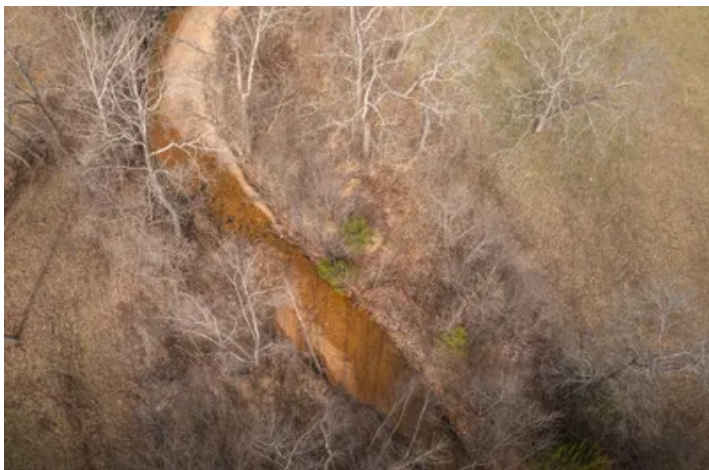


Rockin L Ranch on the Yankee Branch
64 New Home Road
Salem, MO 65560

\$1,199,000
278± Acres
Crawford County



Rockin L Ranch on the Yankee Branch Salem, MO / Crawford County

SUMMARY

Address

64 New Home Road

City, State Zip

Salem, MO 65560

County

Crawford County

Type

Farms, Recreational Land, Residential Property

Latitude / Longitude

37.848511 / -91.348971

Taxes (Annually)

1543

Dwelling Square Feet

2464

Bedrooms / Bathrooms

4 / 3

Acreage

278

Price

\$1,199,000

Property Website

<https://livingthedreamland.com/property/rockin-l-ranch-on-the-yankee-branch-crawford-missouri/78665/>



Rockin L Ranch on the Yankee Branch Salem, MO / Crawford County

PROPERTY DESCRIPTION

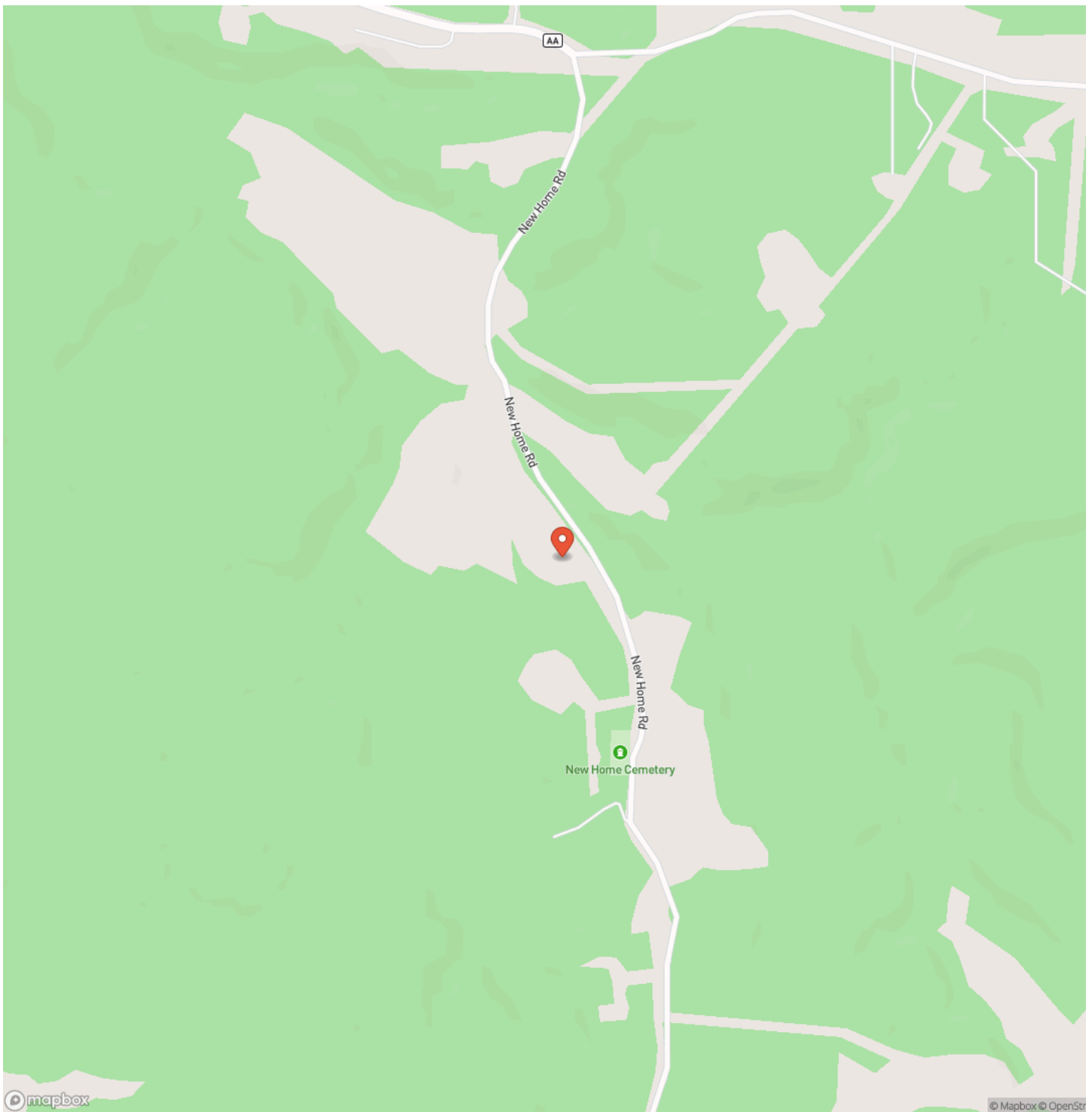
Nestled in the foothills of the Missouri Ozarks, Rockin L Ranch on the Yankee Branch offers 278 acres of breathtaking landscapes and diverse terrain. Yankee Branch, a picturesque creek that runs most of the year, provides an excellent water source for recreation, livestock, and wildlife. This stunning property boasts 42 acres of lush pasture, ideal for grazing, and 236 acres of mature timber, offering prime habitat for deer and turkey. A 1-acre stocked pond adds to the charm, perfect for fishing and relaxation. The 4-bedroom, 3-bathroom home features 2,464 sq. ft. of living space with a walkout basement, fenced backyard for pets, and a spacious back porch overlooking the pond. The basement includes a built-in bar, ideal for entertaining. A 2-car attached garage provides convenience and storage. For equipment and tools, a 36x42 pole barn with electricity and concrete floors is ready to accommodate your needs. A gazebo offers the perfect spot to take in the park-like scenery. The property also includes small woodland openings, ideal for food plots to attract game. Access is easy with an asphalt driveway and parking area off the county road. Whether you're looking for a peaceful retreat, a working ranch, or a hunting paradise, Rockin L Ranch delivers unmatched beauty and opportunity in the heart of the Ozarks.



