

**The Wesco Ranch**  
784 Burley Ridge  
Cook Station, MO 65449

**\$2,499,000**  
270± Acres  
Crawford County





**The Wesco Ranch**  
**Cook Station, MO / Crawford County**

**SUMMARY**

**Address**

784 Burley Ridge

**City, State Zip**

Cook Station, MO 65449

**County**

Crawford County

**Type**

Hunting Land, Recreational Land, Residential Property, Riverfront

**Latitude / Longitude**

37.857 / -91.4542

**Taxes (Annually)**

4776

**Dwelling Square Feet**

3000

**Bedrooms / Bathrooms**

4 / 3

**Acreage**

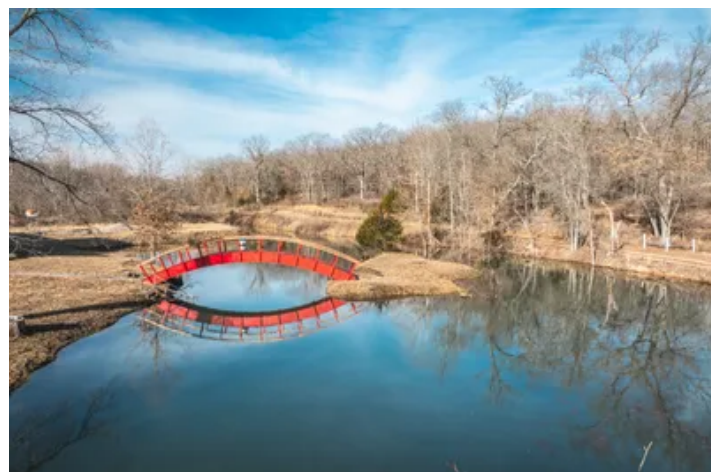
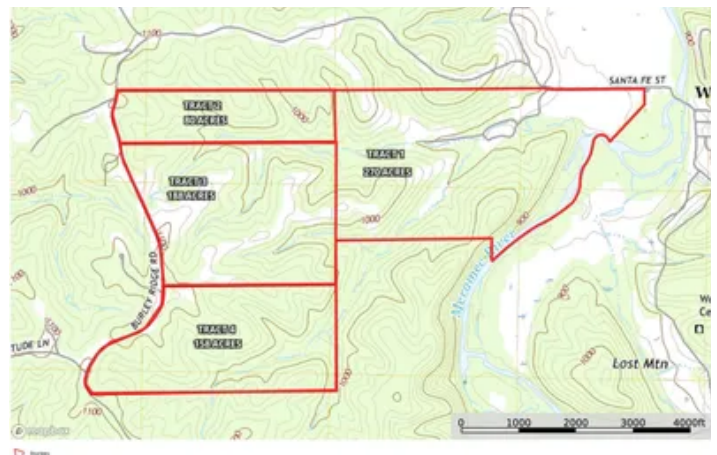
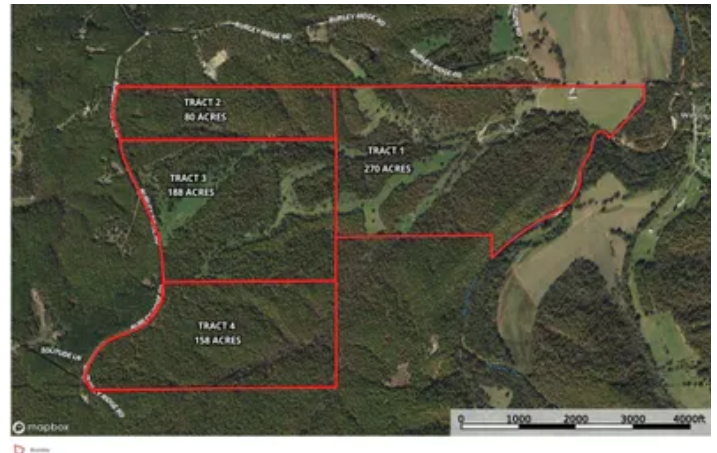
270

**Price**

\$2,499,000

**Property Website**

<https://livingthedreamland.com/property/the-wesco-ranch-crawford-missouri/76962/>



