

MIDWEST LAND GROUP PRESENTS

393 ACRES IN

TANEY COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

MULTI-USE PROPERTY WITH GREAT ACCESS

Here is a great opportunity to purchase a diverse and well-rounded property in Taney County, Missouri. This property offers timber, pasture, and native glade habitat all in one package! Whether you are looking for a large recreational retreat or an investment opportunity, these 393 +/- acres have something for everyone. Situated just north of Bull Shoals Lake, this property is a multi-use tract with convenient access to the lake. A substantial interior trail system offers over 3 miles of navigable trails, allowing for great access throughout most of the property. The property also features about 30 acres of pasture. Most of the pasture is in the center of the property, which sets up perfectly for a large, yet discrete food plot location, or discrete building locations overlooking the rolling pasture. Four ponds of varying size and depth are located throughout the property, and a wet weather creek runs the full length of the property.

The eastern edge of the property adjoins the Army Corps of Engineer land, offering more access to a substantial amount of acreage. The property is accessed by State Hwy OO, which leads directly to one of the many lake access points nearby. Unlike most lake areas, this is a low-traffic neighborhood where one doesn't have to worry about traffic on the roads and can enjoy peace and quiet even during prime lake season. Upon touring the property, you will see a tremendous amount of wildlife sign as this diverse habitat holds a substantial amount of resources for wildlife. You must see this property in order to fully appreciate its beauty and understand its potential. More adjoining acreage is available for purchase. For more information or to set up your private tour, call Land Agent Clay O'Dell at (417) 612-8215.



PROPERTY FEATURES

PRICE: **\$1,100,000** | COUNTY: **TANEY** | STATE: **MISSOURI** | ACRES: **393**

- 393 +/- acres
- 30 +/- acres of pasture ground
- 3 +/- miles of interior trails
- 4 ponds
- Wet weather creek
- Paved road frontage
- Minutes away from Bull Shoals Lake
- Great hunting potential
- 45 minutes to Branson, MO
- 1 hour and 15 minutes to Springfield, MO
- 1 hour and 15 minutes to Harrison, AR