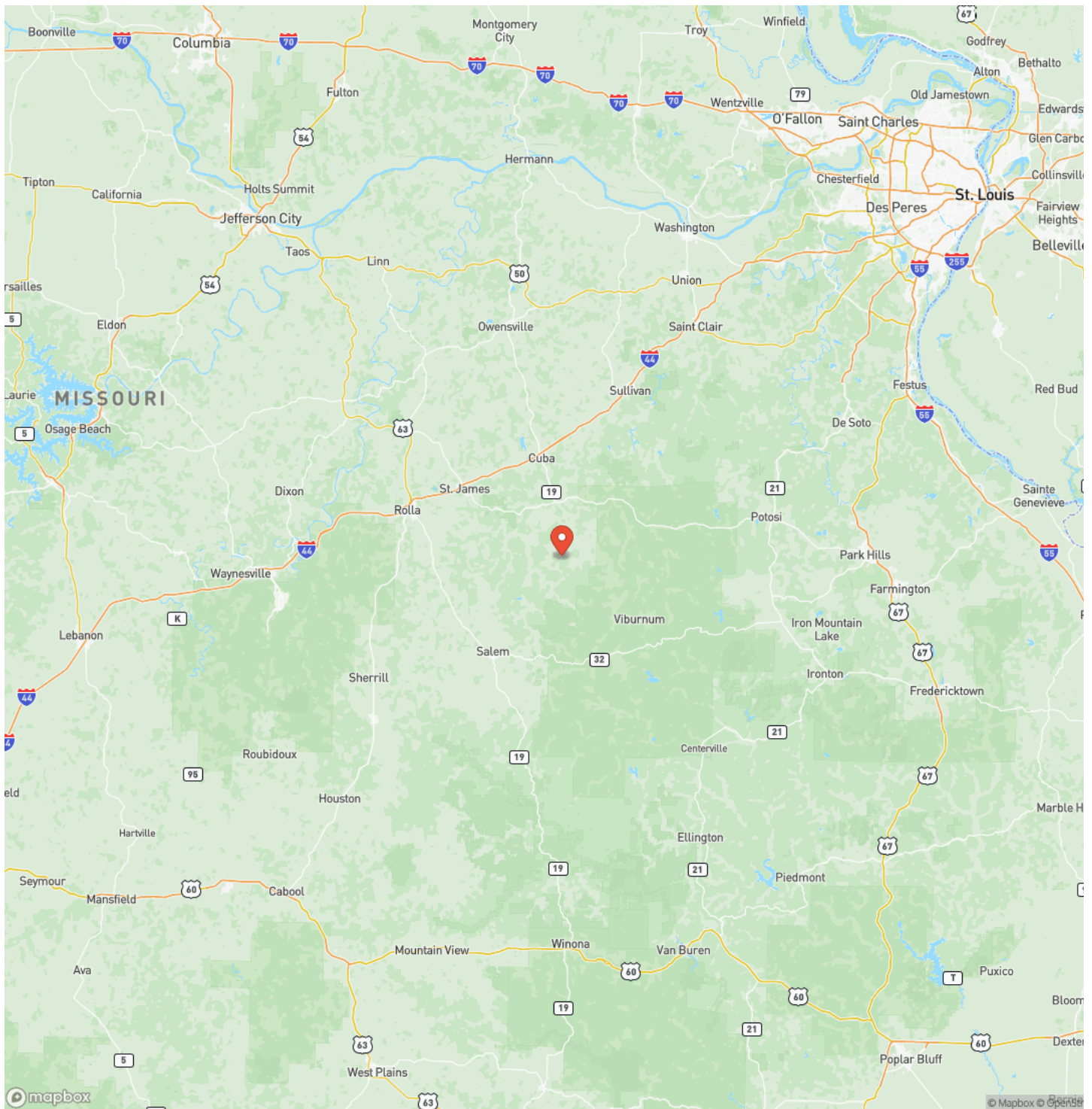
Rockin L Ranch on the Yankee Branch
Salem, MO / Crawford County



