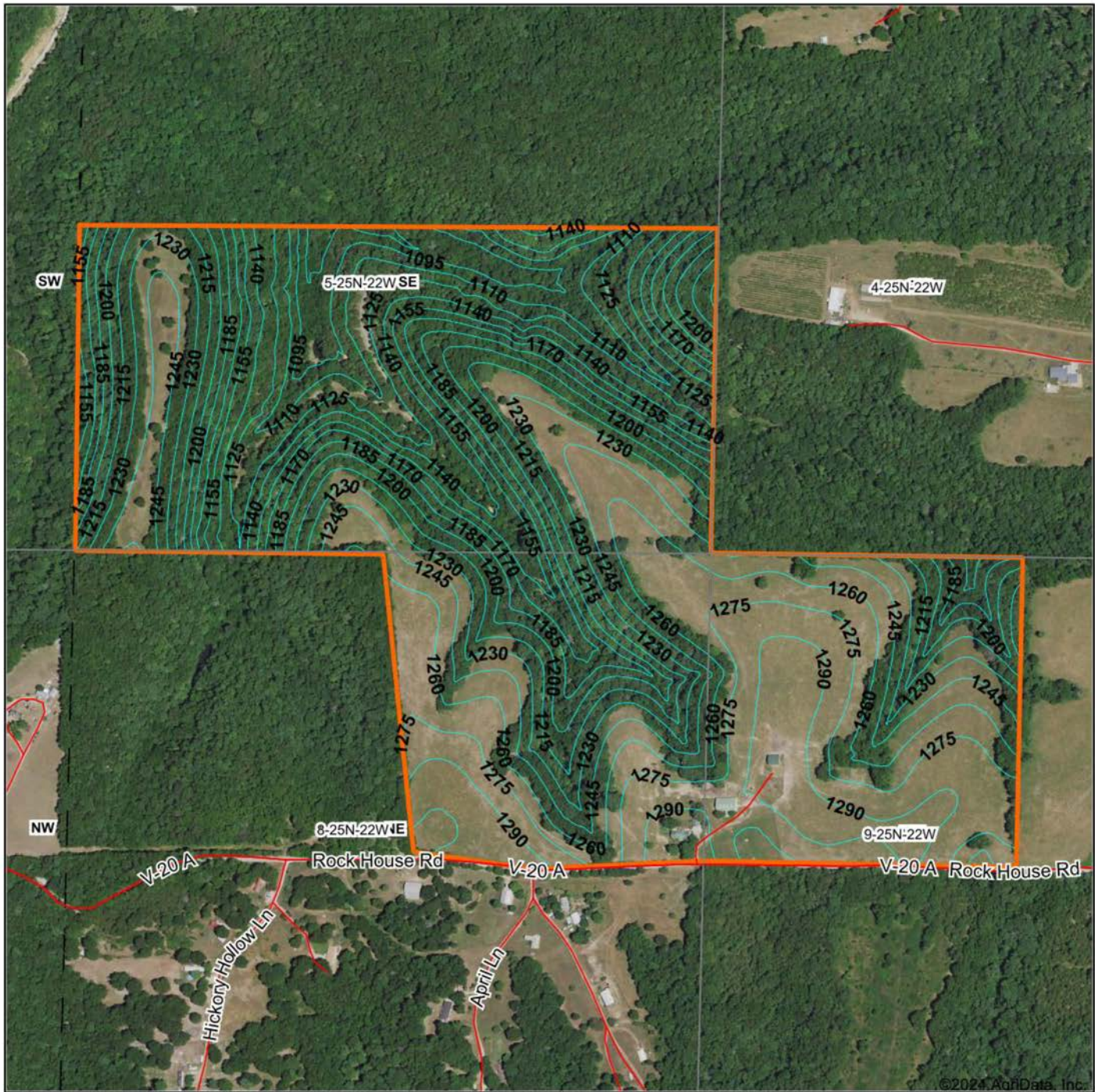
# SEVERAL GREAT WATER FEATURES

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# TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 15.0

