

MIDWEST LAND GROUP PRESENTS

77 ACRES IN

CAMDEN COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HOME ON ACREAGE NEAR LAKE OF THE OZARKS

This beautiful property has over a half mile of road frontage, located just 30 minutes from Sunrise Beach. This property could be used in multiple ways; deer camp, hobby farm, full-time residence, etc. Inside the home, you will find a big living room, a dining room kitchen combo, 2 bedrooms, one bathroom, and a loft. This is the perfect setting for deer camp or a full-time residence. 1 +/- acre lies on the south side of the highway also. A 30'x40' Morton building sits at the front of the property. It consists of 1/2 shop and 1/2 living quarters. The property consists of 20 +/- acres of fenced pasture, perfect for livestock, a 1/2 acre pond, and mature timber. 57+/- acres is timber that's

full of deer and turkey sign. Mature oak trees dropping acorns provide ample food sources for wildlife. As you move among the timber, you will discover multiple open areas begging to become food plots. You will also find a creek meandering through the timber, providing water for wildlife, year-round. There are so many pinch points within the property, creating the perfect travel corridor to catch mature whitetails on their feet. Whether you are searching for your own deer hunting oasis, a place to enjoy the great outdoors or a beautiful log-style home, this is the spot for you! Call Ethan Olson at (573) 821-7533 to view this incredible property.



PROPERTY FEATURES

PRICE: **\$380,000** | COUNTY: **CAMDEN** | STATE: **MISSOURI** | ACRES: **77**

- Ranch-style home
- Hunting potential
- Lots of deer and turkey signs
- Meandering creek
- 2 bedrooms
- 1 bathroom
- Mature oak trees
- 30'x40' metal shop
- 30 minutes from Sunrise Beach
- 45 minutes from Osage Beach
- 30 minutes from Camdenton
- 30 minutes from Warsaw



