

Bismarck Cattle Ranch
000 John Emling Road
Bismarck, MO 63624

\$879,900
180± Acres
Washington County



Bismarck Cattle Ranch
Bismarck, MO / Washington County

SUMMARY

Address

000 John Emling Road

City, State Zip

Bismarck, MO 63624

County

Washington County

Type

Farms, Recreational Land, Lot

Latitude / Longitude

37.7733 / -90.6482

Taxes (Annually)

780

Acreage

180

Price

\$879,900

Property Website

<https://livingthedreamland.com/property/bismarck-cattle-ranch-washington-missouri/61411/>



PROPERTY DESCRIPTION

This 180-acre property is a cattleman's dream! Located just a mile outside of Bismarck and only 15 minutes from Highway 67, it offers convenient access with plenty of privacy. The spring-fed creek provides crystal-clear water year-round, with a continuous flow from the spring house. Several smaller springs throughout the area and a half-mile of creek frontage ensure the cattle always have plenty of water. The property also features over 20 acres of high-producing hay fields, along with approximately 29 acres of open ground and 42 acres of pasture that could easily be reclaimed. The hay fields yielded 6 bales per acre this year. You'll find miles of trails for riding, along with extensive fencing and cross-fencing throughout. The area is teeming with deer and turkey, and the powerline cut offers multiple prime stand locations. The topography allows for several possible locations to build a lake. The seller would consider selling the house and additional acreage. Schedule a showing today!

