



**ENSIGN EXECUTIVE GROUP**



# SHINING R RANCH

**731 NW 35th Lane | Lamar, MO 64759**

**Includes the following Parcels:**

PID 03-04.0-17-00.0-000-001.010 | PID 03-04.0-17-00.0-000-002.010 | PID 03-04.0-18-00.0-000-007.000  
PID 03-04.0-17-00.0-000-001.030 | PID 03-04.0-17-00.0-000-001.000 | PID 03-05.0-22-00.0-000-002.000  
PID 03-05.0-22-00.0-000-002.010 | PID 03-05.0-21-00.0-000-003.000 | PID 03-03.0-05-00.0-000-004.000



# PROPERTY OVERVIEW

This 978+/- acres farm/livestock ranch is conveniently located in the Northeast area of Lamar, MO. The property offers large open pastures with great fencing, tillable ground, ample hay & water for livestock with stocked lakes, ponds and automatic waterers, corrals, year round creek, wooded ground with a river running through it for wildlife & hunting, 5 rental properties for income or family/co-op farming, and views in every direction. The 10,000 SqFt main home offers an open floor plan with 6 bedrooms and 7.5 baths (ensuite for every bedroom), gourmet kitchen on main w/ full 2nd kitchen in lower level, and walk-in safe. Entertain the family with the indoor heated pool, and enjoy the view from the expansive deck overlooking the private stocked lake and dock. The main home also has a 50kw Generac backup generator. 5 Parcels are contiguous, w/ 4 additional parcels a stones throw away, each with homes, buildings, equipment, pastures, fencing, stocked lakes/ponds, and more.

## Key Features

- ▶ Magnificent Hunting & Fishing
- ▶ 978 +/- Acres of Pasture, Woods, River, Creek, Lakes & Ponds
- ▶ One 10,000 SqFt Home
- ▶ 5 Rental Homes
- ▶ 50kw Generac Generator
- ▶ Indoor Heated Lap Pool
- ▶ Gourmet Kitchen
- ▶ Automatic Waterers



**10,000  
SqFt  
Main House**

**978 +/-  
Total Acres**

**6  
Homes**

**Indoor  
Pool**

**Cattle  
Ranch**

**Hunting  
&  
Fishing**





731 NW 35th Lane | Lamar, MO 64759



**ENSIGN EXECUTIVE GROUP**

**913.660.8816**



# PHOTO GALLERY



Presented by Jonathan Cutler  
913.660.8816



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# MAIN PROPERTY & OPERATIONS HIGHLIGHTS

## Rental House 1

- ▶ Located near the Barn & Shops, Great for an on property Ranch Hand, Grounds Keeper, or Maintenance Man
- ▶ 1,200 SqFt
- ▶ 3 Bed; 2 Bath
- ▶ 26-Gauge Metal Roof (2024)

## Rental House 2

- ▶ Located on the edge of the woods for a true private nature living feel
- ▶ 1,500 SqFt
- ▶ 3 Bed; 2 Bath
- ▶ Wood Burning Fireplace
- ▶ 32' x 45' Storage Out Building

## Equipment

- ▶ Working Corral & Pen Facilities
- ▶ Hydraulic Squeeze Chute; Sweep; Portable Chute & Head Catch
- ▶ Automatic Waterers
- ▶ Outdoor Hydrants
- ▶ 447' Deep Well inside Pump House (recently refurbished) - WELL FOR FARM - ALL RESIDENTIAL PROPERTIES ARE RURAL WATER

RENTAL HOUSE 1



RENTAL HOUSE 2



WORKING CORRALS & PENS



731 NW 35th Lane | Lamar, MO 64759



# MAIN PROPERTY & OPERATIONS HIGHLIGHTS

## Horse Barn

- ▶ 36' x 50' w/ Lean To
- ▶ 4 Stalls w/ Stall Fronts
- ▶ 26-Gauge Metal Roof & Gutters
- ▶ Wash Room
- ▶ Tack Room
- ▶ Feed Room
- ▶ Hay Storage Loft w/ Pull Down Stair Case
- ▶ Automatic Waters
- ▶ Poly Wire Fence (5-Strand)
- ▶ Prefert Panels & Feeders
- ▶ Concrete Floor
- ▶ Outdoor Riding Arena
- ▶ Age: 18 Years

