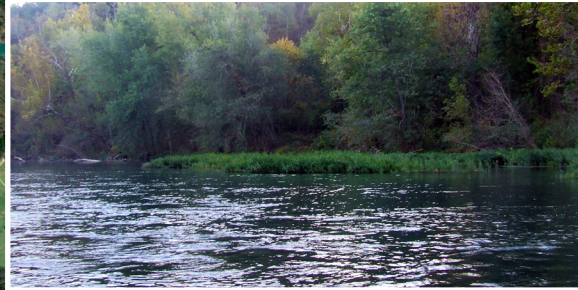
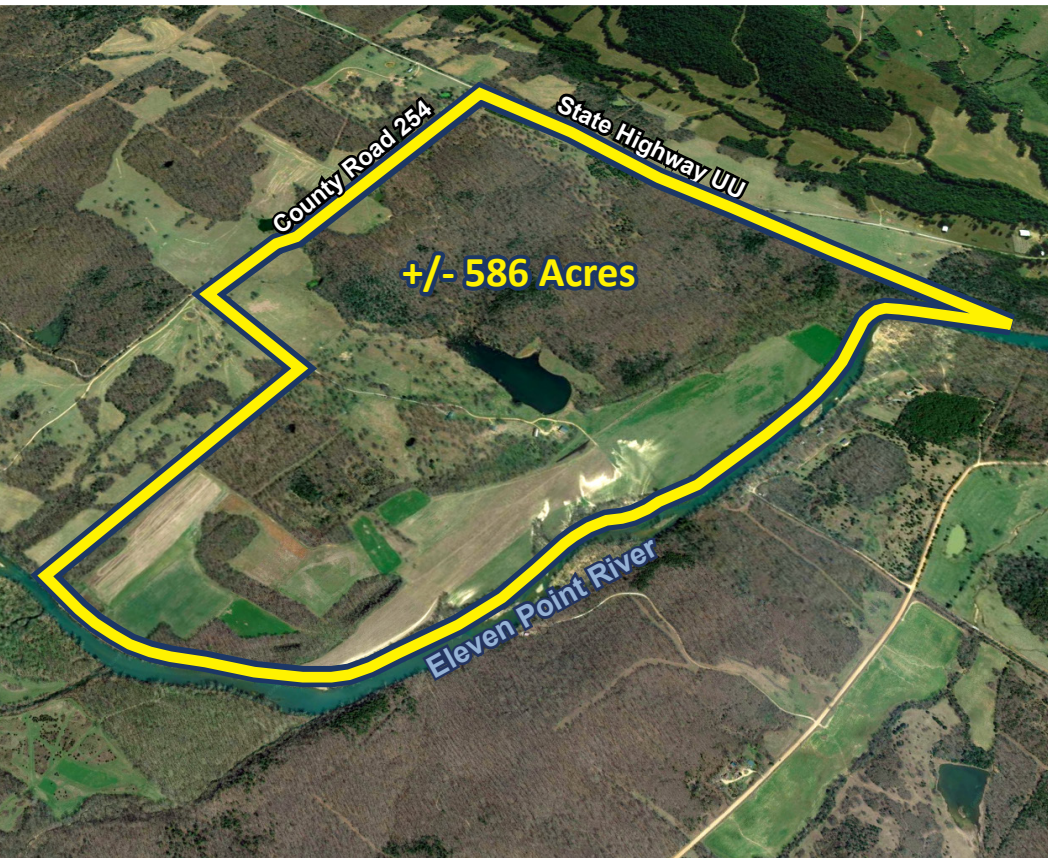


# EAGLE RANCH

Gatewood, MO (Oregon County)

FOR SALE



## 1.5 Miles of Frontage on Eleven Point River

### FEATURES

- 3,900 SF Lodge on the property (4 Bedrooms, 2.5 Bath, Family Room, Dining Room, Kitchen, Recreation Room)
- Horse Barn
- 300 acres mature Hardwood Timber
- 115 acre Hay field including clover, orchard grass, Tifton, Bermuda and Alfalfa
- 100 acre fenced pasture
- Intensively managed for wild life, especially deer and turkey for 11 years
- Approximately ½ mile road frontage along State Hwy UU
- Approximately 1 ½ mile road frontage along County Road 284
- 1 ½ mile River Frontage along the Eleven Point River
- Under Conservation Easement with Wildlife Turkey Federation (Excludes Prime River Front)
- 10 Acre stocked lake with huge bass!



