

Beautiful Ozark Retreat

Ben Edsall · (816) 313-8876 · turnkeyproperties@sbcglobal.net

Turn-Key Properties LLC

Prepared For: R. Chinn

County Road 146, Van Buren, MO 63965

<http://listing.loopnet.com/16468658>



Unit #	Size	Price
1	163.00 Acres	\$879,000 (\$5,393/Acres)

County:	Carter	Status:	Active
PropertyType:	Land Retail (land)	LoopNet ID:	16468658

Property Description

This 163 acre property offers end of the road seclusion, direct access to the Ozark National scenic Riverways, Current River and the Mark Twain National Forest. A mixture of timber, open pasture and great natural features including a live creek 9 springs, cliffs and trails. Buildings include, 2,000 sq ft home, 4 rental cabins, garage, shop, horse barn and hay barn and a homestead cabin. Farm has been managed without pesticide or herbicide, creek and sensitive areas have been fenced for protection.

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8724 hwy 176

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Turn-Key Properties LLC

Prepared For: R. Chinn

8724 hwy 176, Walnut Shade, MO 65771

<http://listing.loopnet.com/16533564>



Unit #	Size	Price
	36.00 Acres	\$349,000 (\$9,694/Acres)

County:	Taney	Status:	Active
PropertyType:	Agricultural Pasture/Ranch	LoopNet ID:	16533564

Property Description

36 acre horse ranch near Branson Mo. 4 bed home, 3 barns, pond, creek, fenced and cross fenced

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Horse Farm Close To Trails

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Turn-Key Properties LLC

Prepared For: R. Chinn

Horse Farm Close To Trails, Licking, MO 65542

<http://listing.loopnet.com/16452017>



Unit #	Size	Price
1	18.00 Acres	\$149,500 (\$8,306/Acres)

County:	Texas	Status:	Active
PropertyType:	Agricultural Pasture/Ranch	LoopNet ID:	16452017

Property Description

This is a nice 18 acre m/l horse farm close to Golden Trail Rides. Comfortable 3 bed, 2 bath ranch style home. 16x16 storage bldg., 20x24 shop, 18x30 machine shed with 4 horse stalls & feed room. 30x50 metal barn with 2 horse stalls. 4 pastures with freeze proof waterers, nice young orchard. Land lays level to gently rolling, all in good grass. Also a 12x25x12 bldg. for RV. Call Ervin Baker 417-967-6124

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Prepared For: R. Chinn

Amon Dr., Summersville, MO 65571
<http://listing.loopnet.com/16487542>



Unit #	Size	Price
1	40.00 Acres	\$128,000 (\$3,200/Acres)

County:	Texas	Status:	Active
PropertyType:	Agricultural Pasture/Ranch	LoopNet ID:	16487542

Property Description

40 ACRES M/L with 3 BR farmhouse offering 1 1/2-bath, a large living room, eat-in kitchen with appliances, (Gas range, dishwasher, refrigerator, washer, dryer and microwave) CH/A (plus extra wood furnace) and full basement. Includes a 2-car detached garage/shop, 20'x39 x 36'x39 barn and 12 x 20 3-stall horse barn, 3 ponds, and variety of budding fruit trees (cherry, apple, apricot, and peach trees). 10 acres are open pasture and rest is mostly wooded with 3 ponds. The land has been surveyed. Located near Summersville, MO in a private setting. Owners are anxious and say submit all offers. YOUR OWN PRIVATE WORLD for \$128,000.

28ac. Minifarm

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Turn-Key Properties LLC

Prepared For: R. Chinn

10037 State Hwy. AA, Grovespring, MO 65662
<http://listing.loopnet.com/16228805>



Unit #	Size	Price
1	28.00 Acres	\$134,900 (\$4,818/Acres)

County:	Wright	Status:	Active
PropertyType:	Land Residential (land)	LoopNet ID:	16228805

Property Description

This is a nice well built low maintenance home, open floorplan. The rustic interior gives a warm country cabin feeling. Only 3yrs. old, could be added onto either end. 28ac. mixed timber and open ground. Great for that horse lover or hunter. Pre approval letter or funds available to close and \$1000 earnest money with offer.