393 +/- ACRES



30 +/- ACRES OF PASTURE



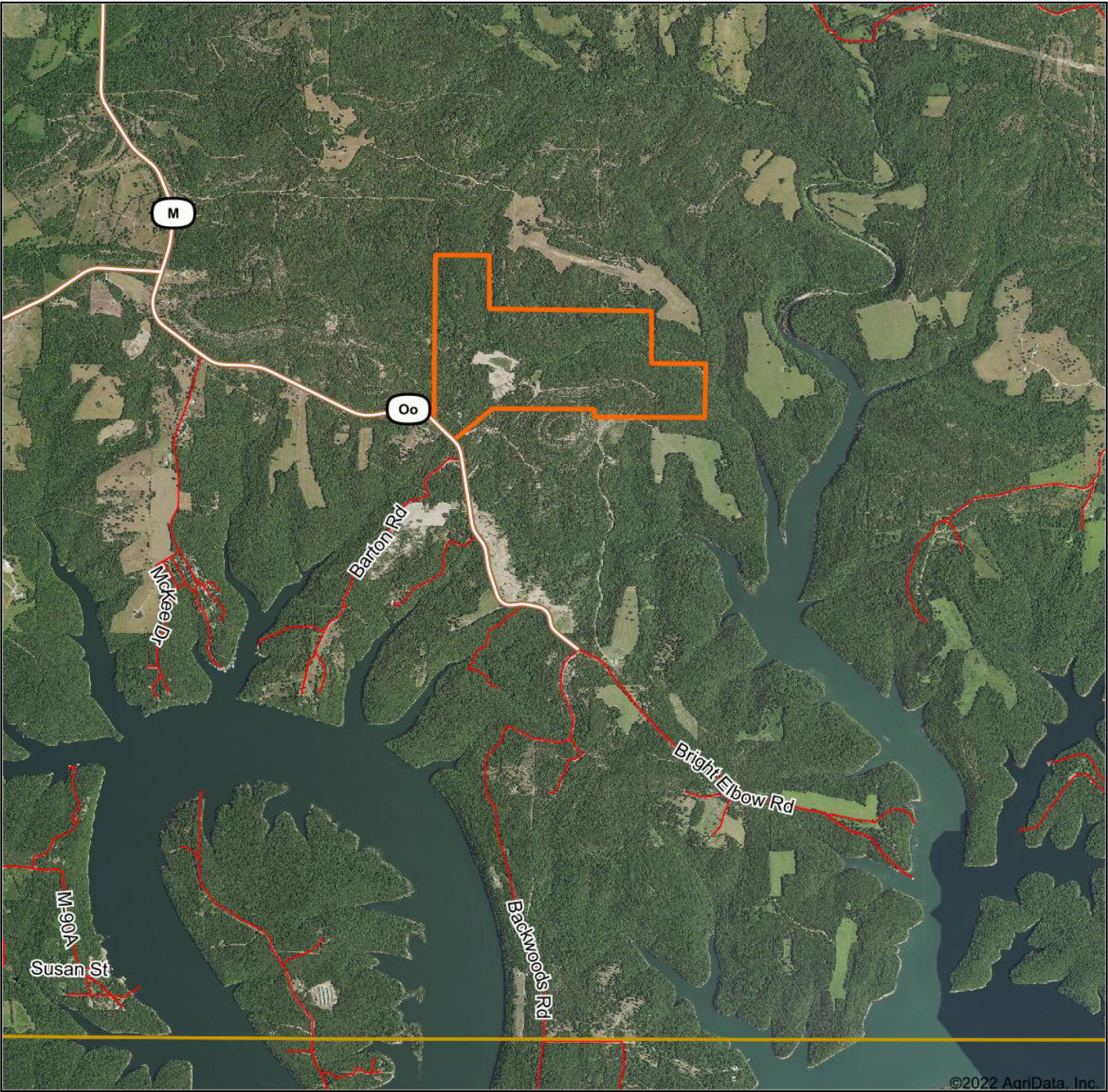
GREAT HUNTING POTENTIAL



3 +/- MILES OF INTERIOR ROADS

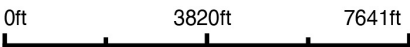


OVERVIEW MAP



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Map Center: 36° 31' 52.45, -92° 57' 34.92

