



Sportsman's Paradise with Home & Multiple Outbuildings for Sale - Morgan County

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PROPERTIES AND AUCTION
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PROPERTY ADDRESS:
14613 Old Marvin Road
Versailles, MO 65084

PRICE: \$1,480,000
ACRES: 40±
COUNTY: Morgan

PROPERTY HIGHLIGHTS:

- Secluded 8 bed 8 bath Estate
- 40x60 Trophy/entertainment room with shop
- 30x40 Barn w/ 14x40 lean-to
- 24x24 machine shed
- Full Home back-up generator
- Spring fed creeks
- Great hunting history
- 20± acres of tillable ground
- High-Speed Internet
- Dual Zone Geothermal
- Self-sustaining
- Gated entrance
- Close to town
- Minutes from Lake of The Ozarks
- Versailles Schools
- Additional acreage with 100x60 Commercial Building available

PROPERTY DESCRIPTION:

Welcome to an extraordinary 40-acre estate in the heart of Morgan County, Missouri. Nestled just minutes north of Lake of the Ozarks and a short drive east of Versailles, this property offers a rare blend of luxury, recreation, and premier hunting opportunities. Whether you're looking for a secluded retreat, a hunter's paradise, or a versatile estate with ample space for your family, this property truly has it all.

At the heart of the estate stands a breathtaking 9,918± square-foot home, offering an abundance of space, comfort, and character. Accompanying this impressive residence



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are multiple outbuildings, including a finished trophy & entertainment room with an attached shop, perfect for showcasing prized mounts, entertaining, and storing equipment. This entire estate is back-up powered by a 37kw generator. Multiple fuel sources accommodate; from dual zone geothermal, propane, to wood burning. This estate is self-sustaining if ever in need and will accommodate functional generational living.

This property is a True Sportsman's Paradise. As the saying goes, "It's best to have the right 40 acres than the wrong 400," and this couldn't be truer for this exceptional tract. This land has been meticulously managed to attract and sustain trophy-class whitetail deer, making it a dream for avid hunters. The consistency of big deer sightings and successful harvests on this property is unmatched—so much that multiple hunting shows and outdoor product videos have been filmed right here. The ability to regularly capture mature bucks on film speaks volumes about the quality of the habitat and the careful stewardship of the land.

From thick bedding cover and strategic stand placements to an environment rich in natural, spring fed creeks, and tillable food sources, this property provides everything necessary for world-class hunting experiences year after year.

This isn't just another piece of land—it's 40 acres of premium, high-quality ground, thoughtfully designed to maximize its potential. Whether you're drawn to the thrill of the hunt, the tranquility of nature, or the impressiveness of the estate itself, this property offers an unparalleled opportunity to own a truly one-of-a-kind Missouri retreat.



Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals



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