

LACLEDE COUNTY, MISSOURI

PREMIER LAND AUCTION

THE WHITE BUFFALO RANCH

**751±
ACRES**

Offered in
8 Tracts &
Combinations

Executive Retreat
Hunting & Fishing Lodge
Equestrian/Cattle Ranch
Bed & Breakfast/Vacation Rental

TUESDAY MAY 10TH ★ 3PM CT

HELD ONSITE - 33780 DELTA RD., FALCON, MO 65470

HallandHall.com


HALL AND HALL®

LACLEDE COUNTY, MISSOURI

PREMIER LAND AUCTION

TUESDAY MAY 10TH ★ 3PM CT

THE WHITE BUFFALO RANCH

751+
ACRES

Offered in
8 Tracts &
Combinations

EXECUTIVE SUMMARY:

The White Buffalo Ranch is comprised of 751± Acres with an upscale, custom, 10-bedroom lodge and event center, providing multiple sources of income. The ranch's 751± Acres include 400 Acres +/- in open pasture for livestock and 350 +/- Acres in woodland for hunting, trail riding, and recreation. The property borders 1,000± Acres of Mark Twain National Forest providing further recreational opportunities.

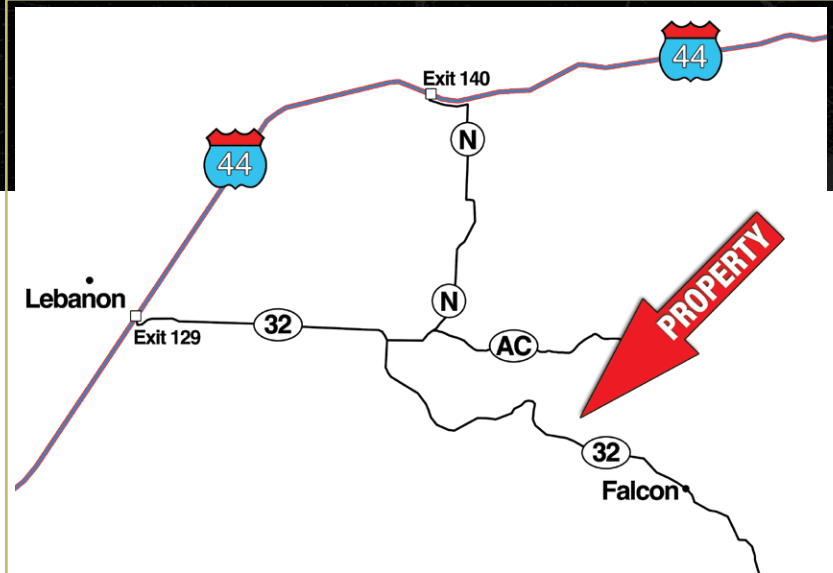
LIVESTOCK OPERATION:

- Fenced and cross fenced
- 18 ponds that are mostly spring fed
- Quonset hay barn
- 40 x 120 Quonset Machine Shop
- 40 x 70 Shop
- Dairy barn
- Two machine sheds
- Three livestock barns/Show barn
- Loafing sheds
- Indoor working pens

RECREATIONAL AMENITIES:

- Two fishing lakes with docks
- Prime hunting opportunities
- Sport clay and shooting range
- Abundant wildlife

This property lends itself to Ranching, Horse Enthusiasts, Private Events, Retreats, Hunting, Trail Rides, Weddings, Family Reunions, Wine Tasting, Gatherings, Buildable Homesites.

