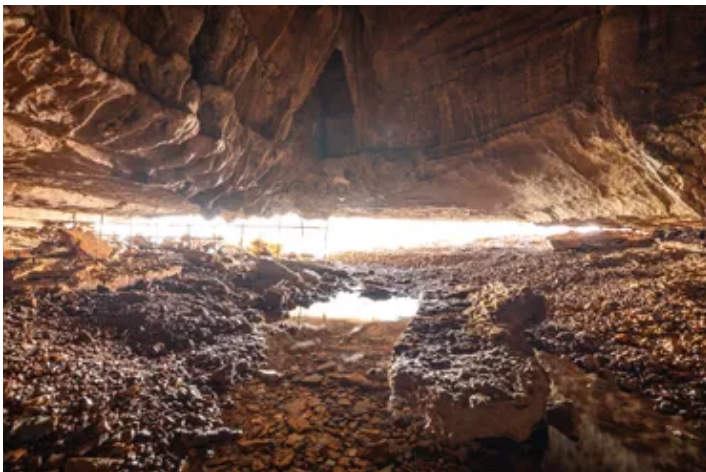


Indian Bear Cave 130
Farm Road 1010
Washburn, MO 65722

\$422,500
130± Acres
Barry County



Indian Bear Cave 130
Washburn, MO / Barry County

SUMMARY

Address

Farm Road 1010

City, State Zip

Washburn, MO 65722

County

Barry County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

36.6516 / -94.0644

Taxes (Annually)

80

Acreage

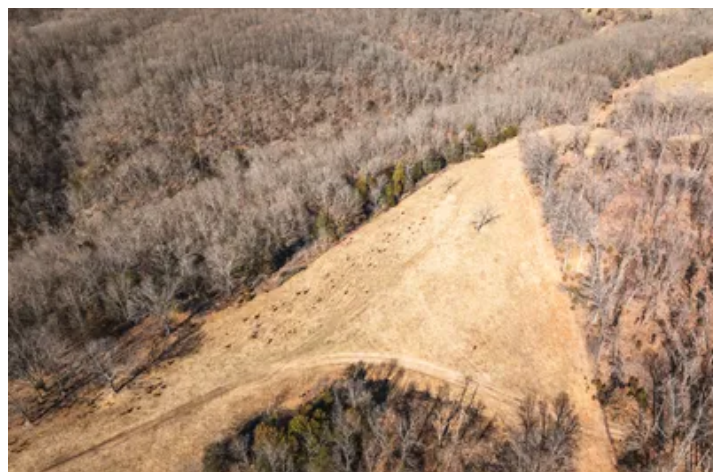
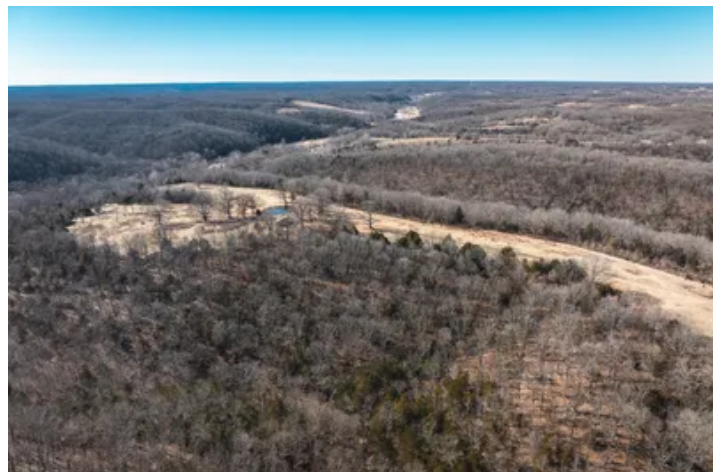
130

Price

\$422,500

Property Website

<https://livingthedreamland.com/property/indian-bear-cave-130-barry-missouri/50567/>



MORE INFO ONLINE:

