

MIDWEST LAND GROUP PRESENTS

**.8 ACRES IN**

---

# **STONE COUNTY MISSOURI**



**MidwestLandGroup.com**



MIDWEST LAND GROUP IS HONORED TO PRESENT

# EDGE WATER VILLAGE LAKE LOT

---

Incredible opportunity to purchase a nice build lot that includes all utilities in the quaint neighborhood of Edge Water Village. These lots have electric, water, and sewer connections available. These lots are within 5 miles of the Cape Fair Marina and even closer to the nearest boat launch. Shopping is also

just 15 minutes away in Branson West so you'll get to enjoy the quiet serenity of the lake community while also having convenience. This subdivision requires a minimum of 1,500 square foot living space, excluding a garage, basement, or porches. Detached outbuildings are allowed.

## PROPERTY FEATURES

---

PRICE: **\$15,000** | COUNTY: **STONE** | STATE: **MISSOURI** | ACRES: **.8**

---

- All utilities available
- Paved road frontage
- Views
- Wildlife
- Close to Branson
- Lake community
- Table Rock Lake
- 5 miles from marina





## ALL UTILITIES AVAILABLE

---



## PAVED ROAD FRONTAGE

---





# AERIAL MAP



Maps Provided By:



© AgriData, Inc. 2021

www.AgriDataInc.com

Map Center: 36° 43' 34.11, -93° 28' 29.64

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

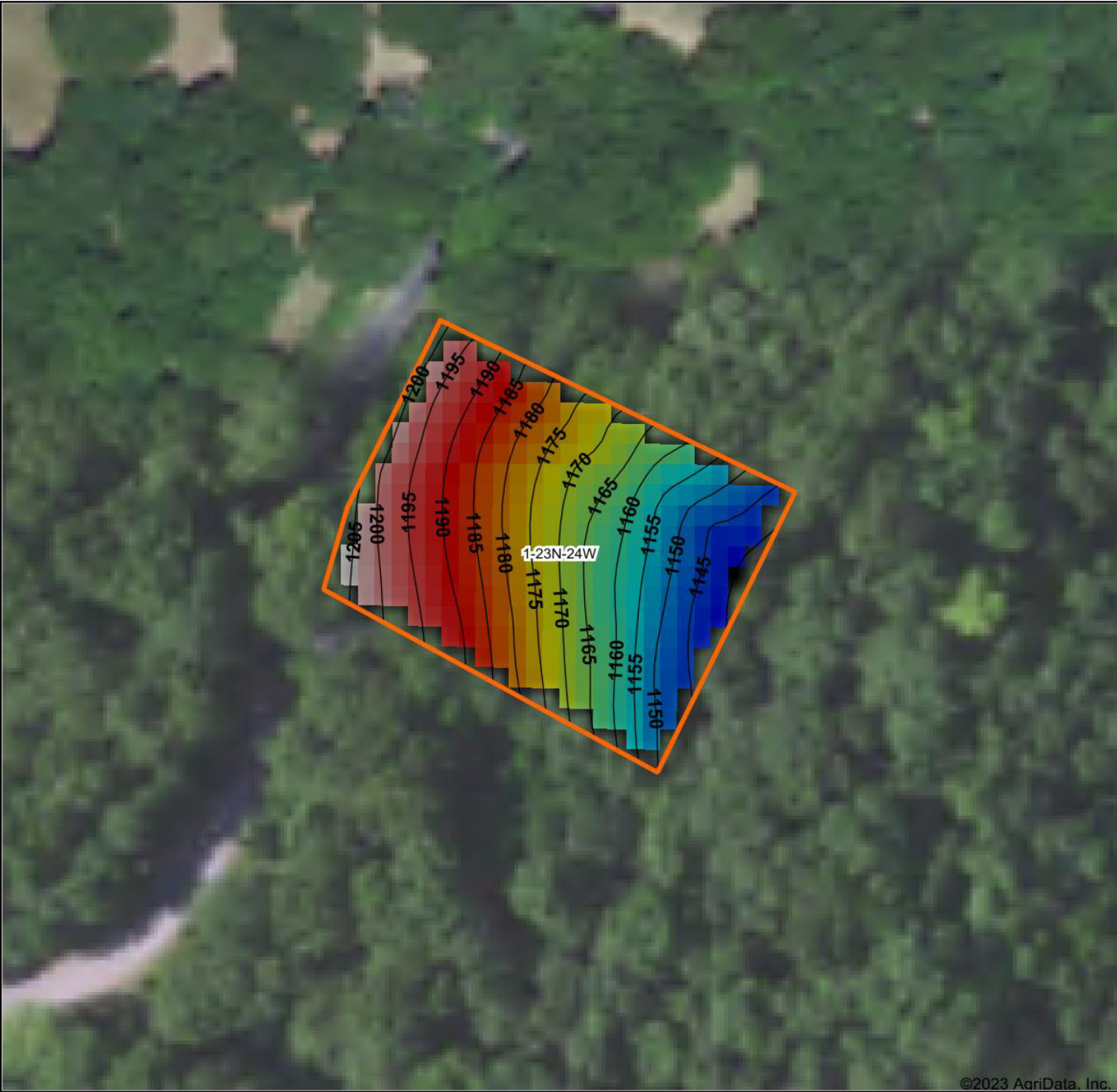
0ft 116ft 233ft



2/13/2023



# HILLSHADE MAP



©2023 AgriData, Inc.