77 +/- ACRES



RANCH-STYLE HOME



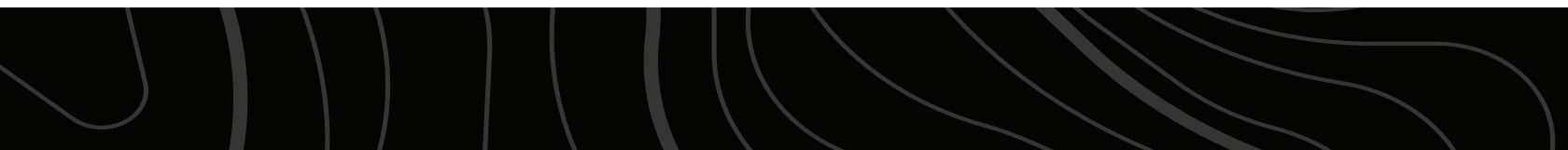
POND



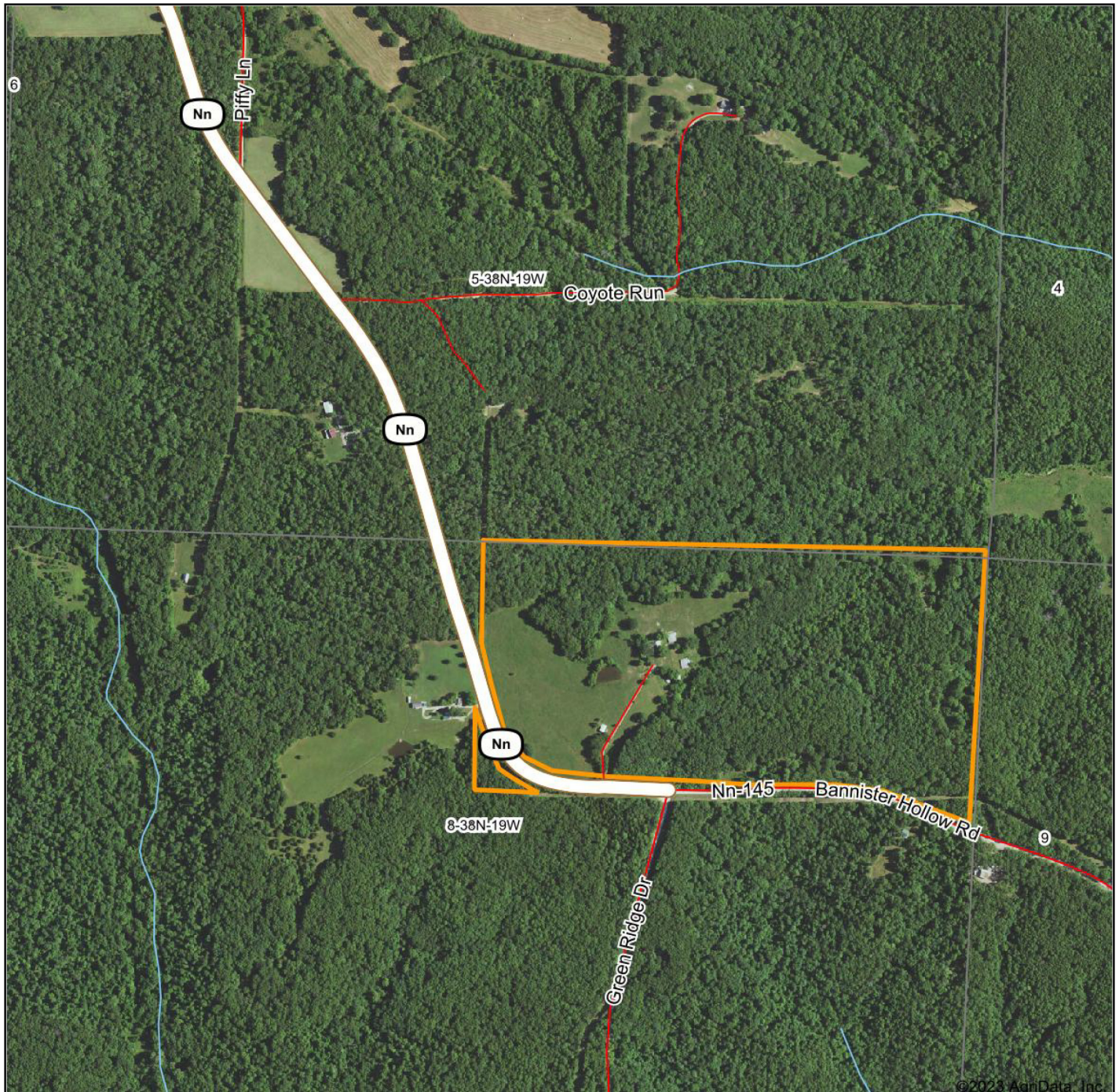
30'X40' METAL SHOP



MATURE TIMBER



AERIAL MAP



Map Center: 38° 3' 40.68, -93° 2' 13.33

0ft 843ft 1686ft



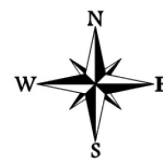
Maps Provided By:



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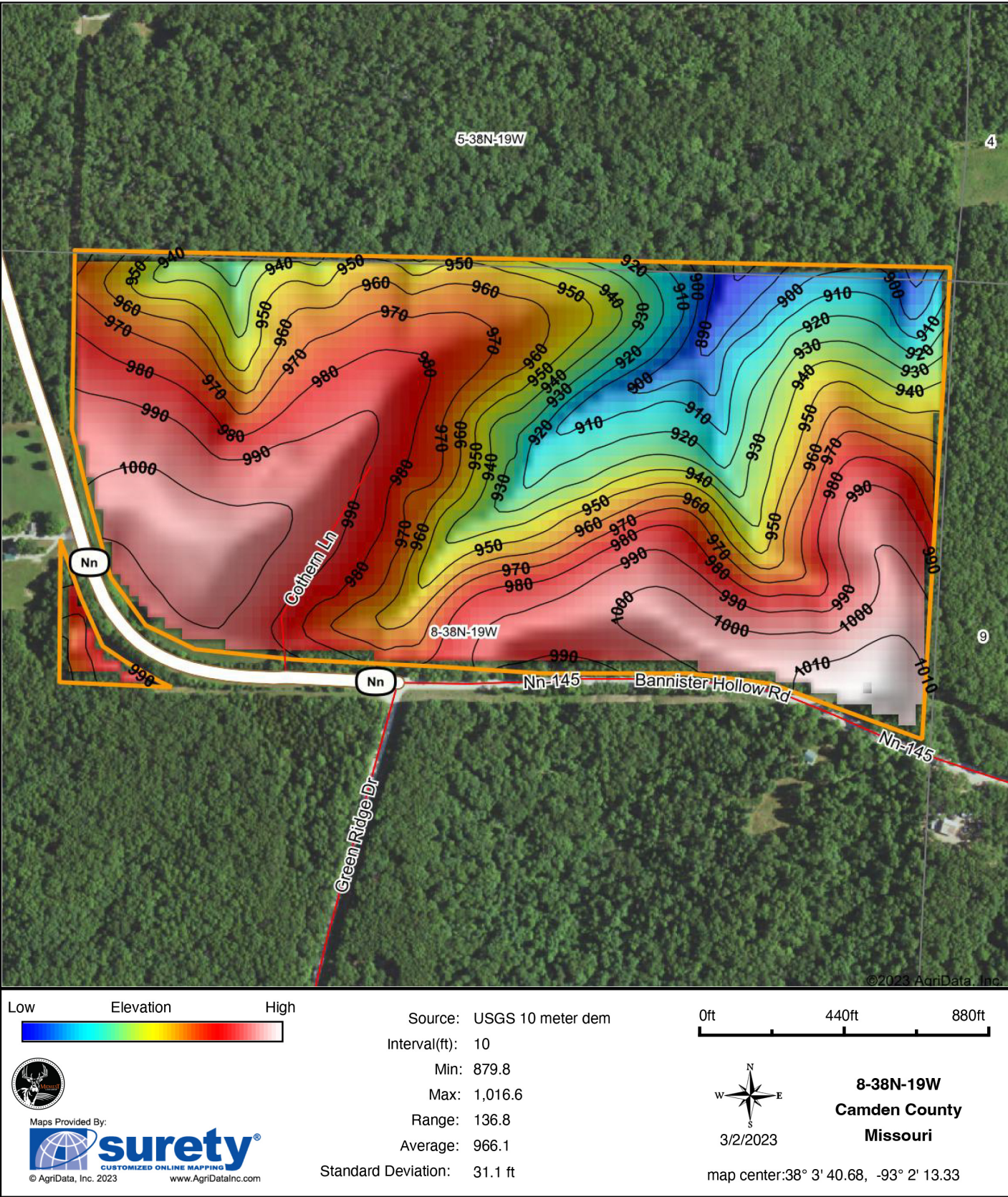
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8-38N-19W
Camden County
Missouri



3/2/2023

HILLSHADE MAP



TOPOGRAPHY MAP



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 10.0
Min: 879.8
Max: 1,016.6
Range: 136.8
Average: 966.1
Standard Deviation: 31.1 ft