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50 Acs. Spgfld. area - lovely Pond/Video

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Turn-Key Properties LLC

Prepared For: R. Chinn

SE 1000 Rd. at PP Hwy., Springfield, MO 65801

<http://listing.loopnet.com/16441761>



Unit #	Size	Price
1	50.00 Acres	\$109,900 (\$2,198/Acres)

County:	Greene	Status:	Active
PropertyType:	Land Residential (land)	LoopNet ID:	16441761

Property Description

Beautiful large 50 acres,(is not in a subdivision), completely fenced with 1650 feet of road frontage x 1320 deep. North of Springfield just off Hwy. 13, west of Collins. Short drive down the Hwy. to Bolivar (Walmart SuperCenter) & Springfield. Great springfed pond. Attractive large & reasonably priced pieces of land are getting hard to find in this area! Copy/Paste this Video shot in Summer (turn up your speakers)... <http://www.mydeo.com/videorequest.asp?XID=10706&CID=99445> THIS PROPERTY CONSISTS OF GENTLY ROLLING FIELDS WITH OPEN PASTURES AND MATURE SHADE TREES. OAK, HICKORY AND WALNUT TREES IN A PARK LIKE SETTING. THIS 50 ACRES HAS BEEN SURVEYED, STAKED AND RECORDED WITH THE COUNTY. GRAVEL COUNTY ROAD. Whether you want to build your own estate, horse farm or just bring your Camper and park down by the Pond. BeckyWalker@Centurytel.net Call (417) 770-0225. for more info. \$109,900 Go to www.buytalloaks.com SE 1000 Rd. at PP Hwy., 64738 All photos are of the actual 50 acres for sale! _____ Directions Go up the dual-lane divided Hwy.13 north of Spri

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Black Velvet Ranch

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Turn-Key Properties LLC

Prepared For: R. Chinn

30006 St. Hwy 129 South, New Cambria, MO 63558
<http://listing.loopnet.com/16185887>



Unit #	Size	Price
	2,450.00 Acres	\$6,000,000 (\$2,449/Acres)

County:	Macon	Status:	Active
PropertyType:	Agricultural Pasture/Ranch	LoopNet ID:	16185887

Property Description

Beautiful rolling ranch. Currently running a custom cattle operation and a small quarter horse operation. Large main barn with 6 bedroom home in 1 end, managers 2 bedroom home in the other end, office and 2 bedroom bunkhouse. Very nice coral with large snake and hydraulic squeeze shoot for working the animals. Several other equipment sheds and a couple other homes.

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Historical 1247.5 Ac Ranch

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Turn-Key Properties LLC

Prepared For: R. Chinn

9457 Farm Road 1142, Purdy, MO 65734

<http://listing.loopnet.com/16517497>



Unit #	Size	Price
1	0.03 Acres	\$3,929,625 (\$137,214,000/Acres)

County:
PropertyType:

Barry
Agricultural
Pasture/Ranch

Status:
LoopNet ID:

Active
16517497

Property Description

Historical 1,247.5 ac Ranch, certified by National Park Service for the 2.5 miles of the Trail of Tears that runs thru the property. Was also the Old Wire Rd, Civil War North and South camped on the property, and the Butterfield Stagecoach route. Flat Creek runs entire length of property. Host to Trail Rides, Camp outs, Retreats, and Powwows. Powwow ground has outdoor lighting, electric hook-ups, and RV hook-ups Beautiful views, 2500 sq ft Ranch style Brick house, too many updates to list. Older, very sound 140 yr house, restorable. 2 barns, 2 hay barns, 2 open equipment sheds, 2 car garage, equipment building/garage, 3 wells, 60 x 125 Morton Building with electric. Hay fields yield 800-1000 bales per year. Can easily hold 300 pair of cattle. Many springs, caves, trails. Perimeter fenced and cross-fenced. Deer, turkeys, mallards, and eagles abound. This is a must see ranch, great for an artist retreat. Looking for a piece of history, look no further. County Road runs thru property. Close to Wal-Mart, grocery stores, Lowes, Short driving distance to Branson, Eureka Springs and Rogers, Arkansas. \$3,929,625 Serious inquires only. Call or E-mail for brochure of ra

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Home And 105 Acres

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Turn-Key Properties LLC

Prepared For: R. Chinn

Home And 105 Acres, Novinger, MO 63559

<http://listing.loopnet.com/16531852>



Unit #	Size	Price
1	105.00 Acres	\$239,000 (\$2,276/Acres)

County:	Adair	Status:	Active
PropertyType:	Land Residential (land)	LoopNet ID:	16531852

Property Description

2240 sq ft modular built in 2000 with 3 bedroom 2.5 bath, 2X6 exterior walls, 24 X 36 horse barn, 8'x39' 16 shed, 10 X 10 shed, cellar, good pasture and hay ground. This property has approx mile of blacktop frontage, nice pond, excellent hunting and located just 3.5 miles east of Union Ridge Conservation Area. There are maps, plats and aerials highlighted in red under property location.