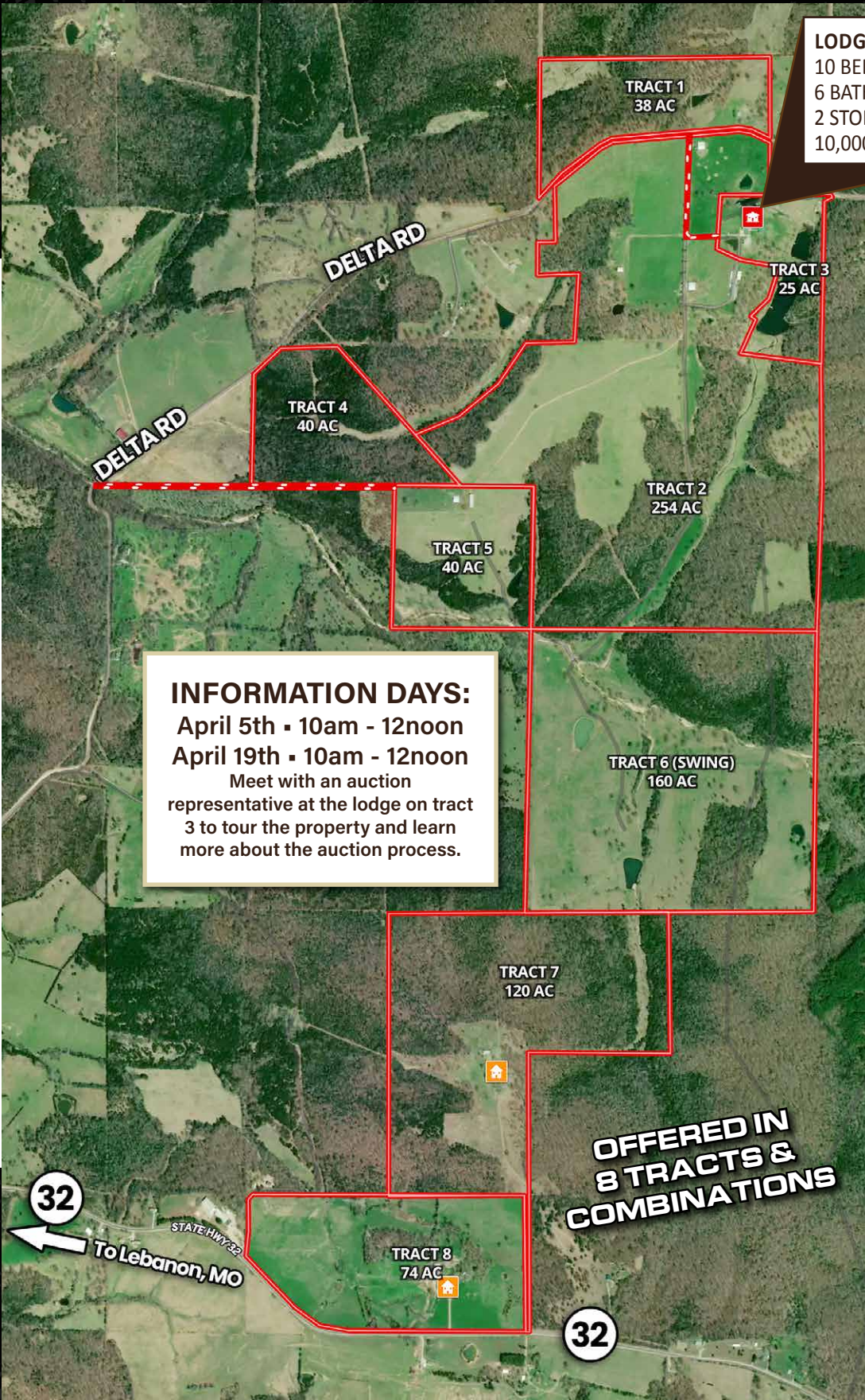


The White Buffalo Ranch is centrally located just 2.5 hours southwest of St. Louis, MO, 1 hour east of Springfield, MO, and 3.5 hours southeast of Kansas City, MO.

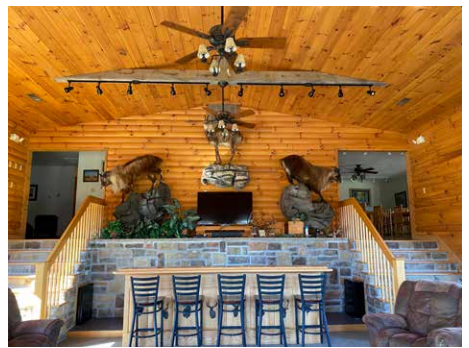
Just 15 minutes east of I-44 at Lebanon exit 129. Travel east on Hwy. 32 for 7 miles to Rd. N. Turn left on Rd. N and travel 1 mile to Rd. AC. Turn right on Rd. AC and travel 5 miles east to United Drive. Turn right on United Drive and travel south 3/4 mile to Delta Rd. Turn right on Delta Rd. and travel 1/4 mile west to the property.



The property is ideally suited as a beautiful resort, private hideaway, or state of the art entertainment venue with approximately 10,000 sq. ft. in quality main and secondary lodge buildings. Amenities include a newer in-ground heated pool, chef's kitchen, butler's pantry, and temperature-controlled wine closet. The upscale custom lodges with 10 themed guest rooms are uniquely designed and fully furnished with great attention to detail and comfort, including the Dave Arthur Collection of artwork and mounts. Three additional homes on the ranch add to the property as additional event space or housing for owners or caretakers.



LODGE DETAILS
 10 BEDROOMS
 6 BATHROOMS
 2 STORIES
 10,000 SQ FT



INFORMATION DAYS:
 April 5th - 10am - 12noon
 April 19th - 10am - 12noon
 Meet with an auction representative at the lodge on tract 3 to tour the property and learn more about the auction process.

**OFFERED IN
 8 TRACTS &
 COMBINATIONS**

W
WALKER
AUCTIONS

800.829.8747 | HallandHall.com

H
H
HALLAND HALL®



HALL AND HALL®

Hall and Hall Auctions
100 S. Cherry Ave., Unit 5B
Eaton, CO 80615
970.716.2120
scott@hallandhall.com

W
WALKER
AUCTIONS

LACLEDE COUNTY, MISSOURI

PREMIER LAND AUCTION

THE WHITE BUFFALO RANCH

751±
ACRES

Offered in
8 Tracts &
Combinations

TUESDAY MAY 10TH ★ 3PM CT

Endless Opportunities . . .

- Wedding Venue
- Vineyard & Winery
- Scenic Buildable Home Sites
- Cabins, RV Park, Campground

SUMMARY OF TERMS: A 10% earnest money deposit of the total contract price will be due immediately from all successful bidders. A 10% buyer's premium will be added to the high bid to determine the final purchase price. The property is being sold "AS IS, WHERE IS" and without any contingencies, including financing. Closing will be set 30 days from the auction date or as soon thereafter as closing documents are available. Broker participation is available.