0ft 470ft 941ft

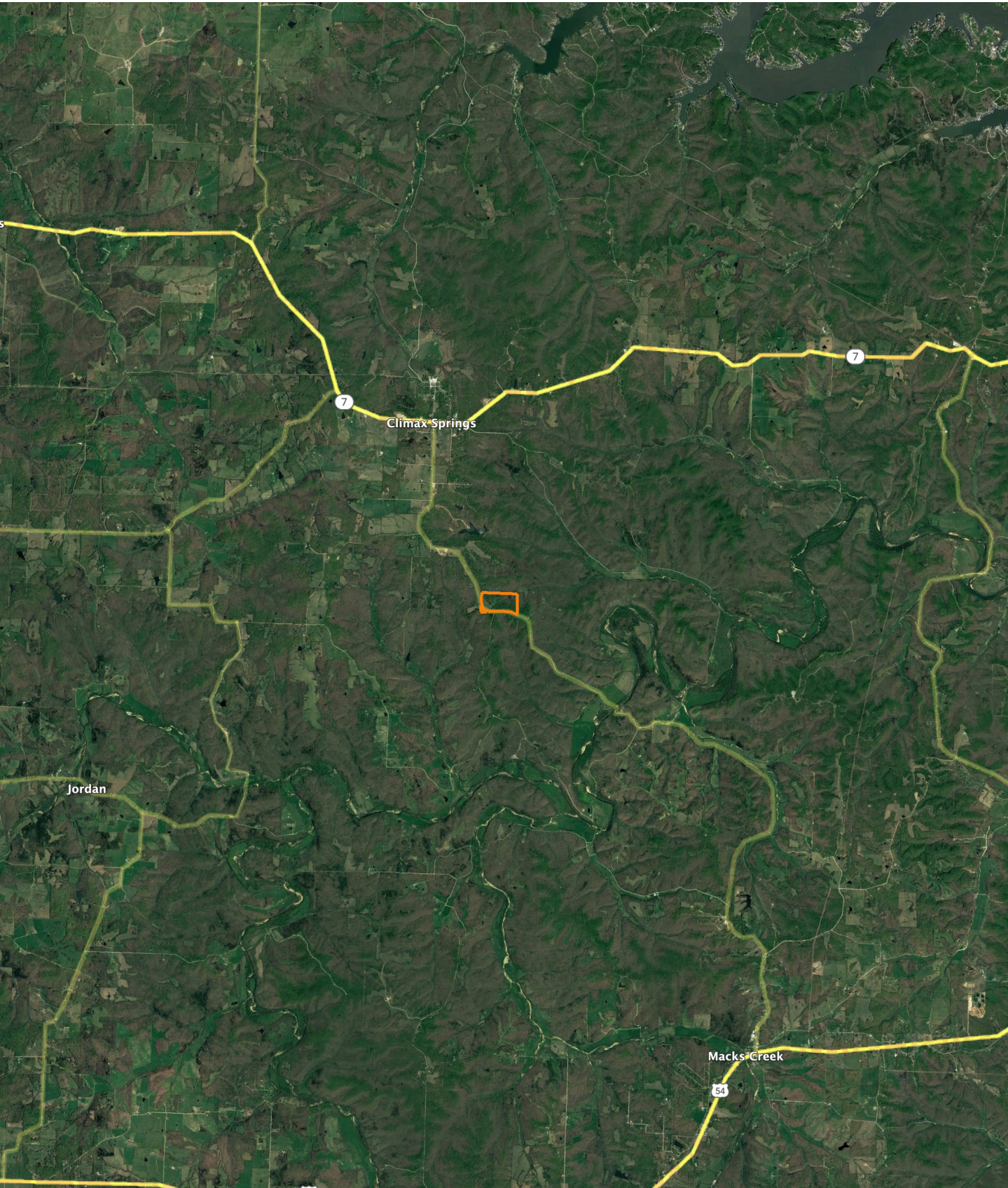


3/2/2023

8-38N-19W
Camden County
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Map Center: 38° 3' 40.68, -93° 2' 13.33

OVERVIEW MAP



AGENT CONTACT

When it comes to rural property, Ethan Olson possesses a great lay of the land. Whether walking the property itself or looking at satellite imagery and topography maps, this dedicated land agent is able to pinpoint what makes each property special. An avid outdoorsman his whole life, Ethan knows how to easily spot and understand how wildlife uses each specific property. He's been around cattle, row crops, and wetlands throughout his life, giving him great perspective of what a property could be used for and how to utilize it to its full extent.

Born in Kansas City, Missouri, Ethan graduated from Kearney High School. He obtained a Bachelor's degree in Elementary Education from the University of Central Missouri and a Master's Degree in Elementary Administration from William Woods University. He taught second grade for seven years, coaching high school golf and high school wrestling during that time. At Midwest Land Group, Ethan is able to combine his love for the outdoors and interacting with people to help clients achieve their land ownership goals. Buyers and sellers alike choose Ethan because he goes the extra mile. A hard worker, he'll do everything possible to achieve a client's goals.

When he's not working, you can find Ethan either hunting, fishing, farming with his in-laws, playing golf or softball, or spending time with his wife, Allison, and their two sons, Tucker and Cameron.



ETHAN OLSON, LAND AGENT
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