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Horse Ready

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Turn-Key Properties LLC

Prepared For: R. Chinn

95 Highway, Mountain Grove, MO 65711

<http://listing.loopnet.com/16506706>



Unit #	Size	Price
1	2.40 Acres	\$98,700 (\$41,125/Acres)

County:	Wright	Status:	Active
PropertyType:	Agricultural Pasture/Ranch	LoopNet ID:	16506706

Property Description

Charming country home just outside of Mountain Grove, MO. Recently updated with new heat pump, central air, tilt-in windows, new appliances, updated kitchen and bath and hardwood floors. Horse ready with barn, pond, good pasture and fencing. Cute gazebo, shop and chicken house. \$98,700 This home would qualify for USDA 100% financing! Call Kim Snouffer 417-664-0184

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Pomme De Terre River Horse Farm

Ben Edsall · (816) 313-8876 · turnkeyproperties@sbcglobal.net

Turn-Key Properties LLC

Prepared For: R. Chinn

9902 N. Farm Rd 239, Strafford, MO 65757

<http://listing.loopnet.com/16510262>



Unit #	Size	Price
	50.00 Acres	\$395,000 (\$7,900/Acres)

County:	Greene	Status:	Active
PropertyType:	Agricultural Pasture/Ranch	LoopNet ID:	16510262

Property Description

If horses are your passion, this farm is your dream-come-true. 50 acres bordering the Pomme de Terre River, 14 miles NE of Springfield, MO. is the perfect setting for your equestrian needs. 48'x98' Morton horse barn features: 6 rubber floored stalls, 3 trainer rooms w/central heat & air, bathroom, wash bay, tack room, & covered equipment storage. 135'x230' sand filled outdoor arena is lighted and vinyl fenced. The rock & log sided farm home features: 4BR, 2BA, 1.5 stories w/rock fireplace, hardwoods, formal dining, full appliances, newer sunroom, large deck, new central heat & air, unfinished basement, + 2 car detached garage. Large pond provides stock water & 30 acre river bottom makes plenty of hay. Hay storage is lofted above the stall barn & in large hay barn. Land is surveyed in 3 parcels: 2-10's & a 30 acre subdivision, 2 with river frontage & all with pave road frontage. Great Fair Grove schools are just 4 miles NW of the farm. This is a great value less than 20 minutes drive to Springfield.

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Tallgrass Prairie Farm

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Turn-Key Properties LLC

Prepared For: R. Chinn

2048, E 425 Rd, Lecompton, KS 66050

<http://listing.loopnet.com/16485268>



Unit #	.	Size	.	Price
		160.00 Acres		\$950,000 (\$5,938/Acres)

County:	Shawnee	Status:	Active
PropertyType:	Land Residential (land)	LoopNet ID:	16485268

Property Description

One of a kind Property. Original Stone House built in 1860...added on in 1970's & late 1990's. 3bdr/2.5bth home. Two (30x70) metal bldgs w/concrete floors, horse shed/barn, 160 acres gorgeous rolling terrain, open prairie some in Conservation Reserve Program (CRP- pays \$5,356/yr), beautiful tree-lined creek, pond. Virtual Tour available online.

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Westridge Farm Equine Center

Ben Edsall · (816) 313-8876 · turnkeyproperties@sbcglobal.net

Turn-Key Properties LLC

Prepared For: R. Chinn

1680 Duello, Lake Saint Louis, MO 63367

<http://listing.loopnet.com/16271415>



Unit #

Size
10.00 Acres

Price
\$1,330,000
(\$133,000/Acres)

County:
PropertyType:

Saint Charles
Agricultural
Pasture/Ranch

Status:
LoopNet ID:

Active
16271415

Property Description

Great Income Producing Equestrian Property close to the city! 10 acres with a nicely appointed 1-1/2 story house on this property. Barn Specifics: *40 Stalls Total *Accomplished Horse Trainer Leases Half (22 Stalls) *Indoor Riding Arena *Outdoor Riding Arena *2 Wash Stalls *2 Tack Rooms *Laundry Room *Bathroom *Office *Feed Room *Fly Control System *Automatic Waterers in each Stall

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255 Ac Spgs Creek Grass

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Turn-Key Properties LLC

Prepared For: R. Chinn

255 Ac Spgs Creek Grass, Cabool, MO 65689

<http://listing.loopnet.com/16329213>



Unit #	Size	Price
1	255.00 Acres	\$649,900 (\$2,549/Acres)

County:	Howell	Status:	Active
PropertyType:	Agricultural Pasture/Ranch	LoopNet ID:	16329213

