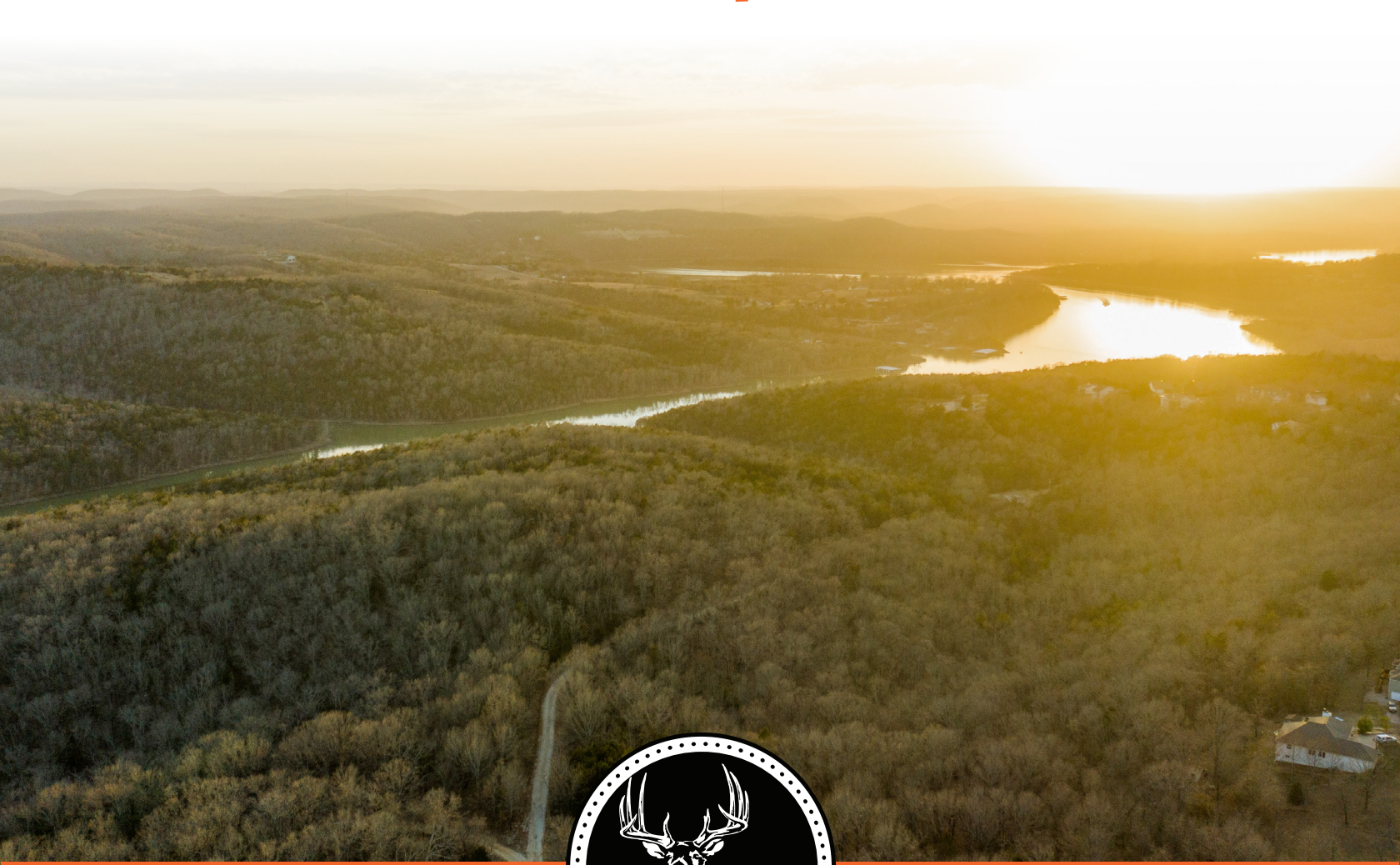


MIDWEST LAND GROUP PRESENTS

123 ACRES IN

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# STONE COUNTY MISSOURI



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# 123 +/- ACRES WITH A LAKE VIEW RIDGE TOP

Located outside Edge Water Village this property is less than 1/4 mile from Table Rock Lake. This unique piece of property has incredible build site and development potential with high points that would make great lake views. It has mature timber, rolling hills, a beautiful wet weather creek, and amazing open oak ridge tops sporting an abundance of wildlife. Whether you're looking to build your dream home with incredible views, own a piece of hunting property or further develop

this has endless potential. The location alone gives you peace and quiet deep in the Ozarks while also giving you the enjoyment of the small, close-knit community feel of Edge Water Village and Cape Fair. Just 4 miles from Cape Fair Marina, 26 miles from Branson, and 36 miles from the Branson Airport you can conveniently enjoy being close to fantastic restaurants, shopping, entertainment, and more.



