

MIDWEST LAND GROUP PRESENTS

47 ACRES IN

TANEY COUNTY MISSOURI



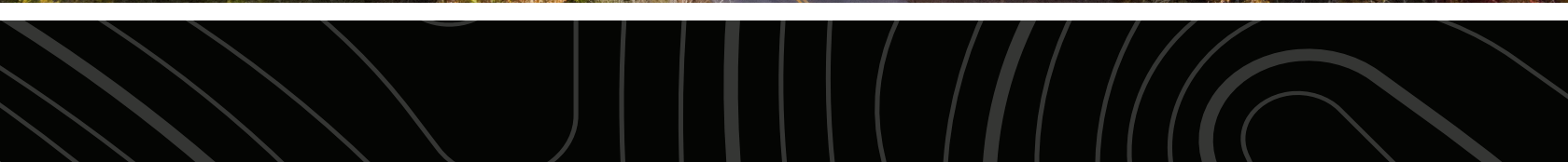
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TIMBER TRACT NEAR BULL SHOALS LAKE

Are you looking for a secluded getaway with convenient access? If so these 47 +/- acres in Taney County, Missouri may be exactly what you are looking for. This property sits just a few minutes north of Bull Shoals Lake and boasts paved road frontage off State Highway OO. This property also features a recently cleared 4 +/- acre area that sets up great for a potential build site, food plot location, or as a spot for a camper or RV.

The property is primarily made up of varying-age cedar and oak timber. Deer, turkey, and a plethora of other small game species can be found on the property allowing for great hunting and wildlife viewing potential. There are no building restrictions, and this property sits just minutes away from the nearest lake access. More acreage is available for purchase. For more information or to set up your private tour, call Clay O'Dell.



PROPERTY FEATURES

PRICE: **\$135,000** | COUNTY: **TANEY** | STATE: **MISSOURI** | ACRES: **47**

- Timber tract
- Established road system
- 4 +/- acres of cleared land
- Paved road frontage
- Minutes away from Bull Shoals Lake
- Solid hunting potential
- No restrictions
- Minutes from Mark Twain National Forest and Corps of Engineers Public Land
- 45 minutes to Branson, MO