<https://livingthedreamland.com/>



Indian Bear Cave 130
Washburn, MO / Barry County

PROPERTY DESCRIPTION

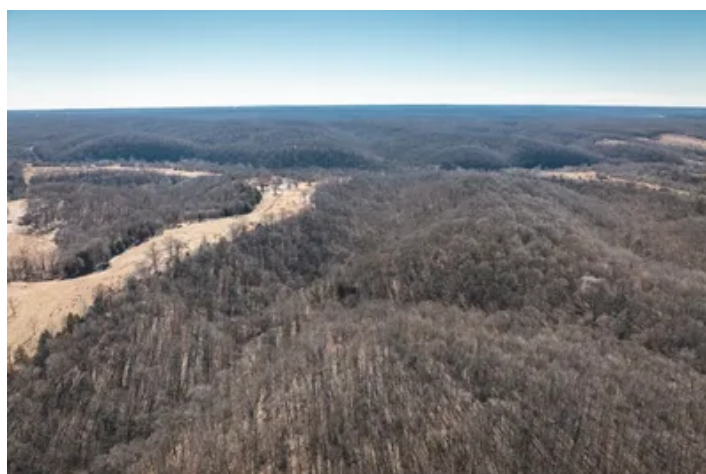
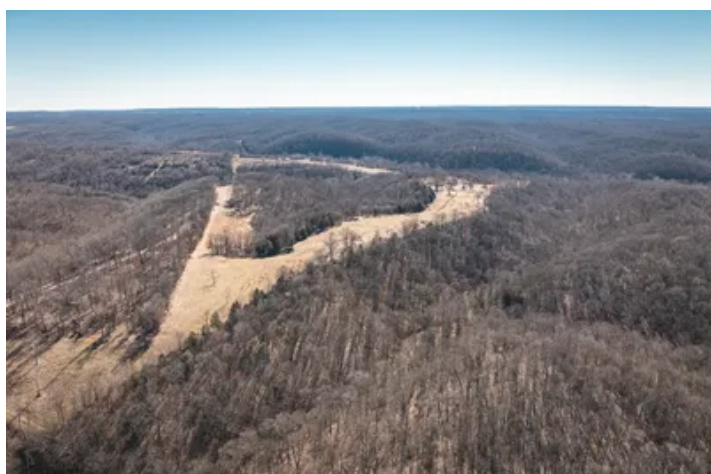
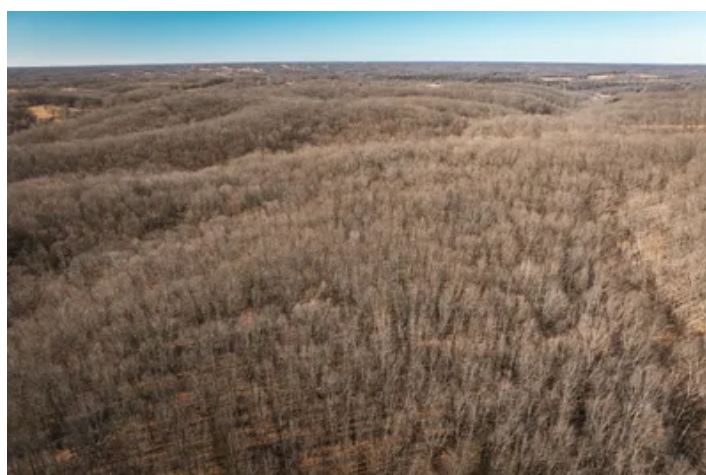
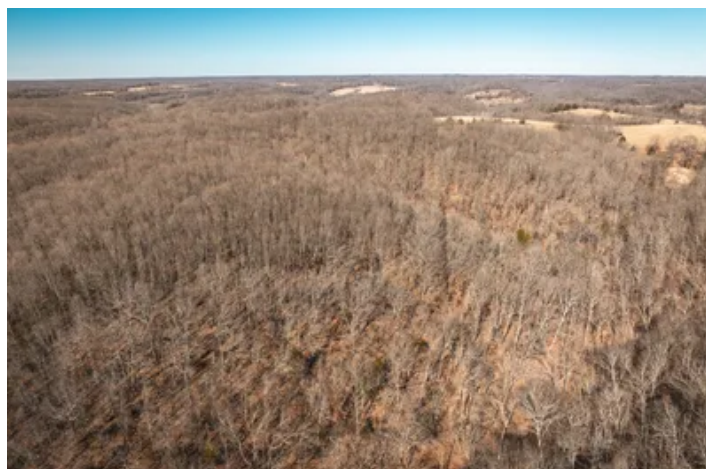
Nestled in the Ozarks lies a historic cave with records in the Barry County Museum of locals visiting the "Bear Cave" going back to the 1880's. Add to this lore that your new cave property includes 130 acres of pasture and woods, some untouched or hunted for many years, along with beautiful hilltop views perfect for that new home or cabin, and your dreams just became a reality. This property includes some pasture, fenced and cross fenced, a pond that has never been dry according to the owner, a wet weather creek with dancing waters, plenty of deer and turkey sign and oh, did I mention a fairly big cave with spectacular views recorded by Missouri Speleology Group as Indian Bear Cave BRY125! In addition to all of this, your new property sits almost adjoining Flag Springs Conservation Area that boasts over 4000 acres of hunting, horseback riding, bike trails and... a gun range. This is the one you have been waiting for and just 8 miles from Exeter or Washburn MO and 31 miles to Bentonville/Rogers AR. Rural Water, Electric and Fiber Internet on the road available.