# PROPERTY FEATURES

PRICE: **\$430,000** | COUNTY: **STONE** | STATE: **MISSOURI** | ACRES: **123**

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- Beautiful ridge with lake view potential
- Paved road frontage
- Great access
- Mature timber
- Lots of wildlife
- Great deer sign
- Close to Branson
- Convenient location
- 4 miles from the Cape Fair Marina
- Electricity



123 +/- ACRES

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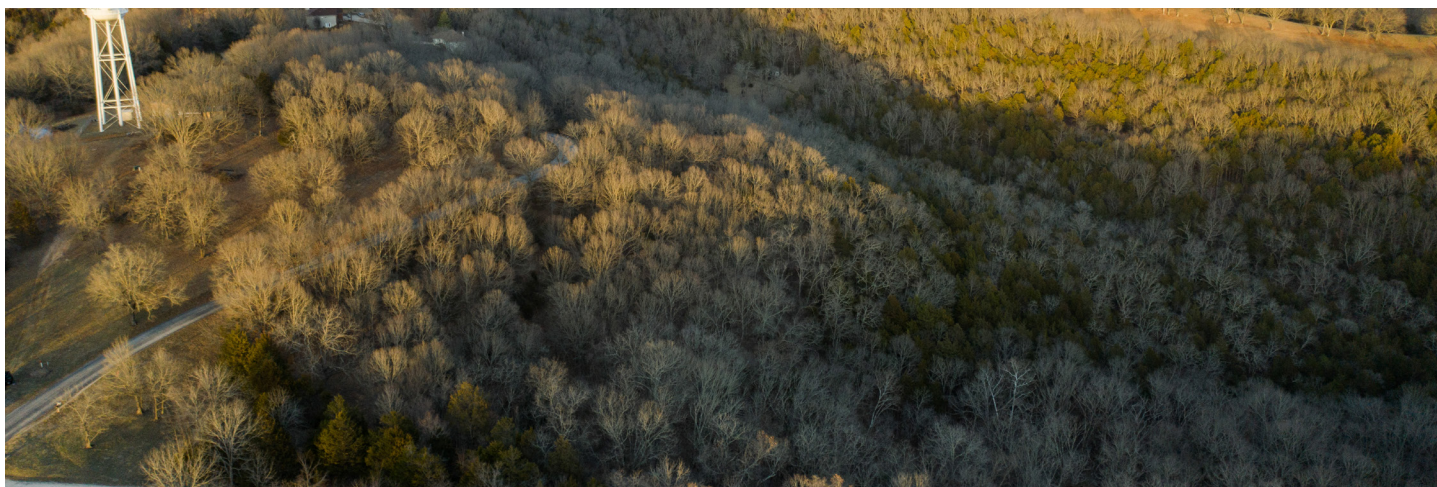
# PAVED ROAD FRONTAGE

