



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, 4 rental properties for income, ranch hands, 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
- ▶ 4 Rental Homes
- ▶ 50kw Generac Generator
- ▶ Indoor Heated Lap Pool
- ▶ Gourmet Kitchen
- ▶ Automatic Waterers



**10,000 +/-
SqFt
Main House**

**978 +/-
Total Acres**

**5
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

PHOTO GALLERY



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913.660.8816

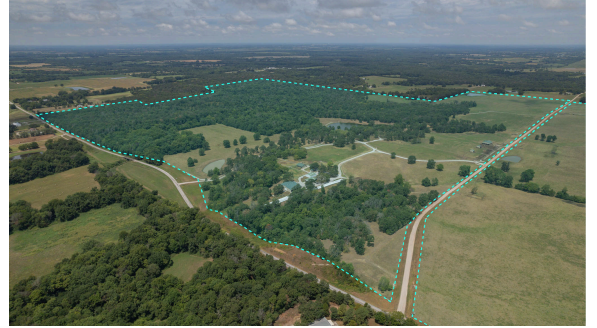


PHOTO GALLERY



Presented by Jonathan Cutler
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PHOTO GALLERY



Presented by Jonathan Cutler
913.660.8816



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



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	\$0/Month; Vacant
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

- ▶ 160 +/- 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	\$0/Month; Vacant
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

- ▶ 80 +/- 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	\$0/Month; Vacant
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



ENSIGN EXECUTIVE GROUP

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INVESTMENT PROPERTY HIGHLIGHTS

Vacant Land
(North Sheldon Place)

House Build Site

- ▶ Electric, Rural Water, Propane Gas, & Septic all Stubbed at Build Site
- ▶ Graded

Pasture

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

Structure

- ▶ 40' x 50' Hay Shed

Equipment

- ▶ 2 Hydrants

Lakes & Pond

- ▶ Fully Stocked
- ▶ 2 Lakes; 1 Pond

HAY SHED w/POWER



LAKES & PASTURE



PLOT OUTLINE



376 NW 90th Rd | Sheldon, MO 64784

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

SPECIFICATIONS



FINANCIALS

Sale price	\$1,150,000
Property ID	03-03.0-05-00.0-000-004.000
Property Taxes	\$871

PROPERTY DETAILS

Utilities @ Build Site	Electric, Propane Gas, Rural Water, & Septic
Lot Size	160 +/- Acres
Zoned	AG Dwelling

SCHOOLS

District	Lamar
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STRUCTURES & EQUIPMENT

Structures	40' x 50' Hay Shed w/ Power
Equipment Included	2 Hydrants



OFFERING SUMMARY

ENTIRE PACKAGE

Financials

Sale price	\$8,280,000
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 Market Rate	\$4,900; Tenant Paid Utilities
Available to Harvest	Hardwood; Hay

Structures

Total # of Homes	5 - 1 Main; 4 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 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	\$8,280,000
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
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	\$1,150,000
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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