Property Description

255 ACRE RANCH, PRIVATE SETTING, LIVE WATER GALORE, 13,000 GAL SPG, 3 CREEKS & SPG FED POND - surrounding the 3BR, single bath ranch home. Beautifully wooded private lane leading to the home is 1.2 miles long. Ranch offers over 8 miles of established equine trails, beautiful bottomland pasture, nicely shaded riding trails, a 6 stall horse barn with foaling stalls, and also a 2 stall horse barn. Home features maple hardwood flooring and Western Cedar Walls, CH/A (wood or propane) plus back up ventless wall heaters. LOTS of DEER & TURKEY! You can hear the water running in the creek & spring from the yard area of the home. Ranch is only one half mile from thousands of acres of USA Forest land. Annual Taxes \$385

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1550 Morrison

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Turn-Key Properties LLC

Prepared For: R. Chinn

1550 Morrison, Foristell, MO 63348

<http://listing.loopnet.com/15266224>



Unit #	.	Size	.	Price
		19.00 Acres		\$1,300,000
				(\$68,421/Acres)

County:	Saint Charles	Status:	Active
PropertyType:	Agricultural Pasture/Ranch	LoopNet ID:	15266224

Property Description

Fantastic Income Producing Equestrian property for sale!!! This property is 19 acres and includes a beautiful ranch style home with plenty of room for entertaining, an in ground pool and barbeque pavilion, a 30,024 sq ft barn with 25 stalls and 70' X 152' indoor riding arena, 6 pastures with heated water troughs, an outdoor riding arena, and a designer decorated cabin located on an acre lake that is currently rented! Horse trainer on site rents 11 of the 25 stalls. This is a beautiful property and a money maker!!

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Good Cattle Hunting Land

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Turn-Key Properties LLC

Prepared For: R. Chinn

0 Little Vine Rd., Grovespring, MO 65662

<http://listing.loopnet.com/16188128>



Unit #	Size	Price
1	122.00 Acres	\$244,000 (\$2,000/Acres)

County:	Wright	Status:	Active
PropertyType:	Agricultural Pasture/Ranch	LoopNet ID:	16188128

Property Description

This is a nice piece of the Ozarks. Approx 90ac. rolling pasture, with a nice mix of timber. Good perimeter Fencing. 2-ponds and a good year round spring on east side. Drilled well at old homesite, condition cannot be verified. Great Cattle, Horse and Huntig land. Only 1mi. off blacktop Hwy.Cattle on land so shown by appt. only.

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Prepared For: R. Chinn

70271 SW 10th Ave., Pratt, KS 67124

<http://listing.loopnet.com/16389613>



Unit #	Size	Price
	12.00 Acres	\$275,000 (\$22,917/Acres)

County:	Pratt	Status:	Active
PropertyType:	Agricultural Pasture/Ranch	LoopNet ID:	16389613

Property Description

Equestrian facility set on 12 acres with equipment centrally located near Pratt, Kansas. Pattijohn Quarter Horses has been a producer of multiple World Champions, Reserve World Champions & Congress Champions. Set on 12 acres, has 2 large horse barns & 3 trap pastures. The north barn has 30 hot box stalls, 25 runs approx. 12 ft by 60 ft with overhang for shelter, automatic waterers, 2 tack rooms, 2 wash racks, an automatic fly control system, an indoor arena approx. 60 ft by 60 ft. & office with bathroom. South Barn has 3 heated stallion stalls, a utility closet, an automatic fly control system, 26 outside runs approx. 12 ft by 60 ft that can be split by a swinging gate that shares the automatic waterer, with the top half under the roof. Connected to the south barn there is a collection area with tease rail & collection dummy & a full lab complete with stocks & industrial sinks. The lab connects to an office with kitchen facilities. There is a full bathroom with shower & washer & dryer. Outside there is a 6 horse walker & exercise area. Approved quarantine site.

Hardy House Hide-Away

Ben Edsall · (816) 313-8876 · turnkeyproperties@sbcglobal.net

Turn-Key Properties LLC

Prepared For: R. Chinn

11991 Rd Q, Norton, KS 67654

<http://listing.loopnet.com/16523703>



Unit #	Size	Price
	80.00 Acres	\$700,000 (\$8,750/Acres)

County:	Norton	Status:	Active
PropertyType:	Agricultural Pasture/Ranch	LoopNet ID:	16523703

Property Description

Hardy House Hide-Away is a work of Art. Built by the Hardy's to their own liking, this house resembles something that you might find in the mountains for millions of dollars. Open and spacious, this home on the range is near Sebelius reservoir, and has many family memories awaiting its new owners. Four bedrooms, 2 baths, 2 kitchens, deck, patio, and full, unfinished basement will make for a very comfortable gathering of family, guests, and or clients. Or, if you are wanting a hunting lodge or bed & breakfast, this house is ready to put to that use with lots of space to grow in the basement. Sitting on 80 acres of grassland bordering public lands at Sebelius reservoir and a big sweeping draw running through the property, this land is ready for hunting, biking, horse riding, etc. Its proximity to the reservoir would bode well for waterfowling, too. This is a Grand opportunity to get into a house you've dreamed of for grands, not mils. Come see the Hardy House Hide-Away. Offers always welcome.