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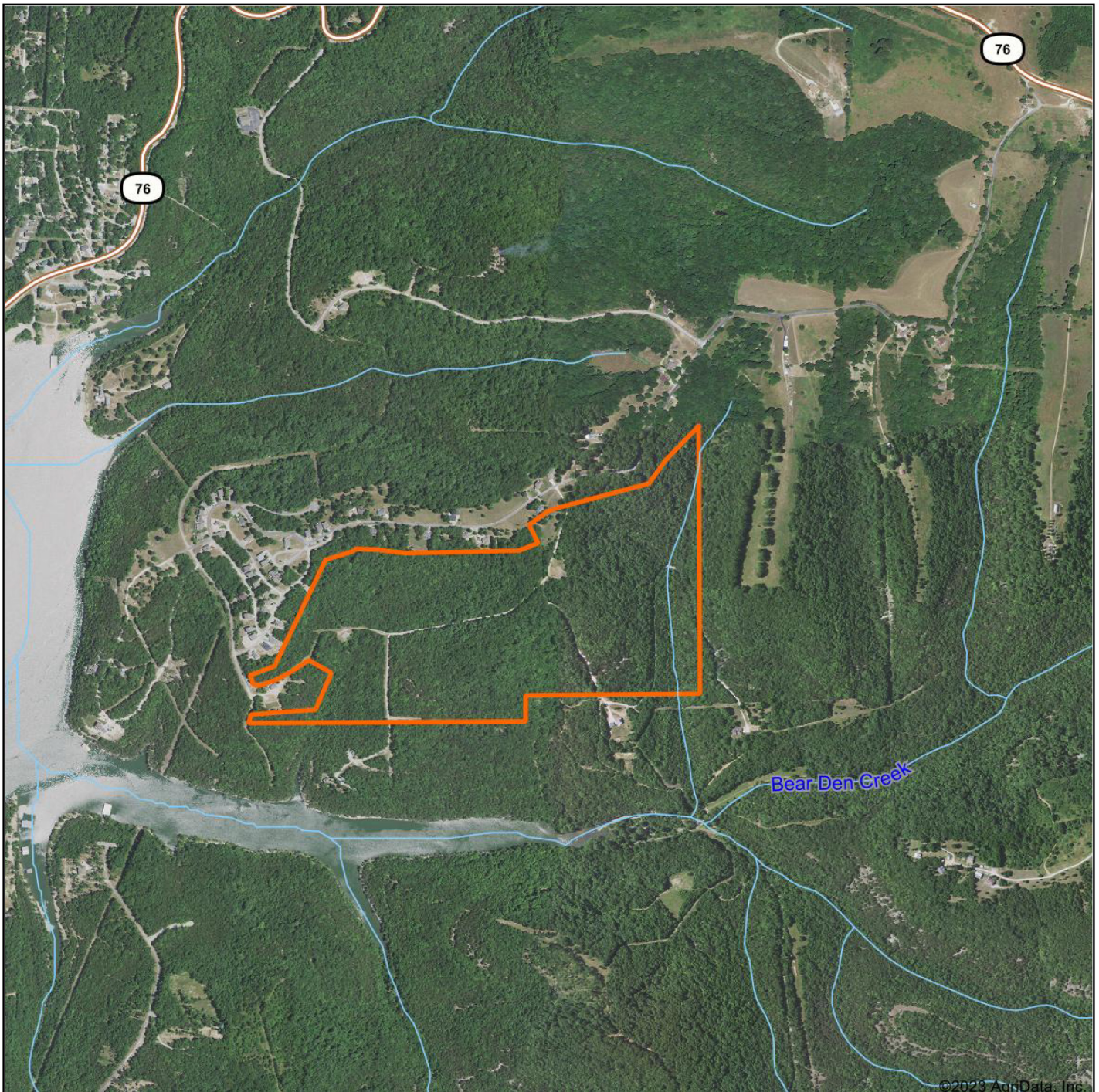


# MATURE TIMBER

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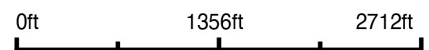


# AERIAL MAP



©2023 AgriData, Inc.

Map Center: 36° 43' 25.92, -93° 28' 41.55



Maps Provided By:



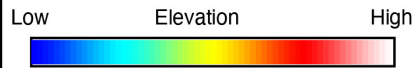
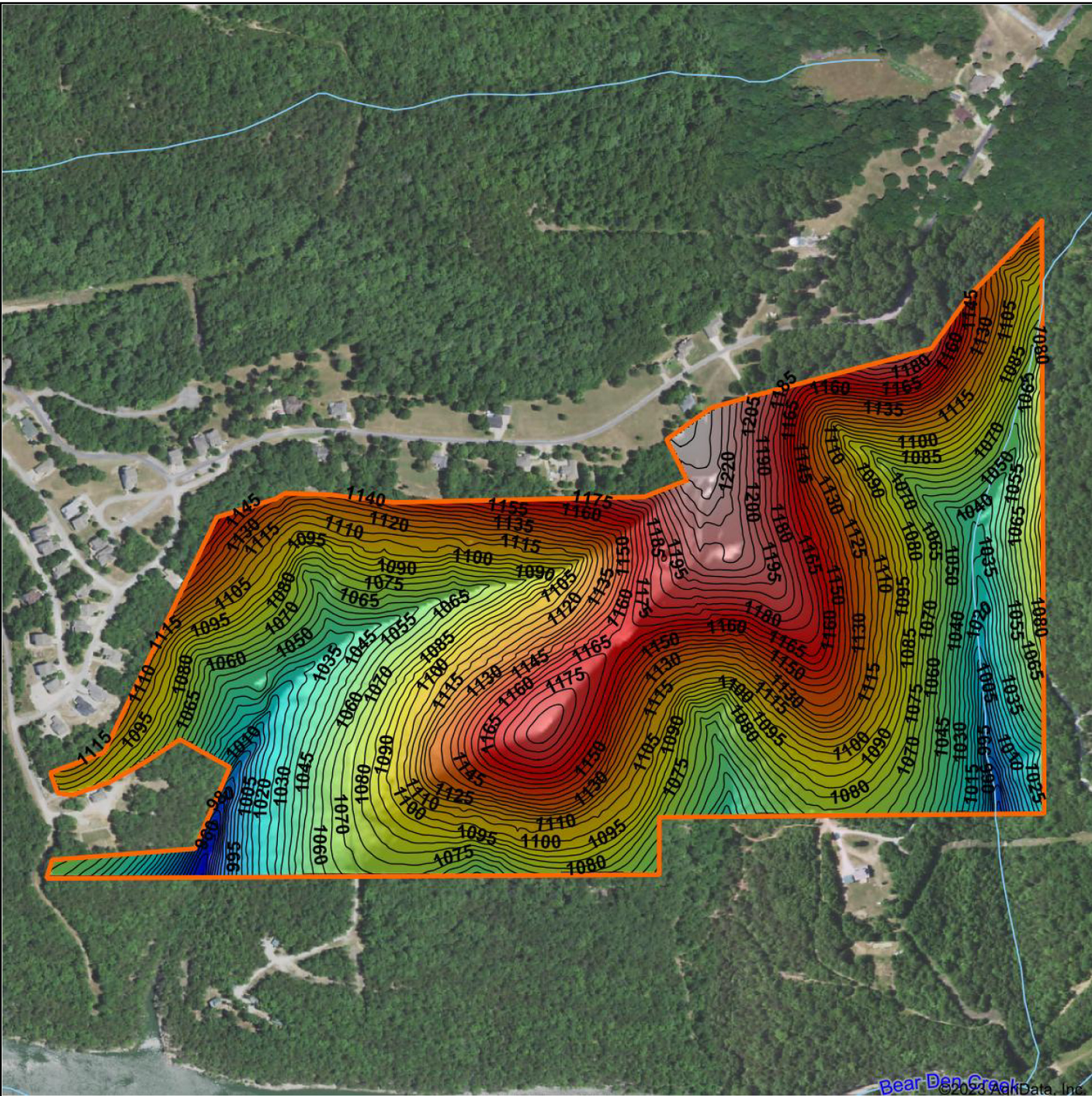
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**1-23N-24W**  
**Stone County**  
**Missouri**



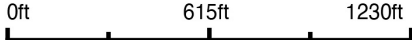
2/12/2023

# HILLSHADE MAP



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Source: USGS 3 meter dem  
 Interval(ft): 5  
 Min: 944.4  
 Max: 1,237.3  
 Range: 292.9  
 Average: 1,101.3  
 Standard Deviation: 52.59 ft