## Machine Shop

- ▶ 40' x 50'
- ▶ Wood Burning Stove

## Equipment Storage

- ▶ 27' x 50' w/ Lean To on Both Sides
- ▶ Gravel Surface

## Equipment Shop

- ▶ 50' x 75' w/ 24' Lean To on Each Side
- ▶ 3 Garage Doors
- ▶ Concrete Floor

HORSE BARN



SHOPS



LIVESTOCK & HAY OPERATIONS



731 NW 35th Lane | Lamar, MO 64759



# MAIN PROPERTY & OPERATIONS HIGHLIGHTS

## Pasture

- ▶ 450 +/- Acres of Pasture
- ▶ Full Fenced

## Lakes & Ponds

- ▶ Fully Stocked
- ▶ 2 Lake; 6 Ponds

## Woods

- ▶ 100 +/- Wooded Acres
- ▶ Magnificent Wildlife & Hunting
- ▶ River
- ▶ Hardwood Available to Harvest

## Highway Frontage

- ▶ 2.5 Acres Extra Highway Frontage at Grand Gated Entrance

PASTURE



FULLY STOCKED LAKES



EXTRA HWY FRONTAGE



731 NW 35th Lane | Lamar, MO 64759



731 NW 35th Lane  
Lamar, MO 64759  
Main House

# SPECIFICATIONS



## FINANCIALS

Sale Price	\$4,490,000
Property ID(s)	03-04.0-17-00.0-000-001.010 03-04.0-17-00.0-000-002.010 03-04.0-18-00.0-000-007.000 03-04.0-17-00.0-000-001.030 03-04.0-17-00.0-000-001.000
Property Taxes	\$6,811 (Total for all 5 Parcels)

## PROPERTY DETAILS

Floor Plan	Ranch; Walk-Out Basement
Square Footage	10,000
Bedrooms	6
Bathrooms	7.5
Other Rooms	2x Office; Formal Dining; Great Room; Hearth Room; Game Room; Family Room; Full 2nd Kitchen in Basement; Indoor Pool; Mud Room; Laundry Room
Year Built	1999
Garage	3-Car; Attached
Lot Size	578 +/- Acres (Total for All 5 Parcels)
Zoned	AG Dwelling & AG

## SCHOOLS

District	Lamar
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731 NW 35th Lane  
Lamar, MO 64759  
Main Property Rental House #1 - Shop House

# SPECIFICATIONS



## FINANCIALS

Sale price	Included
Property ID	Located On: 03-04.0-17-00.0-000-002.010
Current Rental Income	\$0/Month; Grounds Keeper
Market Rate	\$1,000; Tenant Paid Utilities

## PROPERTY DETAILS

Type	Manufactured; w/ Skirt
Square Footage	1,200
Bedrooms	3
Bathrooms	2
Year Built	2003
Garage	2-Car; Detached

## SCHOOLS

District	Lamar
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## FEATURES

Property Features	26-Gauge Metal Roof (2024)
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731 NW 35th Lane  
Lamar, MO 64759  
Main Property Rental House #2  
- House in the Woods

# SPECIFICATIONS



## FINANCIALS

Sale price	Included
Property ID	Located on: 03-04.0-17-00.0-000-002.010
Current Rental Income	\$550/Month + Utilities
Market Rate	\$1,200; Tenant Paid Utilities

## PROPERTY DETAILS

Type	Manufactured; Block Foundation
Square Footage	1,500
Bedrooms	3
Bathrooms	2
Year Built	2000
Garage	2-Car; Covered

## SCHOOLS

District	Lamar
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## FEATURES

Property Features	Wood Burning Fireplace; 32' x 45' Storage Out Building
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# INVESTMENT PROPERTY HIGHLIGHTS

Investment  
Property #1  
(Mom & Dad)

## Rental House 3

- ▶ 2,000 Sq Ft
- ▶ 3 Bedroom; 3 Bath
- ▶ Metal Roof
- ▶ Covered Front & Back Porch

## Machine Shop

- ▶ 40' x 60' w/ 20' x 60' Lean To
- ▶ 12' x 14' Overhead Doors

## Lean To

- ▶ 26' x 50' Covered

## Pasture

- ▶ 150 +/- Acres of Pasture
- ▶ Fully Fenced

## Equipment

- ▶ Automatic Waterers
- ▶ Hydrants

## Creek & Ponds

- ▶ Creek Runs Through
- ▶ 3 Fully Stocked Ponds

RENTAL HOUSE



SHOP



PASTURE



674 N Highway V | Lamar, MO 64759



674 N Highway V  
Lamar, MO 64759  
Investment Property #1 - Mom & Dad

# SPECIFICATIONS



## FINANCIALS

Sale price	\$1,350,000
Property ID	03-05.0-22-00.0-000-002.000 03-05.0-22-00.0-000-002.010
Property Taxes	\$1,829 For Both Parcels
Current Rental Income	\$550/Month + Utilities
Market Rate	\$1,200; Tenant Paid Utilities