MORE INFO ONLINE:

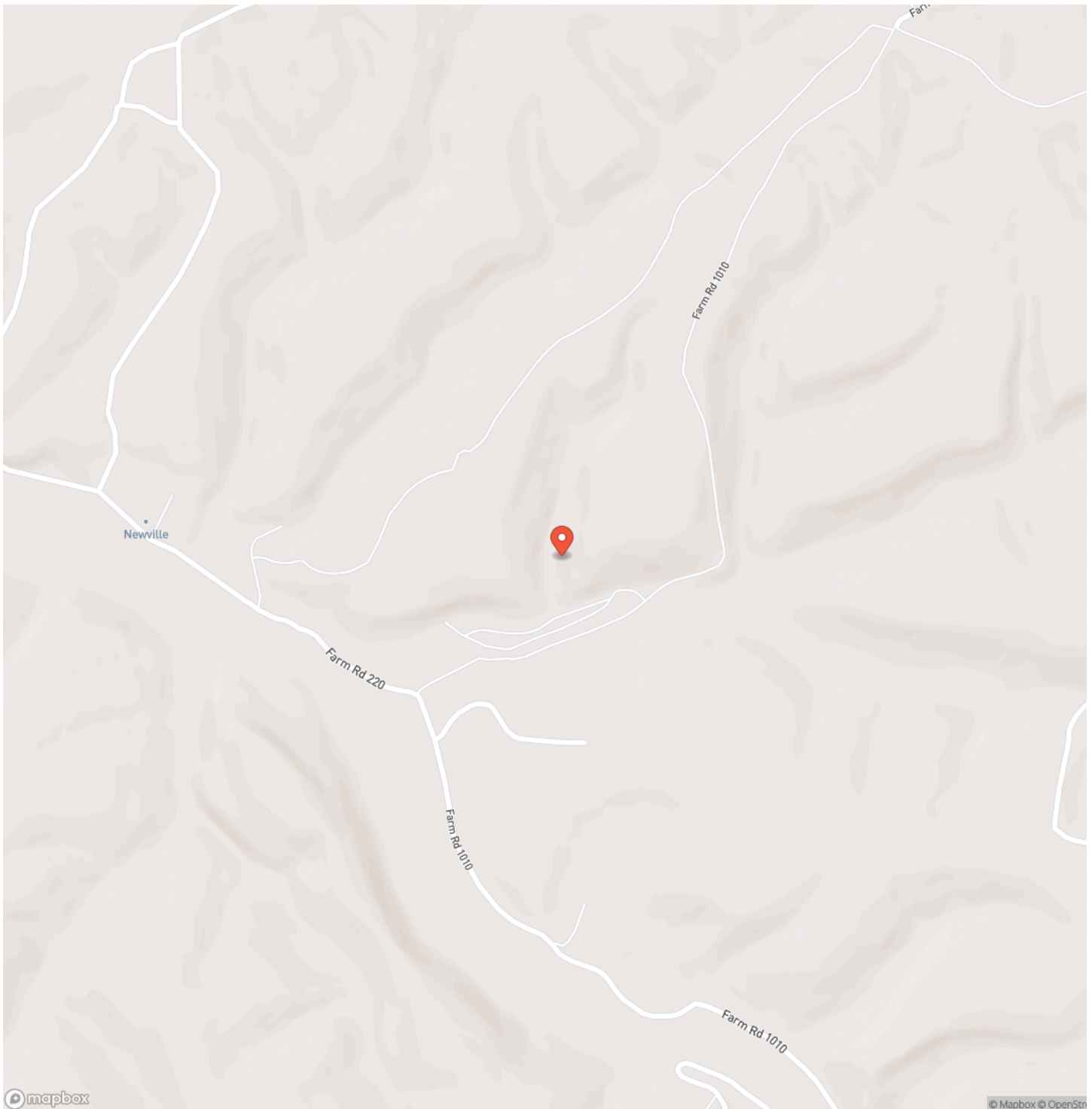
<https://livingthedreamland.com/>



Indian Bear Cave 130
Washburn, MO / Barry County



Locator Map

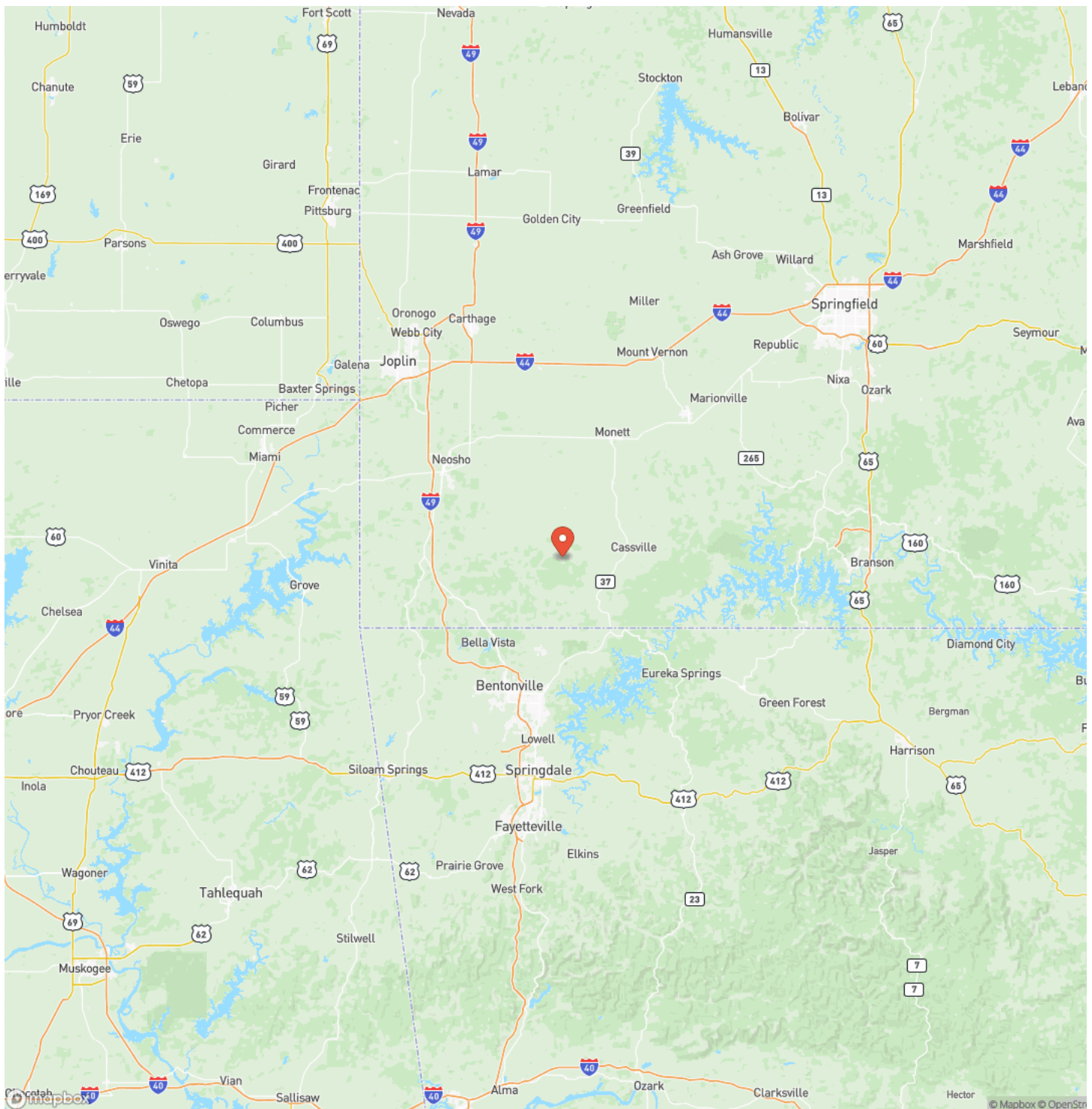


MORE INFO ONLINE:

<https://livingthedreamland.com/>



Locator Map



MORE INFO ONLINE:

<https://livingthedreamland.com/>



Satellite Map



Indian Bear Cave 130
Washburn, MO / Barry County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jeff Banning

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(417) 737-1521

Office

(855) 289-3478

Email

jeffbanning@livingthedreamland.com

Address

23573 Lawrence 1104

City / State / Zip

Monett, MO 65708

NOTES



MORE INFO ONLINE:

<https://livingthedreamland.com/>

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Living The Dream Outdoor Properties
6484 North Service Rd.
Leasburg, MO 65535
(855) 289-3478
<https://livingthedreamland.com/>