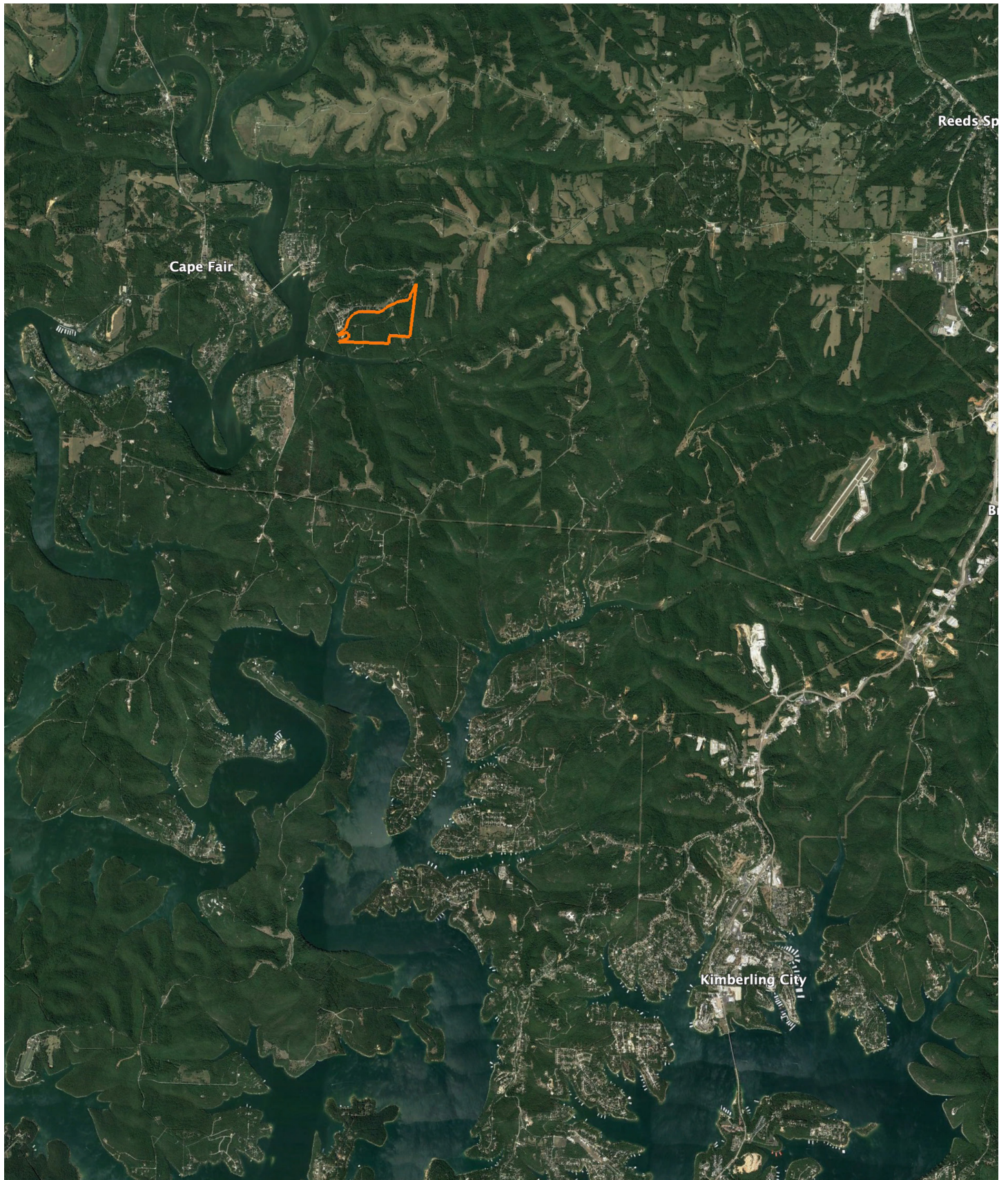
2/12/2023

**1-23N-24W**  
**Stone County**  
**Missouri**

map center: 36° 43' 25.92, -93° 28' 41.55

# OVERVIEW MAP

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# AGENT CONTACT

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Looking for land or selling a piece of property can be stressful or overbearing, but not if you're working with the right agent. Bjorn Wilkerson is all about making sure each client has an enjoyable experience from start to finish. A lifelong lover of the outdoors, Bjorn has a background in agriculture and a passion for all things outdoors. This includes hunting, fishing, camping, traveling, hiking, and land management, not to mention his personal favorites: spring turkey hunting, whitetail hunting, and bowfishing. Born in West Plains, Missouri, Bjorn attended Couch High School and graduated from Missouri State University—Springfield with a degree in Wildlife Management. Before coming to Midwest Land Group, he worked in agriculture and operations with Archer Daniels Midland (ADM), a human and animal nutrition company specializing in agricultural origination and processing, where he worked his way around the company, serving in a variety of positions, everything from trainee, plant manager, and recruiter to new manager development specialist and continuous improvement practitioner. Being a service to someone looking for hunting or farming property is what drives Bjorn. He wants each experience to not only be enjoyable, but seamless as well. If you're in the market to sell or buy land, give Bjorn a call.



**BJORN WILKERSON,**  
LAND AGENT

**417.233.1243**

[BWilkerson@MidwestLandGroup.com](mailto:BWilkerson@MidwestLandGroup.com)



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**MidwestLandGroup.com**

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