## PROPERTY DETAILS

Floor Plan	Ranch
Square Footage	3,024
Bedrooms	3
Bathrooms	3
Year Built	2003
Garage	2-Car; Attached
Lot Size	160 +/- Acres (Total for Both Parcels)
Zoned	AG Dwelling & AG

## SCHOOLS

District	Lamar
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## FEATURES

Property Features	Metal Roof; Covered Front & Back Porch
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## BUILDINGS & EQUIPMENT

Buildings	40' x 60' Machine Shop w/ 20' x 60' Lean To; 26' x 50' Covered Corral w/ Lean To (1.5 yrs old)
Equipment Included	Automatic Waterers; Hydrants





# INVESTMENT PROPERTY HIGHLIGHTS

Investment  
Property #2  
(Vida)

## Rental House 4

- ▶ 4,000 Sq Ft
- ▶ 4 Bedroom; 2.5 Bath
- ▶ 26-Gauge Metal Roof (2024)
- ▶ 2 Full Kitchens
- ▶ Covered Front & Back Porch
- ▶ Marble Counters
- ▶ Jacuzzi Tub

RENTAL HOUSE



## Barn

- ▶ 50' x 75'
- ▶ 12' x 14' Overhead Doors
- ▶ 16' Side Walls
- ▶ Concrete Floor
- ▶ Loft/Mezzanine Level

BARN



## Pasture

- ▶ 70 +/- Acres of Pasture
- ▶ Fully Fenced w/ Gates

## Equipment

- ▶ 4 Hydrants

## Lake & Pond

- ▶ Fully Stocked
- ▶ 1 Lake w/ Dock; 1 Pond

PASTURE



619 N Highway V | Lamar, MO 64759



619 N Highway V  
Lamar, MO 64759  
Investment Property #2 - Vida

# SPECIFICATIONS



## FINANCIALS

Sale price	\$1,290,000
Property ID	03-05.0-21-00.0-000-003.000
Property Taxes	\$2,827
Current Rental Income	Upper Level: Not Rented Lower Level: \$150/Mo + Utilities
Market Rate	\$1,500; Tenant Paid Utilities

## PROPERTY DETAILS

Floor Plan	Ranch
Square Footage	4,785
Bedrooms	4
Bathrooms	2.5
Year Built	2003; Remodeled 2006
Garage	2-Car; Attached
Lot Size	80 +/- Acres
Zoned	AG Dwelling

## SCHOOLS

District	Lamar
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## FEATURES

Property Features	26-Gauge Metal Roof (2024); 2 Full Kitchens; Covered Front & Back Porch; Marble Counters, Jacuzzi Tub
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## BUILDINGS & EQUIPMENT

Buildings	50' x 75' Barn; Phone Shack; Lean To
Equipment Included	4 Hydrants



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# INVESTMENT PROPERTY HIGHLIGHTS

Investment  
Property #3  
(North Sheldon Place)

## Rental House 5

- 2,214 Sq Ft
- 3 Bedroom; 2 Bath
- Metal Roof
- Wood Burning Fireplace

RENTAL HOUSE



## Silo's & Shed

- 2 Functioning Storage Silo's
- 40' x 50' Hay Shed w/ Power

BARN



## Pasture

- 140 +/- Acres of Pasture
- Fully Fenced w/ Gates

## Equipment

- 2 Hydrants

## Lakes & Pond

- Fully Stocked
- 2 Lakes; 1 Pond

PASTURE



376 NW 90th Rd | Sheldon, MO 64784



376 NW 90th Rd  
Sheldon, MO 64784  
Investment Property #3 - North Sheldon Place

# SPECIFICATIONS



## FINANCIALS

Sale price	\$929,000
Property ID	03-03.0-05-00.0-000-004.000
Property Taxes	\$871
Current Rental Income	\$450/Month + Utilities
Market Rate	\$1,000; Tenant Paid Utilities

## PROPERTY DETAILS

Floor Plan	Ranch
Square Footage	2,214
Bedrooms	3
Bathrooms	2
Year Built	1920; Remodel 2008
Garage	2-Car; Attached
Lot Size	160 +/- Acres
Zoned	AG Dwelling

## SCHOOLS

District	Lamar
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## FEATURES

Property Features	Metal Roof; Wood Burning Fireplace
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## STRUCTURES & EQUIPMENT

Structures	2 Functioning Silo's; 40' x 50' Hay Shed w/ Power
Equipment Included	2 Hydrants