**PROPERTY DESCRIPTION**

Own a rare piece of paradise with stunning 270 acres featuring your very own private gravel bar on the Upper Meramec River. This exceptional property boasts prime building sites, a blend of lush pasture and mature timber, and multiple barns, ponds, and river—making it ideal for horses, cattle, or an ultimate recreational retreat. Anglers will appreciate world-class trophy smallmouth and largemouth bass fishing, along with some of the finest goggle-eye fishing in the Ozarks. Just a short drive to Maramec Spring Park, home to one of Missouri's premier trout fisheries—perfect for fly fishing enthusiasts. Wildlife abounds, with large whitetail deer and thunderous gobblers filling the landscape, making this an outstanding hunting property. A spring-fed pond in front of the house, complete with a classic bridge, adds to the charm and tranquility. The property offers a bunkhouse/guest cottage for visitors, a large barn/warehouse-style building to store equipment, UTVs, and all your outdoor toys, a lodge-style main home, built with impeccable attention to detail, offering multiple bedrooms and bathrooms—perfect for hosting guests with a rooftop deck and covered porch for breathtaking views and a Bass Pro-style fireplace, adding rustic elegance to the home. Whether you're looking for a private getaway, an investment, or a slice of Ozark heaven, this property is available in its entirety or can be divided. Don't miss this rare opportunity to own a piece of the Missouri outdoors!