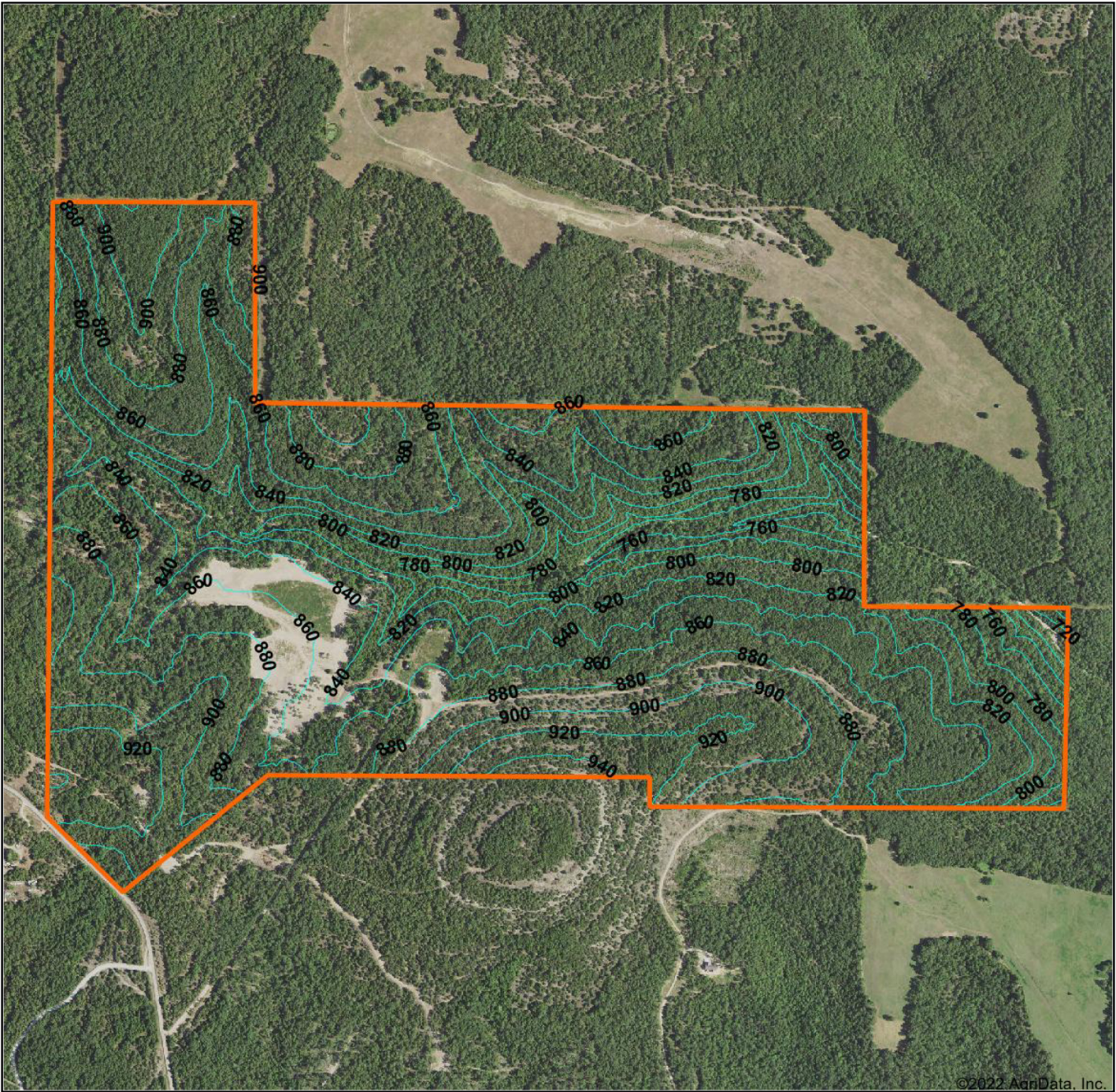


5-21N-18W
Taney County
Missouri



10/20/2022

TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 20.0

Min: 705.9

Max: 953.6

Range: 247.7

Average: 854.0

Standard Deviation: 43.27 ft

0ft 1023ft 2046ft

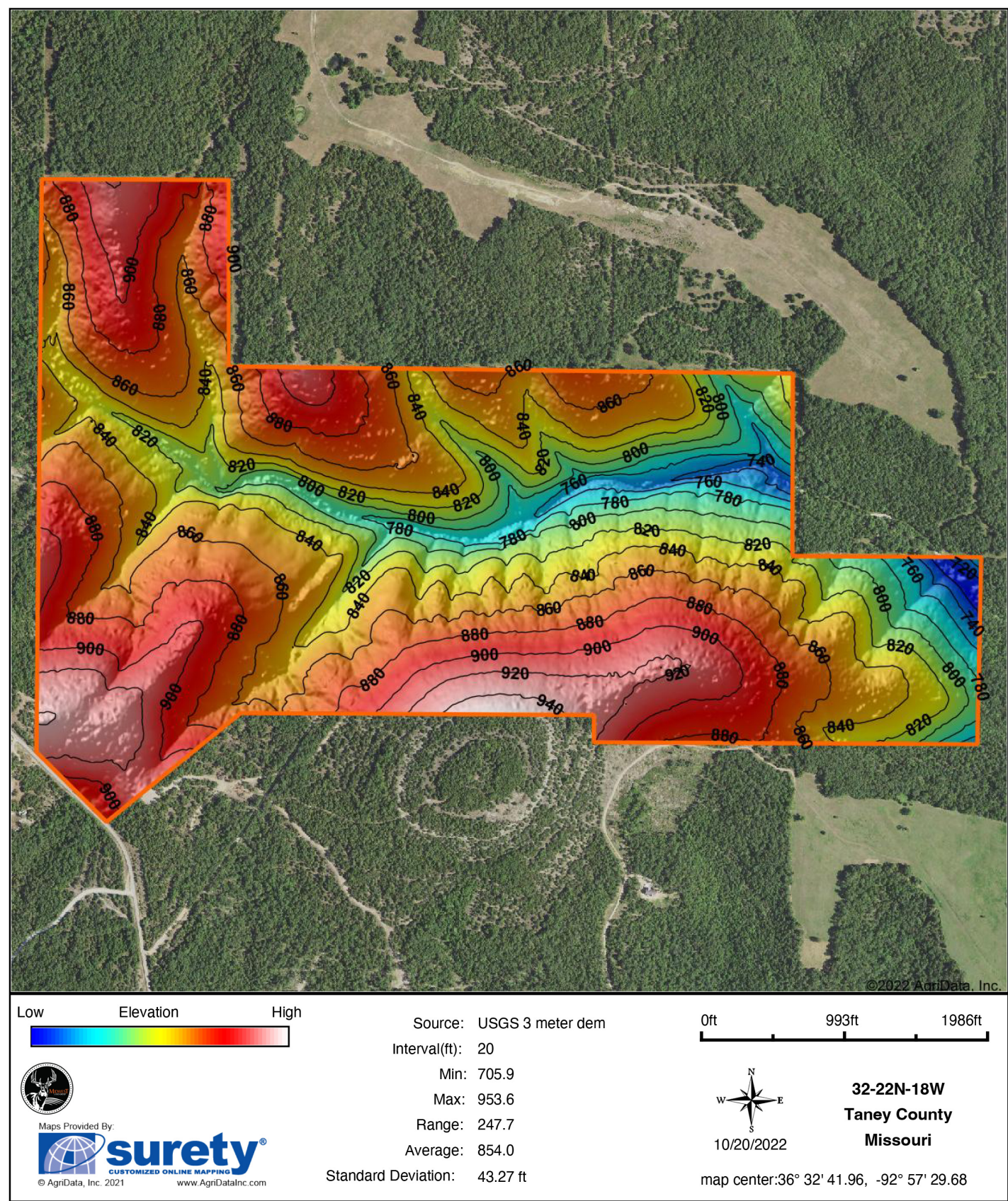


10/20/2022

32-22N-18W
Taney County
Missouri

Map Center: 36° 32' 41.96, -92° 57' 29.68

HILLSHADE MAP



AGENT CONTACT

Born in Springfield, Missouri, Clay O'Dell grew up loving to bow hunt and has done so ever since, enjoying the challenges that come along with it. His parents raised him with standards that have stuck with him his entire life: to treat others as you'd want to be treated, and to work hard in order to achieve your goals.

While earning his Bachelor's in Agricultural Business from Missouri State University, Clay worked as a wildlife technician for renowned deer biologist Dr. Grant Woods (GrowingDeer.tv) and later interned with a local bank, assisting in the agricultural lending department. Following his calling to work in the outdoors, Clay worked as a land manager and field producer with GrowingDeer.tv, taking on different roles, anything from filming hunts and web shows to managing a 2,400-acre wildlife mecca in Southern Missouri. In this position, he traveled across the country, assisting in designing and implementing habitat management plans for 100+ properties.

Today, Clay combines that experience with his knowledge of land and agriculture to help clients achieve their dreams, using his professionalism, strong work ethic, and dedication to the craft. When he's not working, Clay enjoys hunting deer, turkey and waterfowl, as well as chasing white bass and crappie. He knows what it takes to have a great hunting property as well as a profitable farm, and understands the importance and value these properties hold for landowners and their communities.



CLAY O'DELL, LAND AGENT
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