Min: 1,072.8

Max: 1,306.7

Range: 233.9

Average: 1,213.1

Standard Deviation: 59.61 ft

0ft 646ft 1292ft

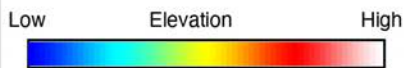
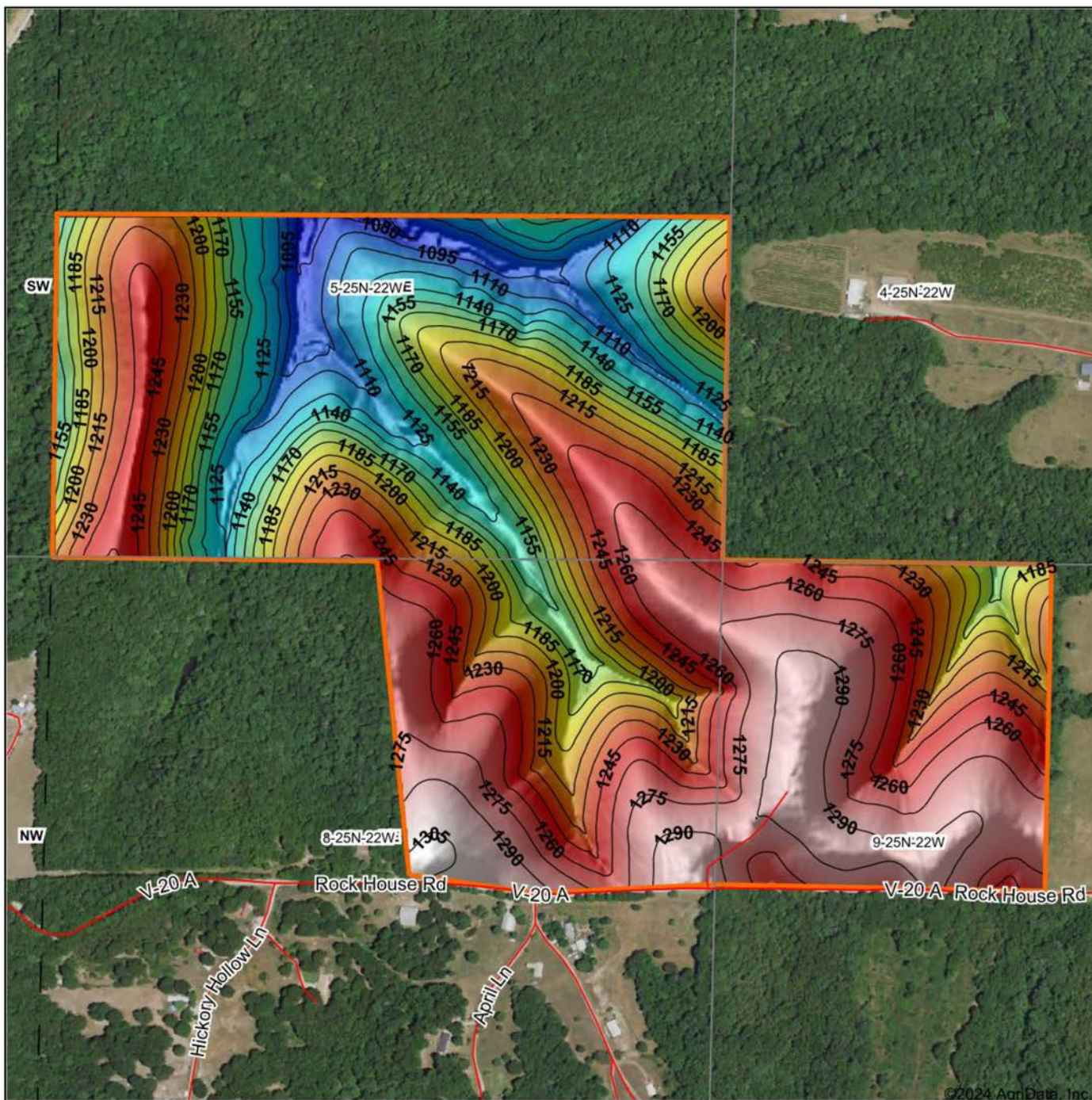


4/17/2024

5-25N-22W  
Stone County  
Missouri

Boundary Center: 36° 53' 24.65, -93° 21' 38.11

# HILLSHADE MAP



Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 [www.AgridataInc.com](http://www.AgridataInc.com)

