

# 257 STABLE RIDGE LANE

LINN CREEK, MO

\$8,850,000



## 257 STABLE RIDGE LN.

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Unlike anything else at the Lake of the Ozarks, this extraordinary 270-acre ranch & lakefront estate blends rustic elegance with world-class amenities. Not only does it feature a one-of-a-kind luxury ranch retreat, but it also boasts direct lake access with a custom 3-well dock, plus a separate lakefront parcel with a 6-bedroom guest residence w/ two additional slips in the community dock.

### PROPERTY FEATURES

270 acre lakefront Ranch  
located at the Lake of the Ozarks

World Class Amenities

Luxury Equestrian Barn &  
Riding Arenas

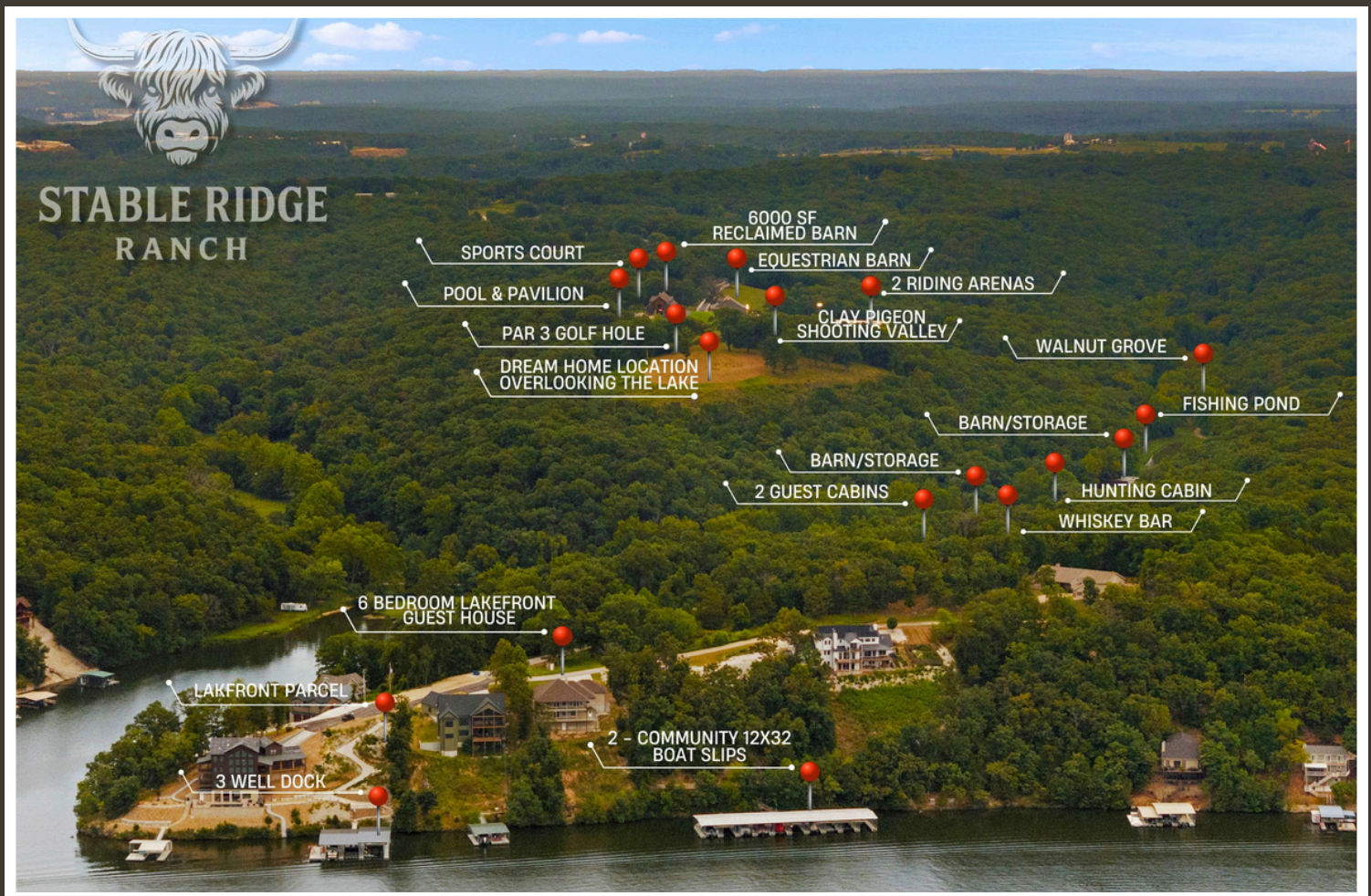
216 ft of Lake front located in  
Linn Creek Cove

Room to expand Grow



# UNLIKE ANYTHING AT THE LAKE OF THE OZARKS

Behind three private gated entrances, the ranch showcases an impressive collection of residences and amenities. At its heart is a stunning 7,500 sq. ft. reclaimed barn residence, w/ 7 bedrooms and 4 baths, seamlessly combining rustic character with modern comfort. Outdoors, indulge in the resort-style pool, pavilion, and sports court, all perfectly positioned for entertaining. The estate also includes 3 charming guest cabins, two professional riding arenas, luxury equestrian stables, & expansive fenced pastures for horses and livestock. Adventure awaits across miles of ATV trails, multiple hunting blinds, a private fishing pond, and even a custom Par 3 golf hole. For the ultimate in relaxation, enjoy evenings at your very own custom outdoor whiskey bar.