TIMBER TRACT



4 +/- ACRES OF CLEARED LAND



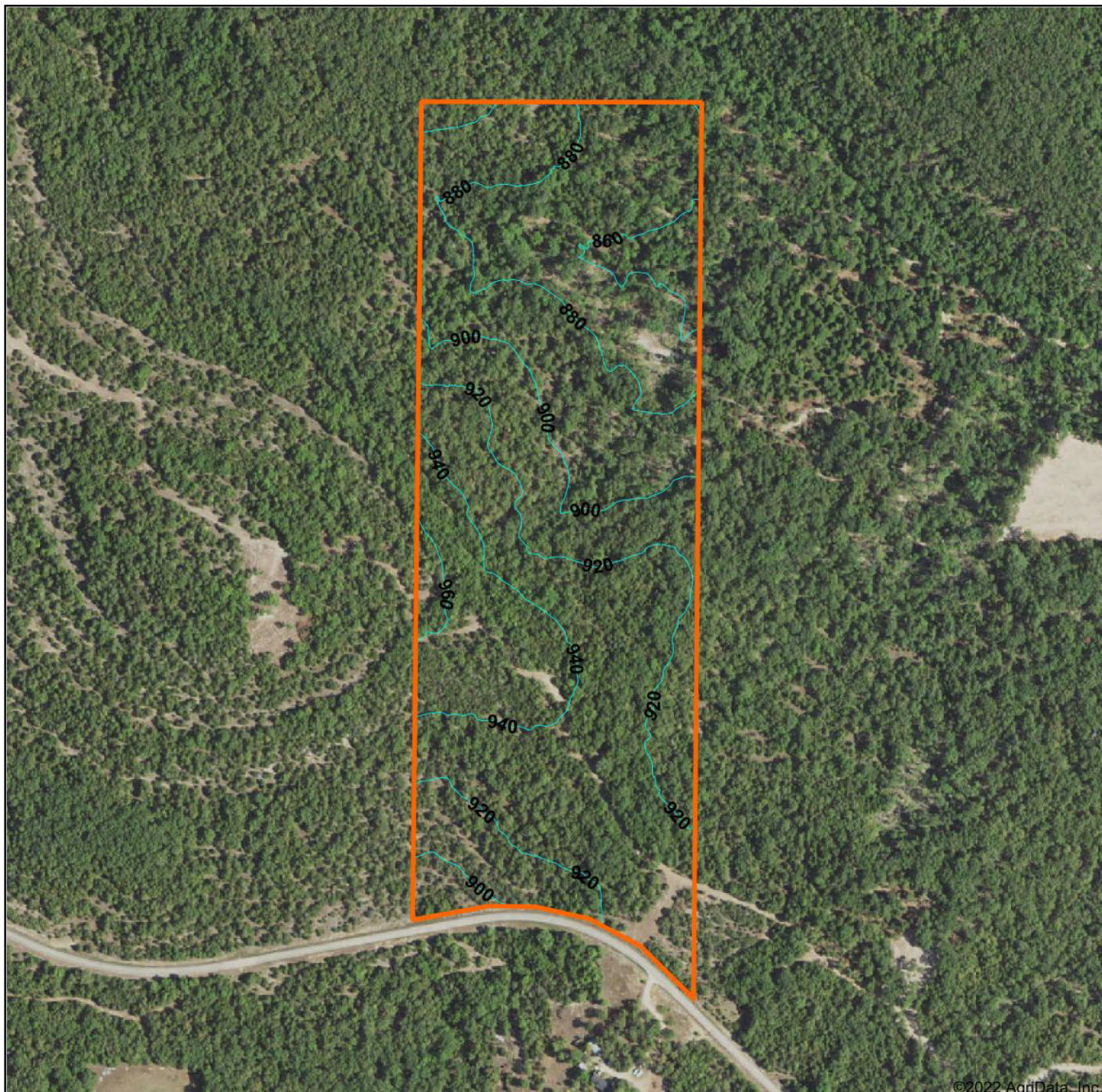
PAVED ROAD FRONTAGE



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 20.0

Min: 846.7

Max: 967.0

Range: 120.3

Average: 907.9

Standard Deviation: 27.59 ft

0ft 462ft 925ft

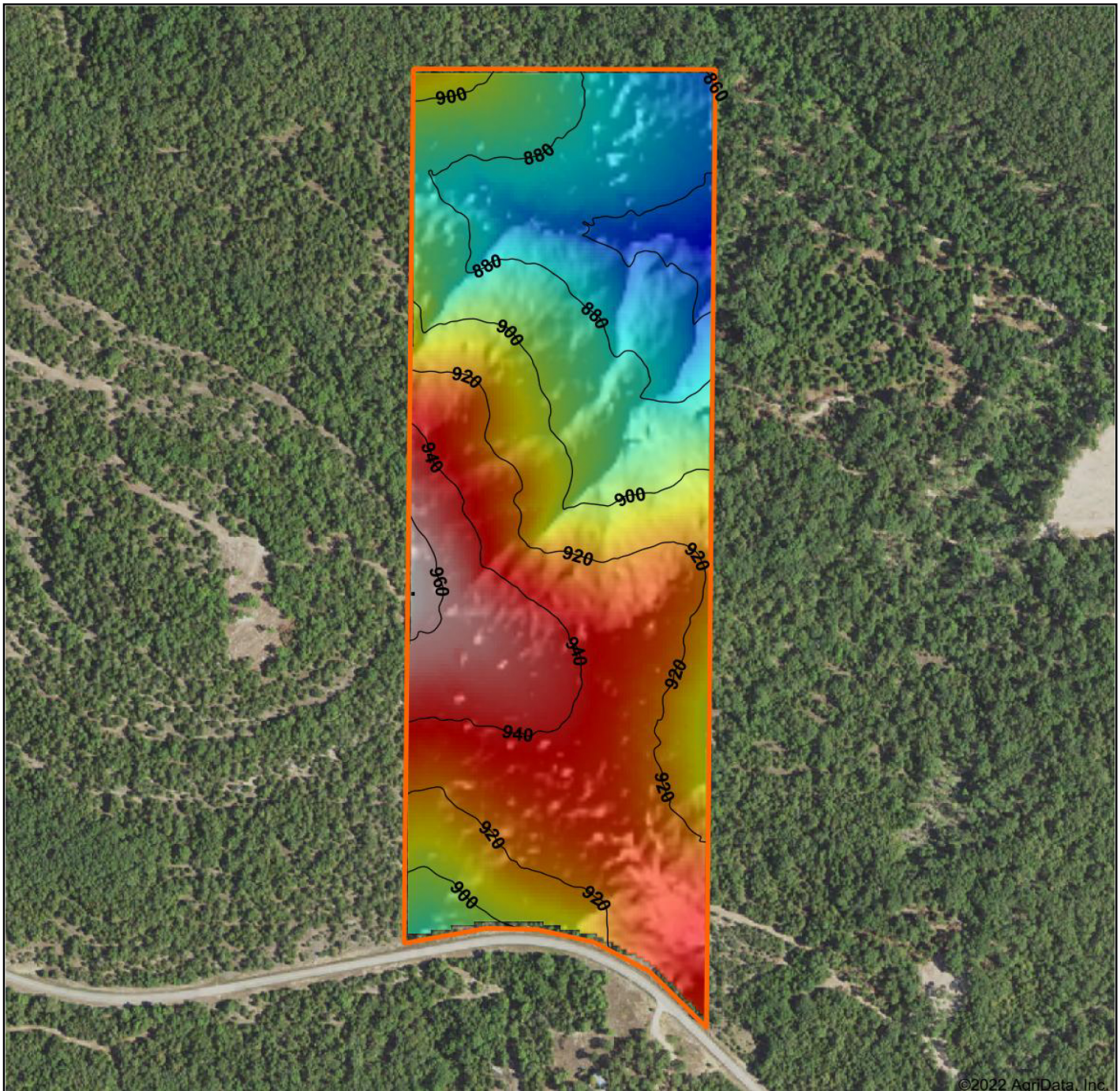


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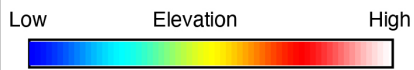
31-22N-18W
Taney County
Missouri