# OFFERING SUMMARY

## ENTIRE PACKAGE

### Financials

Sale price	\$7,059,000
Property ID'S	03-04.0-17-00.0-000-001.010   03-04.0-17-00.0-000-002.010   03-04.0-18-00.0-000-007.000 03-04.0-17-00.0-000-001.030   03-04.0-17-00.0-000-001.000   03-05.0-22-00.0-000-002.000 03-05.0-22-00.0-000-002.010   03-05.0-21-00.0-000-003.000   03-03.0-05-00.0-000-004.000
Total Property Taxes	\$12,039
Total Current Rental Income	\$1,700/Month; Tenant Paid Utilities
Total Market Rate	\$5,900; Tenant Paid Utilities
Available to Harvest	Hardwood; Hay

### Structures

Total # of Homes	6 - 1 Main; 5 Rentals
Total # of Barns	2 - 36' x 50' Horse Barn; 50' x 75' Barn
Total # of Shops	3 - 50' x 75' Equipment Shop w/ 24' Lean To on Both Sides; 40' x 50' Machine Shop; 40' x 60' Machine Shop w/ 20' x 60' Lean To
Total # of Storage Sheds	2 - 27' x 50' Equipment Storage Shed w/ Lean To; 40' x 50' Hay Shed w/ Power
Total # of Storage Silos	2 - Functioning
Total # of Lean To's	5 - Covered Lean To's

### Equipment

Corral & Pens	Working Corral & Pen Facilities; Hydraulic Squeeze Chute; Sweep; Portable Chute & Head Catch;
Equipment	Automatic Waterers; Outdoor Hydrants; 447' Deep Well inside Pump House (recently refurbished)

### Land Features

Total Acreage	978 +/-
Total # of Rivers/Creeks	2 - 1 River; 1 Creek
Total # of Lakes/Ponds	16 - Fully Stocked; 4 Lake; 12 Ponds
Features	Fully Fenced w/ Gates



# OFFERING OPTIONS

## OFFERING OPTION 1 - Entire Package

Sale price	\$7,059,000 (SAVE \$1M)
Property ID'S	03-04.0-17-00.0-000-001.010   03-04.0-17-00.0-000-002.010   03-04.0-18-00.0-000-007.000 03-04.0-17-00.0-000-001.030   03-04.0-17-00.0-000-001.000   03-05.0-22-00.0-000-002.000 03-05.0-22-00.0-000-002.010   03-05.0-21-00.0-000-003.000   03-03.0-05-00.0-000-004.000
Great For	Co-Op/Family Farming, Hunting & Fishing Investments - Rentals, Hardwood, Hay, Livestock, Farming Flips - Sell Off Non-Adjacent Pieces

## OFFERING OPTION 2 - Main Property Only

Sale price	\$4,490,000
Property Address	731 NW 35th Lane, Lamar, MO 64759
Property ID'S	03-04.0-17-00.0-000-001.010   03-04.0-17-00.0-000-002.010   03-04.0-18-00.0-000-007.000 03-04.0-17-00.0-000-001.030   03-04.0-17-00.0-000-001.000
Great For	Co-Op/Family Farming, Hunting & Fishing Investments - Rentals, Hardwood, Livestock, Farming

## OFFERING OPTION 2 - Non Adjacent Properties

### Nickname: Mom & Dad

Sale price	\$1,350,000
Property Address	674 N Highway V, Lamar, MO 64759
Property ID'S	03-05.0-22-00.0-000-002.000   03-05.0-22-00.0-000-002.010

### Nickname: Vida

Sale price	\$1,290,000
Property Address	619 N Highway V, Lamar, MO 64759
Property ID	03-05.0-21-00.0-000-003.000

### Nickname: North Sheldon Place

Sale price	\$929,000
Property Address	376 NW 90th Rd, Sheldon, MO 64784
Property ID	03-03.0-05-00.0-000-004.000





# LOCATION OVERVIEW

CLASSIC  
COUNTRY  
LIVING

EASY ACCESS  
TO METRO  
AREAS

PARKS &  
MOVIE  
THEATERS

HISTORIC  
SITES

AFFORDABLE  
LIVING



## Lamar Township

Lamar, MO offers you classic country living with miles of farm land and the pleasures that come from small town historic sites, parks, and movie theaters. Located in Southwest Missouri, in the heartland and home to “Legendary Beginnings” of our 33rd President Harry S. Truman, Wyatt Earp and three United States Admirals and the Stompin’ Grounds for a fun night at the rodeo, including the draw of the PBR. Enjoy the slower pace of life, with a low crime rate, affordable cost of living and easy access to metro areas. Conveniently located in the logistically primed crossroads of America with direct access to Interstate-49, which stretches from the top of Canada to the ports in New Orleans and US Highway 160, and near major metros of: Joplin, Springfield and Kansas City, Missouri



SHINING **R** RANCH





**ENSIGN EXECUTIVE GROUP**



**SCAN FOR  
VIRTUAL  
TOUR**



For more information about this incredible home, or to arrange a private tour, please contact our team

**Jonathan Cutler**

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