# PROPERTY FEATURES

MULTIFACETED PROPERTY  
W/ ENDLESS POSSIBILITIES

## Property Features

- 8,000 Sq. ft. Barn converted into a House in 2022. Original barn was built in 2012 and it was themed after Big Cedar Lodge. 7 Bedrooms, 4 full Bathrooms, 2 Laundry rooms, Dog Washing Station, 2 Gourmet kitchens, 12 ft ceilings, Heated Garage, indoor batting cage, heated floors on main floor.
- 4,000 sq ft. custom crafted horse barn, 10 stalls, Tack room, Feed room, Full bathroom and Laundry, Heated concrete floors, Vaulted ceilings, custom lighting, etc.
- Two outdoor riding arenas
- Professional Clay bird shooting range.
- 30X44 custom heated/cooled Pool, automatic cover, fire bowls.
- 44X25 Log Frame pavilion with outdoor kitchen and custom fireplace.
- 60X50 Sports court with Pickleball and half court basketball, fully fenced
- One Par 3 Golf hole and the tee box is located directly behind the pool.
- One 3 bedroom cabin
- Two 2 bedroom cabins
- New Outdoor Whiskey Bar
- 3 car garage
- 2000 sq. ft. shop with a lean to garage
- 2000 sq. ft. Hay barn
- 2 drinking ponds
- 1 spring fed fishing pond
- New Custom Pipe fencing along roads.
- New 5 wire fencing throughout property with cross fencing for separating
- pastures
- 1 mile of new asphalt roads.
- Over 5 miles of new horse, dirt bike, Atv trails.
- Street lighting
- 2 custom built gated entrances.
- Boat dock with 3 slips, 18x50, 14X40, 12X24. Also includes large swim area and large hang out area. Full kitchen on the dock.
- 2 additional slips 12x30 on the community dock.
- Approx. 60 acres of pasture ground and 210 acres of woods
- 4 red neck 4 person hunting blinds and 8 additional tree stands.





# HOUSING LAYOUT

## MAIN BARN

- Bedrooms: 7
- Bathrooms: 4
- Total Square Footage: 8,000 SF
- Finished Square Footage: 6,000 SF

## 1591 MATSON

- Bedrooms: 6
- Bathrooms: 5 (4/1)
- Square Footage: 3,692 SF

## CABIN 1

- Bedrooms: 1
- Bathrooms: 1
- Square Footage: 650 SF

## CABIN 2

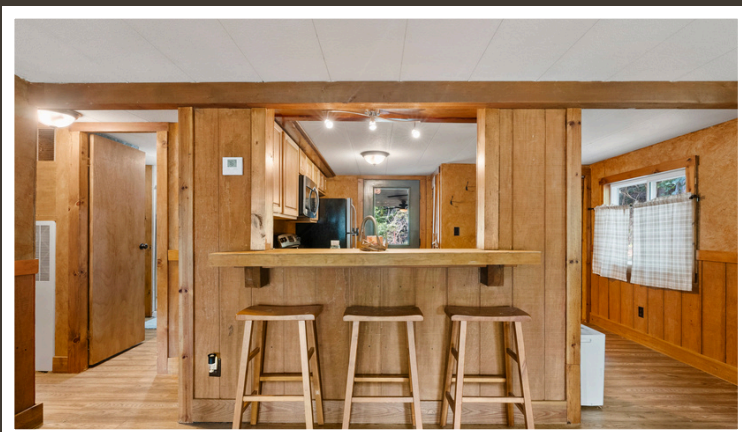
- Bedroom: 1
- Bath: 1
- Square Footage: 650 SF

## HUNTING CABIN

- Bedrooms: 3
- Bathrooms: 2
- Square Footage: 1,100 SF

## TOTAL

- Bedrooms: 18
- Bathrooms: 13
- Total Square Footage: 14,092
- 1. Finished: 12,092 SF
- 2. Unfinished: 2,000 SF





# ANNUAL EXPENSE SCHEDULE

## STABLE RIDGE RANCH

- UTILITIES ELECTRIC/PROPANE: \$15,000
- INTERNET/STARLINK/CABINS/PAVILION/BOAT DOCK: \$3,500
- TAXES: \$3,000
- INSURANCE: \$11,000
- POOL MAINTENANCE: \$3,500
- GROUND MAINTENANCE/SNOW REMOVAL: \$12,000
- ANIMAL FEED/HAY/GRASS SEED/: \$4,000
- UTV MAINTENANCE: \$2,000
- FARM FUEL: \$2,000
- MISC. LABOR: \$5,000
- TOTAL ANNUAL OPERATING COST APPROX. \$61,000 PER YEAR