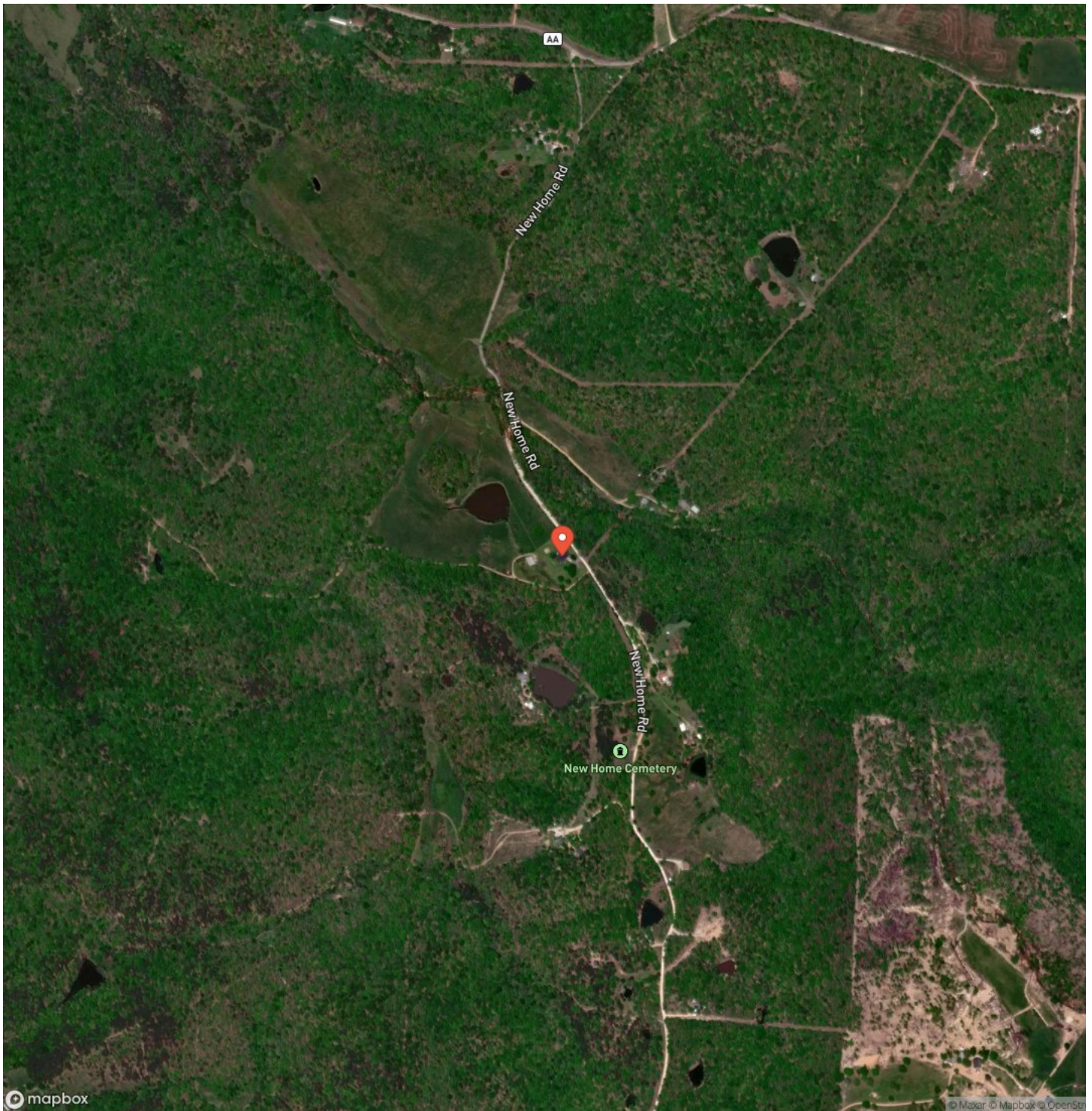
Locator Map



Locator Map



Satellite Map



Rockin L Ranch on the Yankee Branch
Salem, MO / Crawford County

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

Notes section with multiple horizontal lines for text entry.



This image shows a blank sheet of white paper with horizontal 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.



<https://livingthedreamland.com/>

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/>