Low

Elevation

High

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2021      www.AgriDataInc.com

Source: USGS 3 meter dem  
Interval(ft): 5  
Min: 1,141.3  
Max: 1,206.3  
Range: 65.0  
Average: 1,173.7  
Standard Deviation: 17.19 ft

0ft      87ft      174ft

2/13/2023

map center:36° 43' 34.86, -93° 28' 28.97

1-23N-24W  
Stone County  
Missouri



# TOPOGRAPHY MAP



©2023 AgriData, Inc.



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2021      www.AgriDataInc.com

**Source:** USGS 3 meter dem  
**Interval(ft):** 5.0  
**Min:** 1,141.3  
**Max:** 1,206.3  
**Range:** 65.0  
**Average:** 1,173.7  
**Standard Deviation:** 17.19 ft

0ft      117ft      235ft



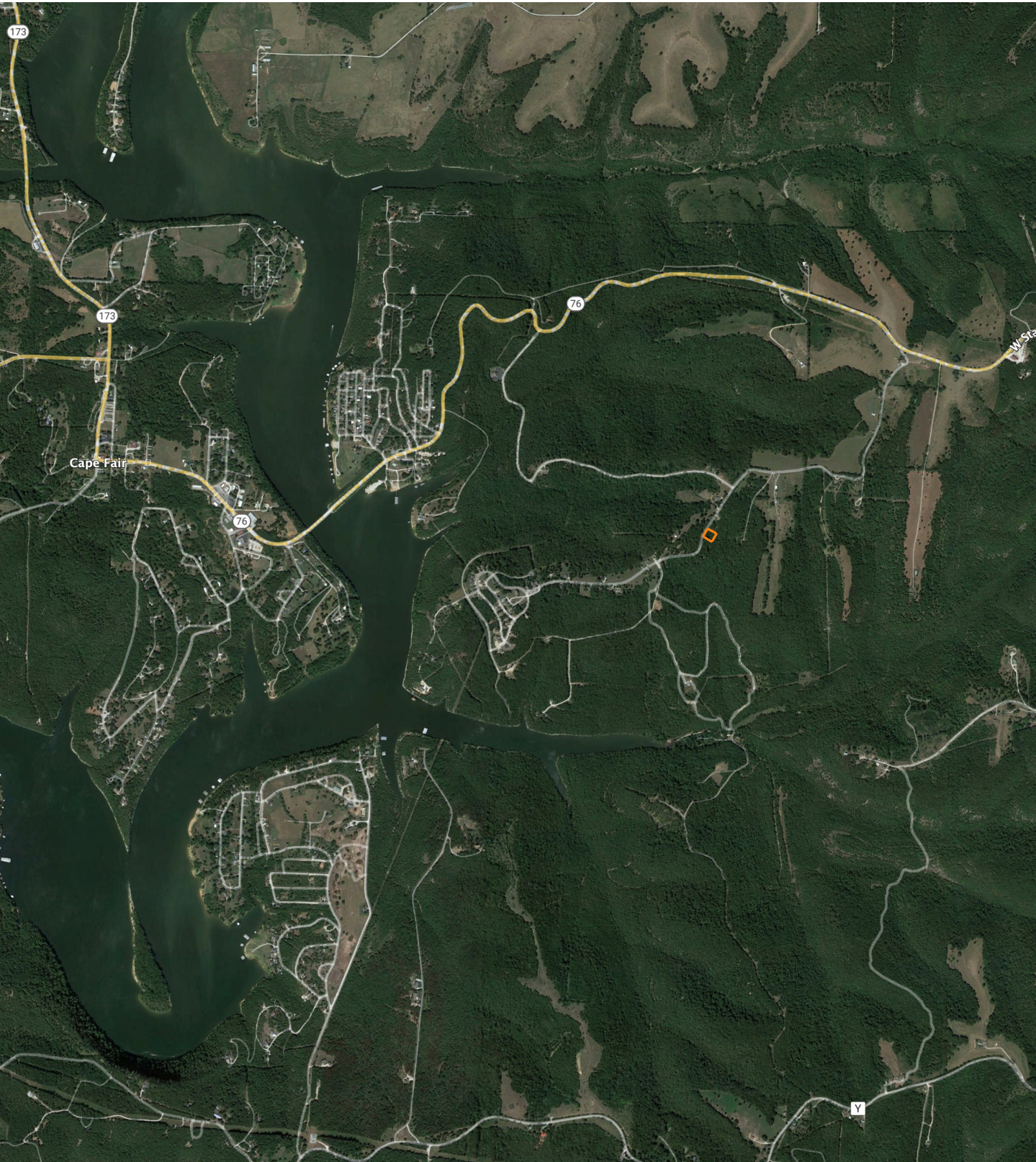
2/13/2023

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

Map Center: 36° 43' 34.86, -93° 28' 28.97



# OVERVIEW MAP





# AGENT CONTACT

---

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)



## MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Missouri, Nebraska, Oklahoma, South Dakota, and Wisconsin.