## UTLEY PROPERTIES

**Mark D. Utley, CCIM**

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(C) 901.494.7080

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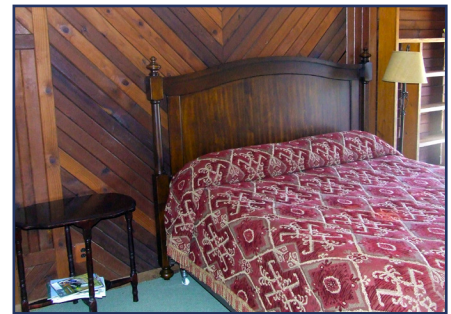
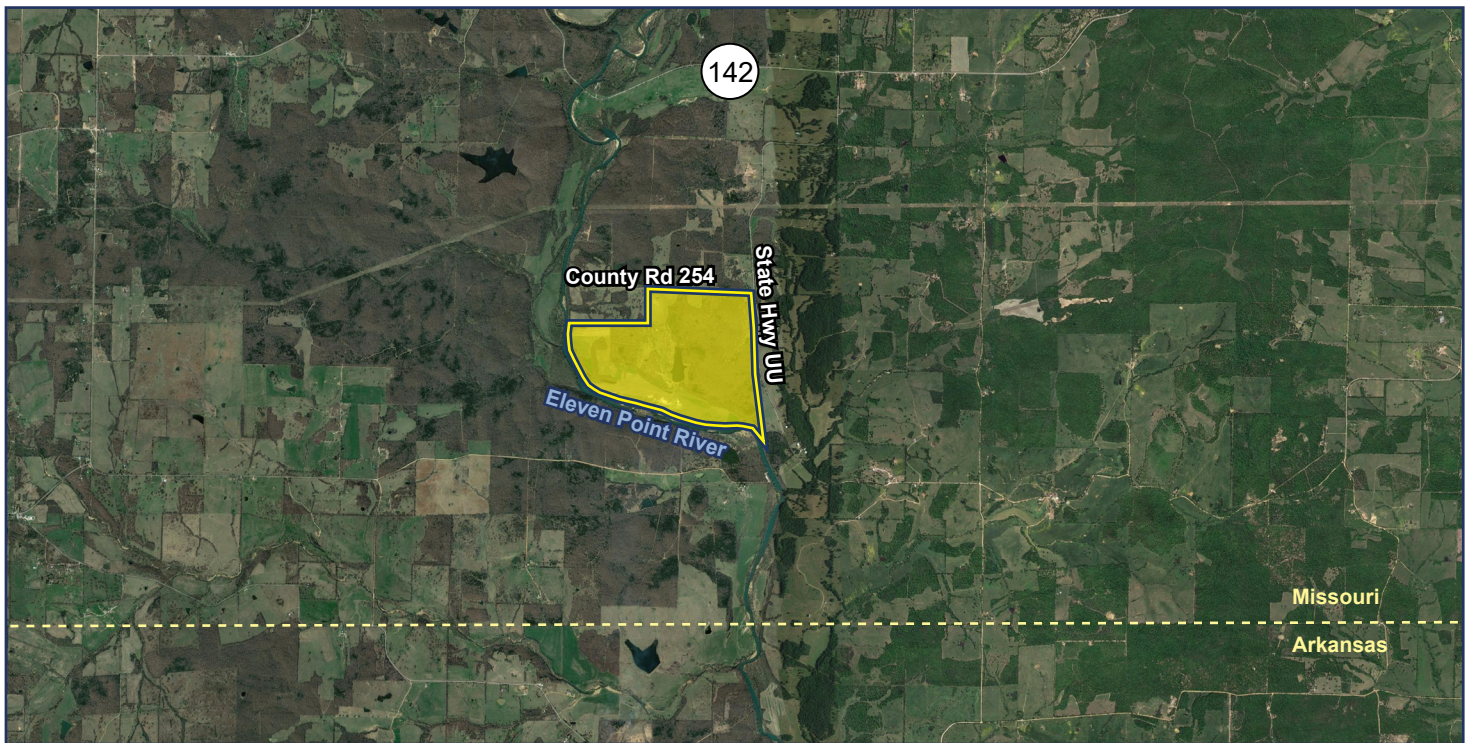
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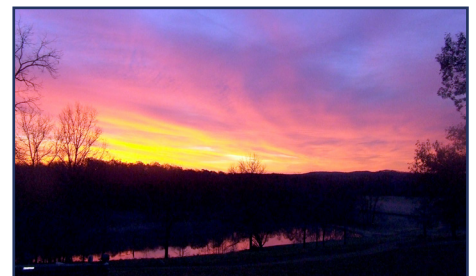
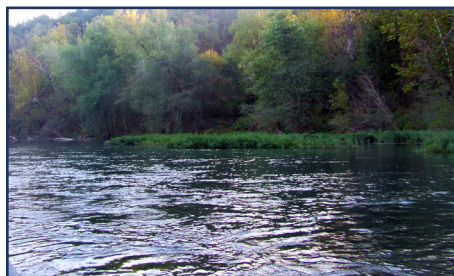
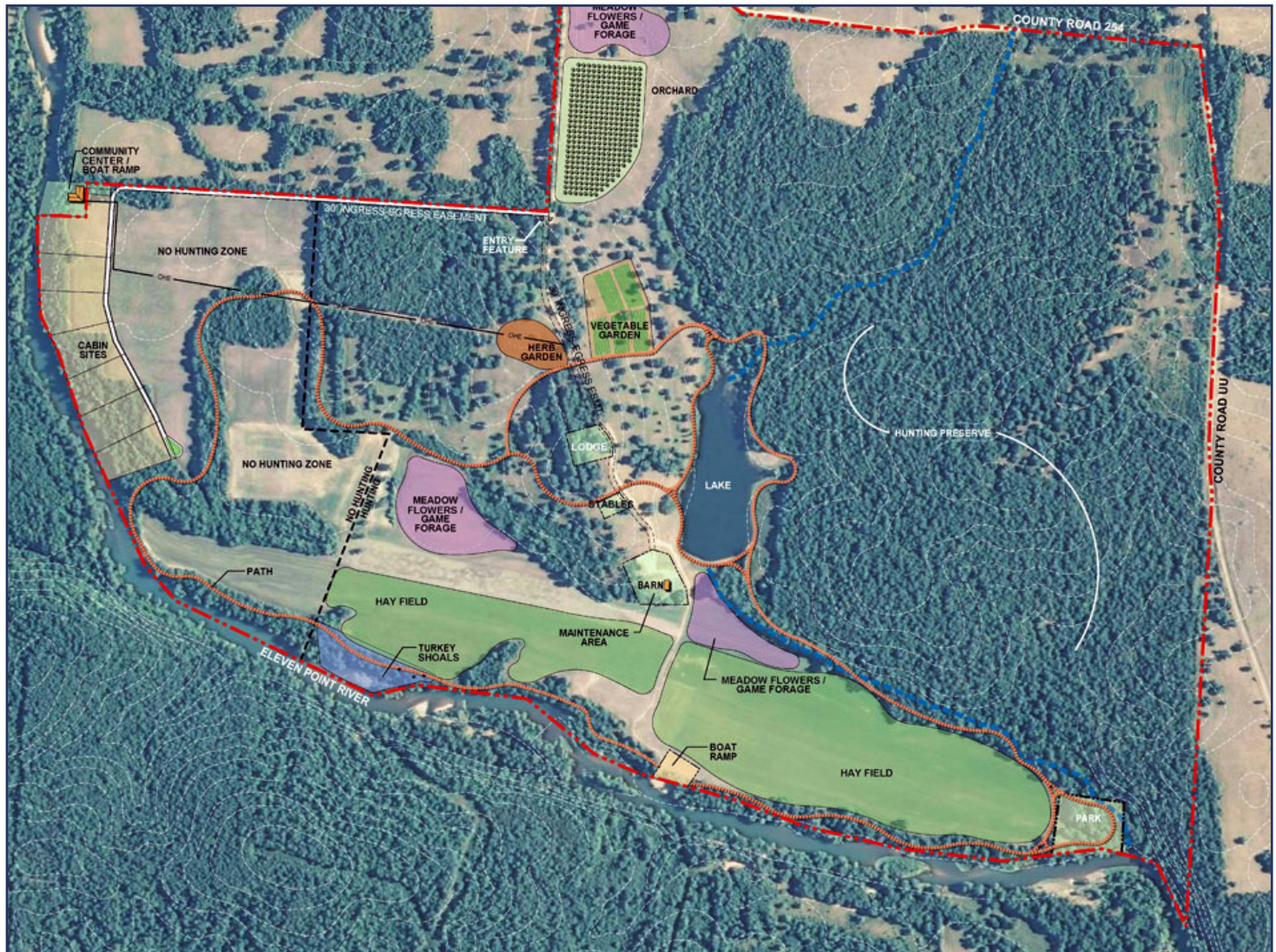


# EAGLE RANCH

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## MASTER PLAN



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## VICINITY MAP

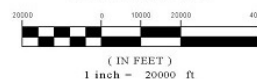


LOCAL VICINITY MAP

### LEGEND

- MARK TWAIN NATIONAL FOREST (DONIPHAN-SEVEN POINTS)
- THE IRISH WILDERNESS
- TROUT CATCH/RELEASE SECTION
- TROUT FISHING AREA
- RIVER ACCESS POINTS
- CITY / TOWN

GRAPHIC SCALE



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