Source: USGS 3 meter dem  
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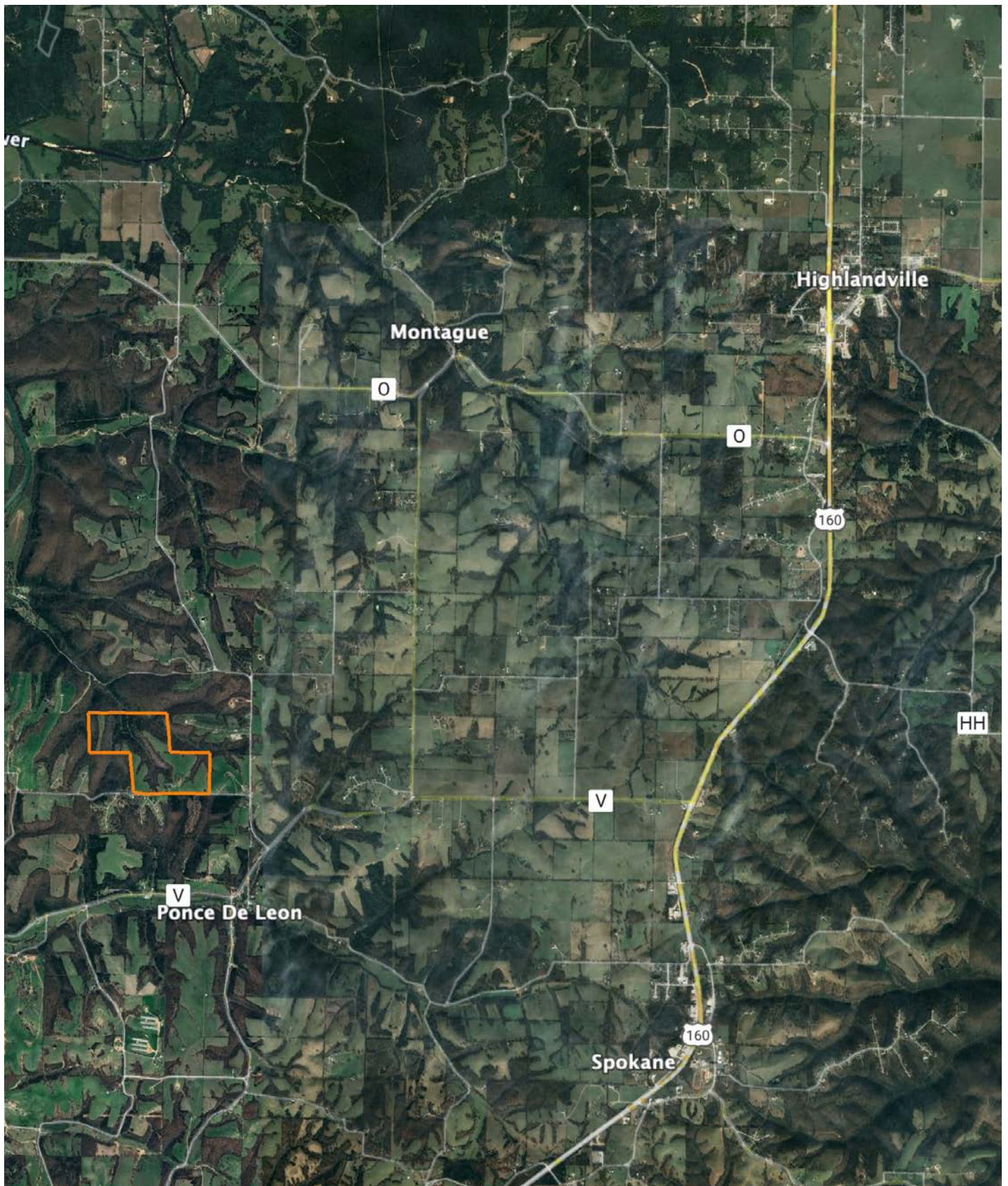


4/17/2024

**5-25N-22W**  
**Stone County**  
**Missouri**

Boundary Center: 36° 53' 24.65, -93° 21' 38.11

# OVERVIEW MAP



## AGENT CONTACT

Born in Springfield, Missouri, Clay O'Dell grew up loving to bow hunt and has done so ever since, enjoying the challenges that come along with it. His parents raised him with standards that have stuck with him his entire life: to treat others as you'd want to be treated, and to work hard in order to achieve your goals.

While earning his Bachelor's in Agricultural Business from Missouri State University, Clay worked as a wildlife technician for renowned deer biologist Dr. Grant Woods (GrowingDeer.tv) and later interned with a local bank, assisting in the agricultural lending department. Following his calling to work in the outdoors, Clay worked as a land manager and field producer with GrowingDeer.tv, taking on different roles, anything from filming hunts and web shows to managing a 2,400-acre wildlife mecca in Southern Missouri. In this position, he traveled across the country, assisting in designing and implementing habitat management plans for 100+ properties.

Today, Clay combines that experience with his knowledge of land and agriculture to help clients achieve their dreams, using his professionalism, strong work ethic, and dedication to the craft. When he's not working, Clay enjoys hunting deer, turkey and waterfowl, as well as chasing white bass and crappie. He knows what it takes to have a great hunting property as well as a profitable farm, and understands the importance and value these properties hold for landowners and their communities.



**CLAY O'DELL**, LAND AGENT  
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## MidwestLandGroup.com

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