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Berm Home Horse Farm

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Turn-Key Properties LLC

Prepared For: R. Chinn

Highway EE, El Dorado Springs, MO 64744

<http://listing.loopnet.com/16451979>



Unit #	Size	Price
1	10.00 Acres	\$279,900 (\$27,990/Acres)

County:	Cedar	Status:	Active
PropertyType:	Agricultural Pasture/Ranch	LoopNet ID:	16451979

Property Description

Berm Home on 10.6 acres with 3250 sq. ft. with light, airy and open space. Sky lights in three areas, two decks, and 2 screened in porches. Lots of closets and storage throughout and potential for an in-law apartment with the second kitchen. Open floor plan with wide doors and hallway for handicap accessibility. 14 rooms, 29.5 x 12.2 living room, 15x14 dinning, 16x15 kitchen, 24.4x12.5 master bedroom, second kitchen is 29.9x7.3 and breakfast area is 12.2x12.2. Main kitchen has a pantry, family room fireplace and living room fireplace with heat pump for central H/A, ceramic tile and kid and pet proof carpet. Property is perimeter fenced, gated, and cross fenced. One acre pond stocked with Big and Small Mouth Bass, Blue Gill and Grass Carp with fishing dock and paddle boat. Two lawn storage units, horse barn with 4 stalls, fruit trees, berry garden, grape arbor, and large oaks, ash, hickory, blue spruce, cedar, and black walnut trees. Priced right and economical utilities

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40 Ac Farm 3br 2bth Usa Adj

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Turn-Key Properties LLC

Prepared For: R. Chinn

C.R. 610, Birch Tree, MO 65438

<http://listing.loopnet.com/16487556>



Unit #	Size	Price
1	40.00 Acres	\$269,900 (\$6,748/Acres)

County:	Shannon	Status:	Active
PropertyType:	Agricultural Pasture/Ranch	LoopNet ID:	16487556

Property Description

40 BEAUTIFUL ACRES- Adjoins THOUSANDS of acres of USA forest land. GREAT horse ranch or cattle farm. About 20 acres in nice pasture balance in nice open forest land. 3BR, 2BTH home features rustic wood and western decor, wood walls & ceilings, floors are ceramic tile, hardwood & vinyl. New double pane windows throughout. Lg walk in closets, ceramic tile custom built shower, CH/A (propane) plus a ventless propane wall heater for back up. 2 hot water heaters to accommodate each of the bathrooms. Heavy vinyl siding, 30 yr Tamco Heritage Roof, treated 8x12 deck, native stone walkway, drilled well, pond, perimeter and cross fencing, lagoon, 4 frost free water hydrants, a metal 2 stall horse barn w/raised floor for hay and drive thru doors on each end with water and electric, heated automatic waterer services 2 pastures. There's also a 24x12 storage shed (insulated & electricity). USA Forest land adjoins the property for 1/4 mile and you can ride off of your property into miles and miles of National forest trails. Property is situated 1.5 miles off of blacktop on county maintained gravel road. A short drive to Alley Spring State Park, Jacks Fork, Current & Eleven Point River

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5 Acre Ranch, Home, Horse Barn.

Ben Edsall · (816) 313-8876 · turnkeyproperties@sbcglobal.net

Turn-Key Properties LLC

Prepared For: R. Chinn

200 Oak Knoll Rd., Ozark, MO 65721

<http://listing.loopnet.com/16460201>



Unit #	Size	Price
	5.50 Acres	\$449,000 (\$81,636/Acres)

County:	Christian	Status:	Active
PropertyType:	Agricultural Pasture/Ranch	LoopNet ID:	16460201

Property Description

Beautiful all brick home on 5.5 acres. 30x50 rock garage, horse stable, with riding corral behind. This is a gorgeous facility. Home is 3062 Sq.Ft. on level home in Ozark schools, with large three car garage, storm shelter, and paved roads leading into site. This is a true executive home and acreage. Room to expand to additional corrals, barns, and horse training facilities.

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