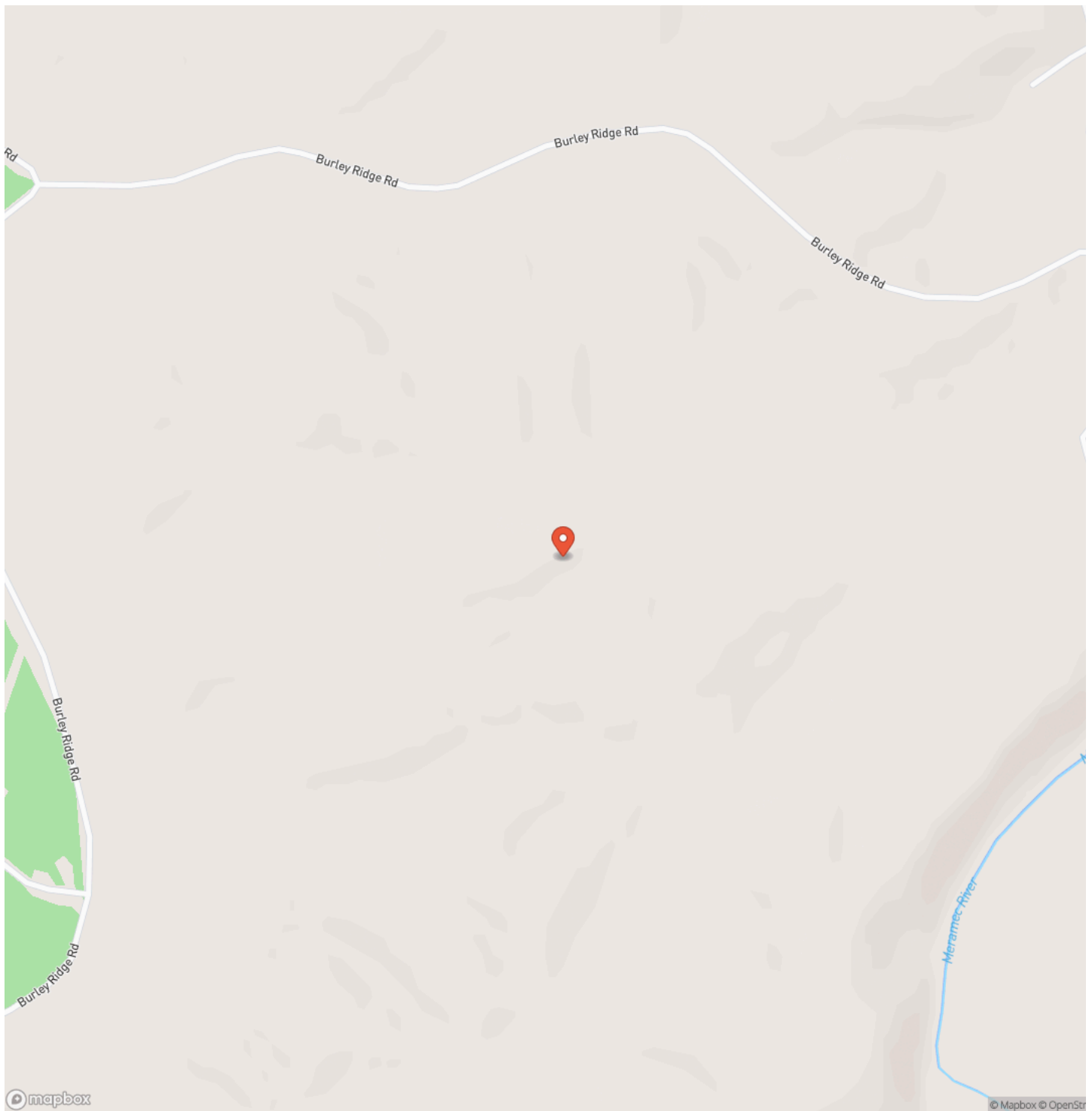


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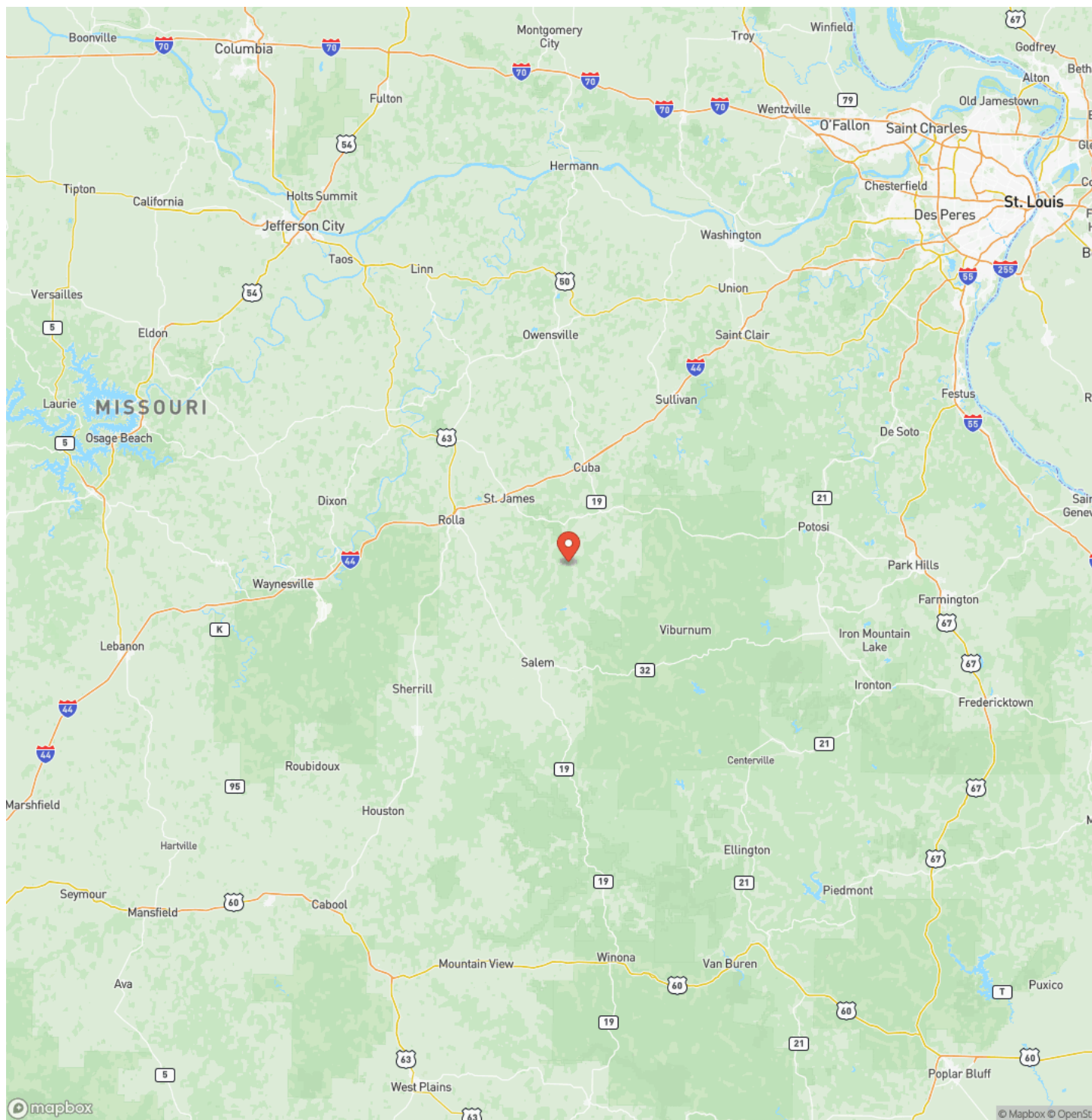


## Locator Map





## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

D.W. Hindman

## Mobile

(314) 486-3500

## Office

(855) 289-3478

## Email

dwlivingthedream@gmail.com

**Address**

515 S Franklin

## City / State / Zip

Cuba, MO 63005

## 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.





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**Living The Dream Outdoor Properties**

6484 North Service Rd.

Leasburg, MO 65535

(855) 289-3478

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