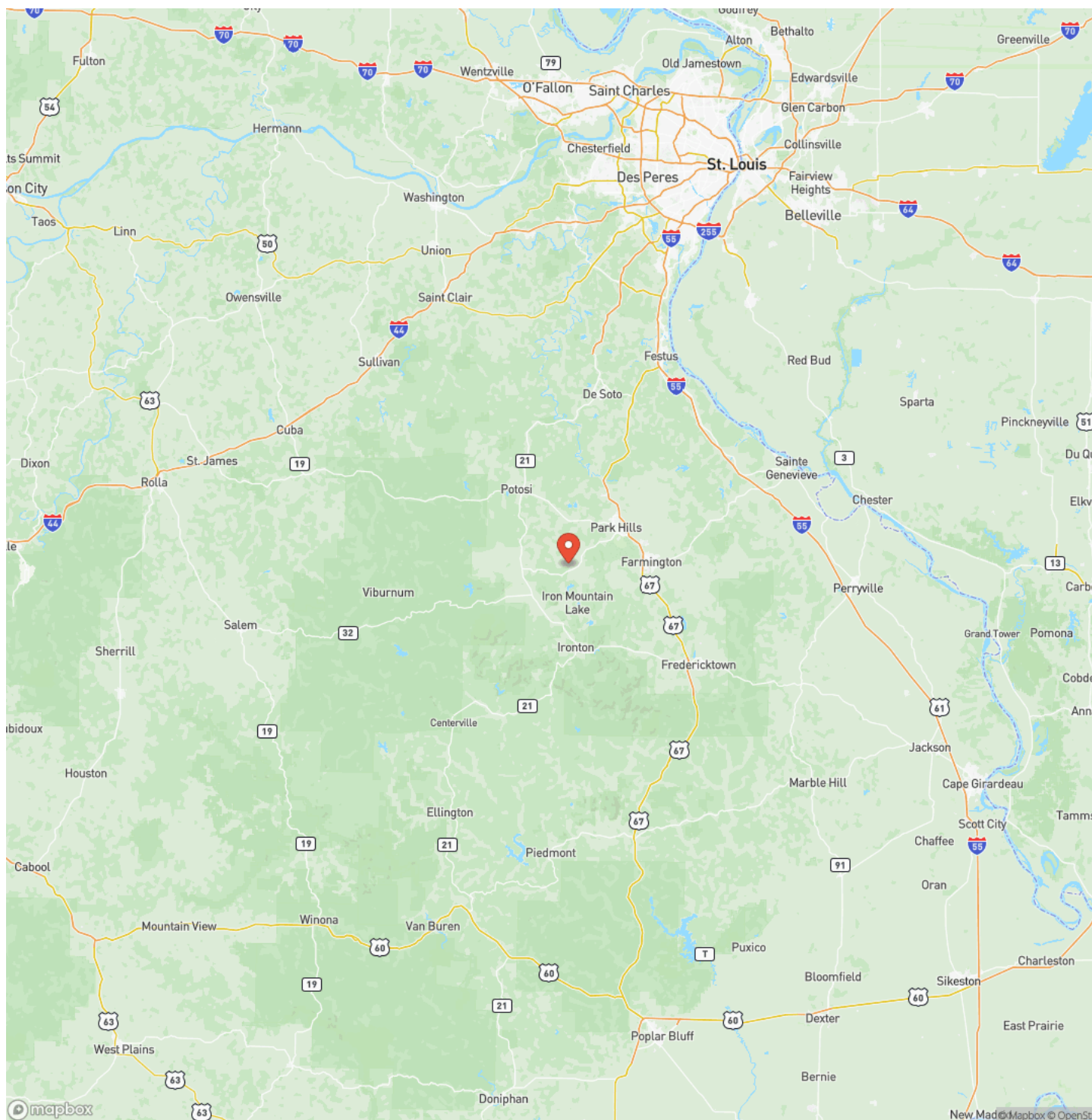




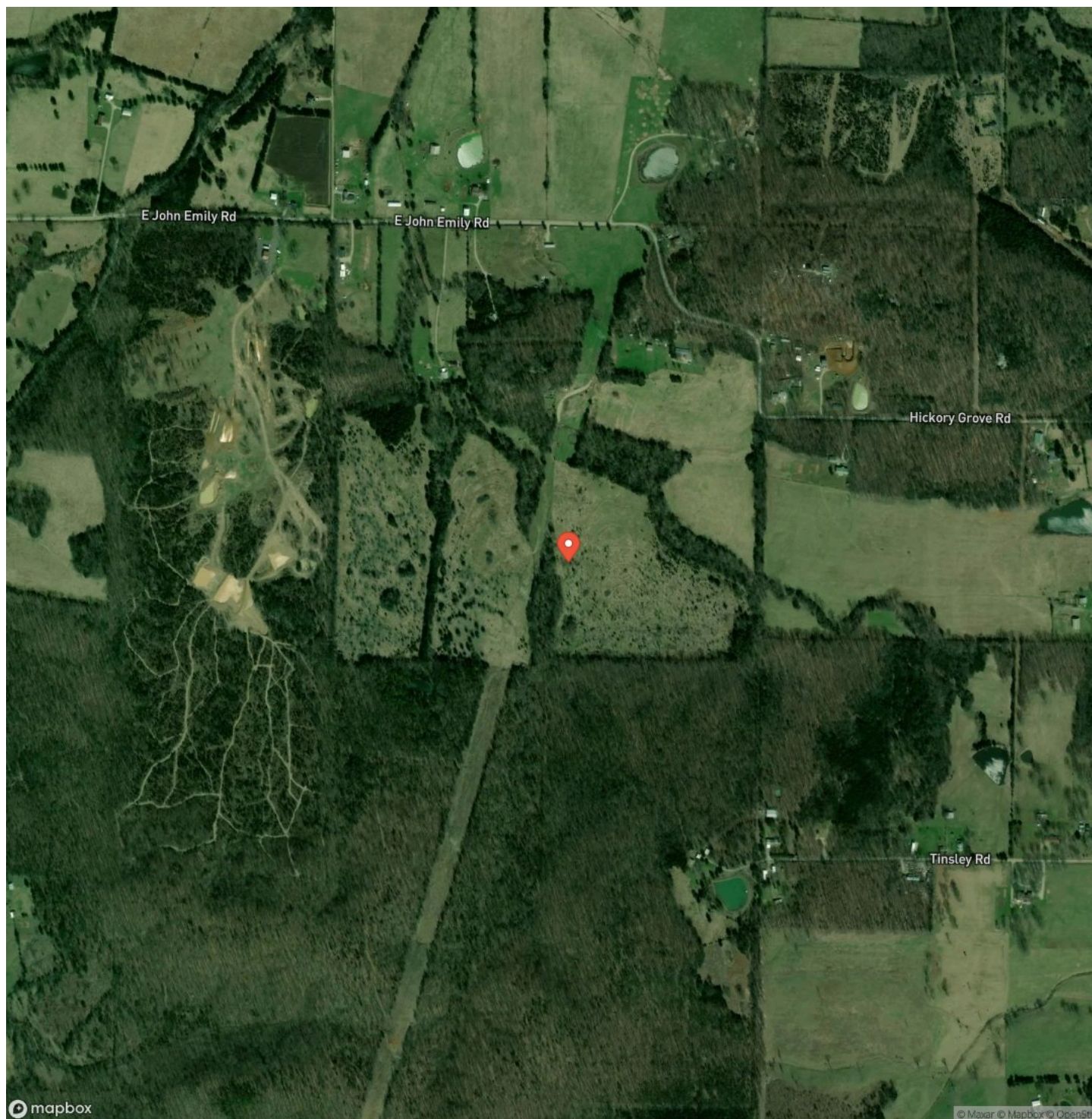
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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John Echele

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Email

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Address

6485 N Service Road

City / State / Zip

Leasburg, MO 65535

NOTES

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<https://livingthedreamland.com/>

DISCLAIMERS

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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

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