Map Center: 36° 32' 36.9, -92° 58' 15.78

HILLSHADE MAP



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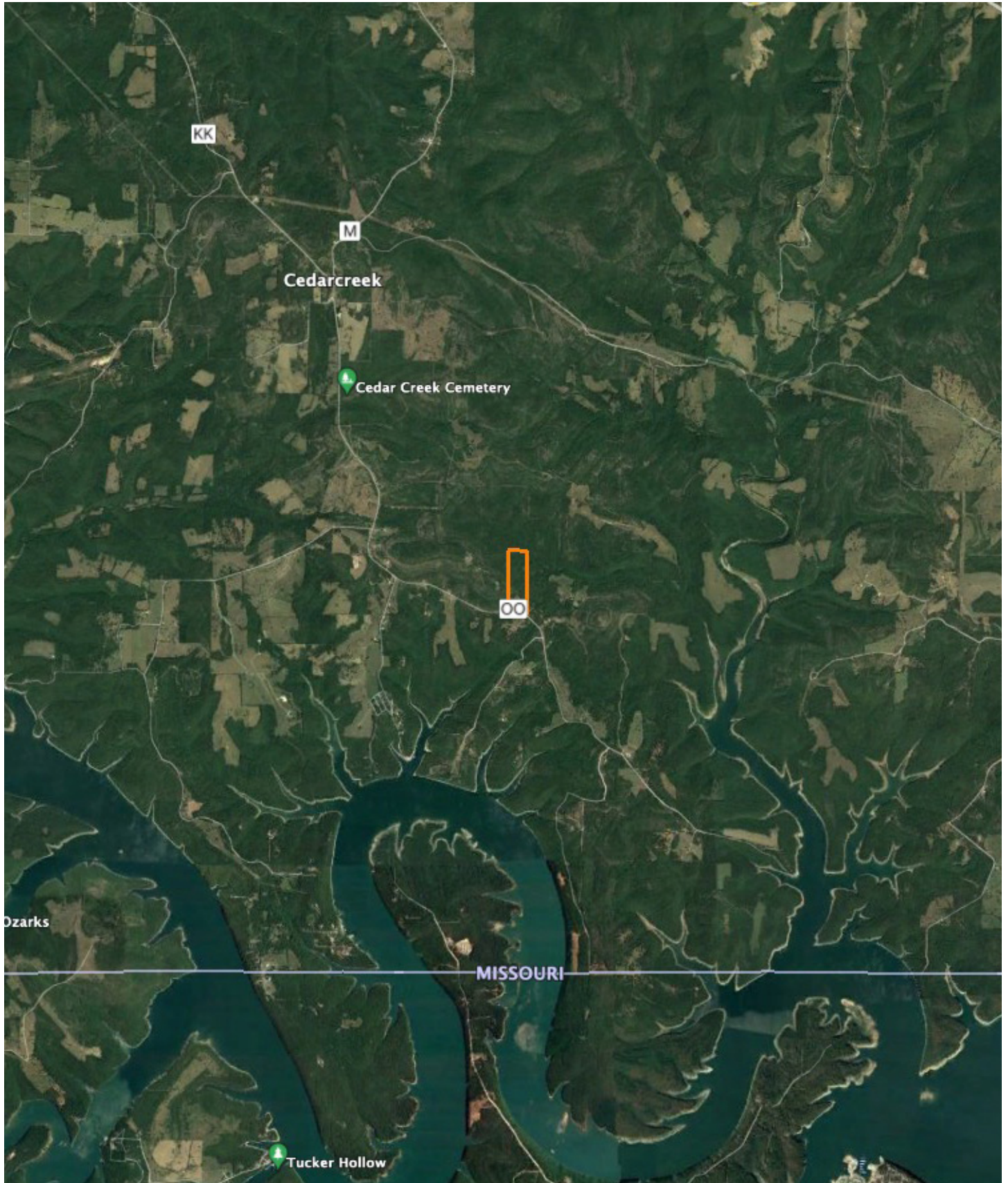


10/20/2022

31-22N-18W
Taney County
Missouri

map center: 36° 32' 36.9, -92° 58' 15.78

OVERVIEW 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.



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