

MIDWEST LAND GROUP PRESENTS

134.52 ACRES IN

CAMDEN COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

LEGACY LAKE FRONT PROPERTY ON LAKE OF THE OZARKS

Welcome to a once-in-a-lifetime opportunity to own a remarkable piece of paradise nestled on the shores of Lake of the Ozarks. Encompassing 134.52 surveyed acres of land, this large lake property has 2,370 feet of dockable lake frontage in a quiet cove, making it ideal for your lakefront estate. The massive span of land has a blank canvas, ready for your visions. This property presents many choices for potential build sites. Whether you envision a secluded retreat nestled in the timber or an expansive estate commanding the water's edge, the options are as boundless as your imagination. Rarely does a property of this quality and size come to market, making it an exceptional investment opportunity for those who recognize the value of owning a piece of Lake of the Ozarks shoreline paradise. The tranquil waters provide the perfect setting for water sports, fishing, relaxation, and quiet lakeside living. Situated in an ideal location in the

Big Niangua Arm, this property has the best of both worlds - seclusion and accessibility. While offering a private sanctuary away from the hustle and bustle, it is also conveniently positioned near amenities, dining, and entertainment options, ensuring that every need is easily met not far down the road or lake. Take advantage of this chance to own a truly distinctive piece of real estate with massive potential. With its gradual lake frontage, breathtaking views, and optimal positioning with road frontage, this property is a rare find that will undoubtedly leave an indelible mark on those who have the privilege of calling it their own. Don't miss your opportunity to experience lakeside living at its finest. Contact Land Agent, Justin Swast at (314) 805-0202 today to schedule a private tour and explore the boundless possibilities that await you on this once-in-a-lifetime property on Lake of the Ozarks. Your dream waterfront lifestyle starts here!



PROPERTY FEATURES

PRICE: **\$2,100,000** | COUNTY: **CAMDEN** | STATE: **MISSOURI** | ACRES: **134.52**

- 2,370 ft. surveyed lake frontage
- Gradual lake frontage
- R-1 residential
- Protected cove
- Camdenton Schools
- Close to boat ramp
- Electric access
- Internet available
- 10 miles to Camdenton
- 2.5 hours to St. Louis
- 2.5 hours to Kansas City
- 1.5 hours to Springfield



134.52 SURVEYED ACRES



2,370 FT SURVEYED LAKE FRONTAGE



PROTECTED COVE



TIMBER



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 38° 2' 19.47, -92° 50' 20.21

0ft 841ft 1682ft



Maps Provided By:



18-38N-17W
Camden County
Missouri



8/6/2023

TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 657.5

Max: 963.0

Range: 305.5

Average: 774.7

Standard Deviation: 62.93 ft

0ft 875ft 1750ft

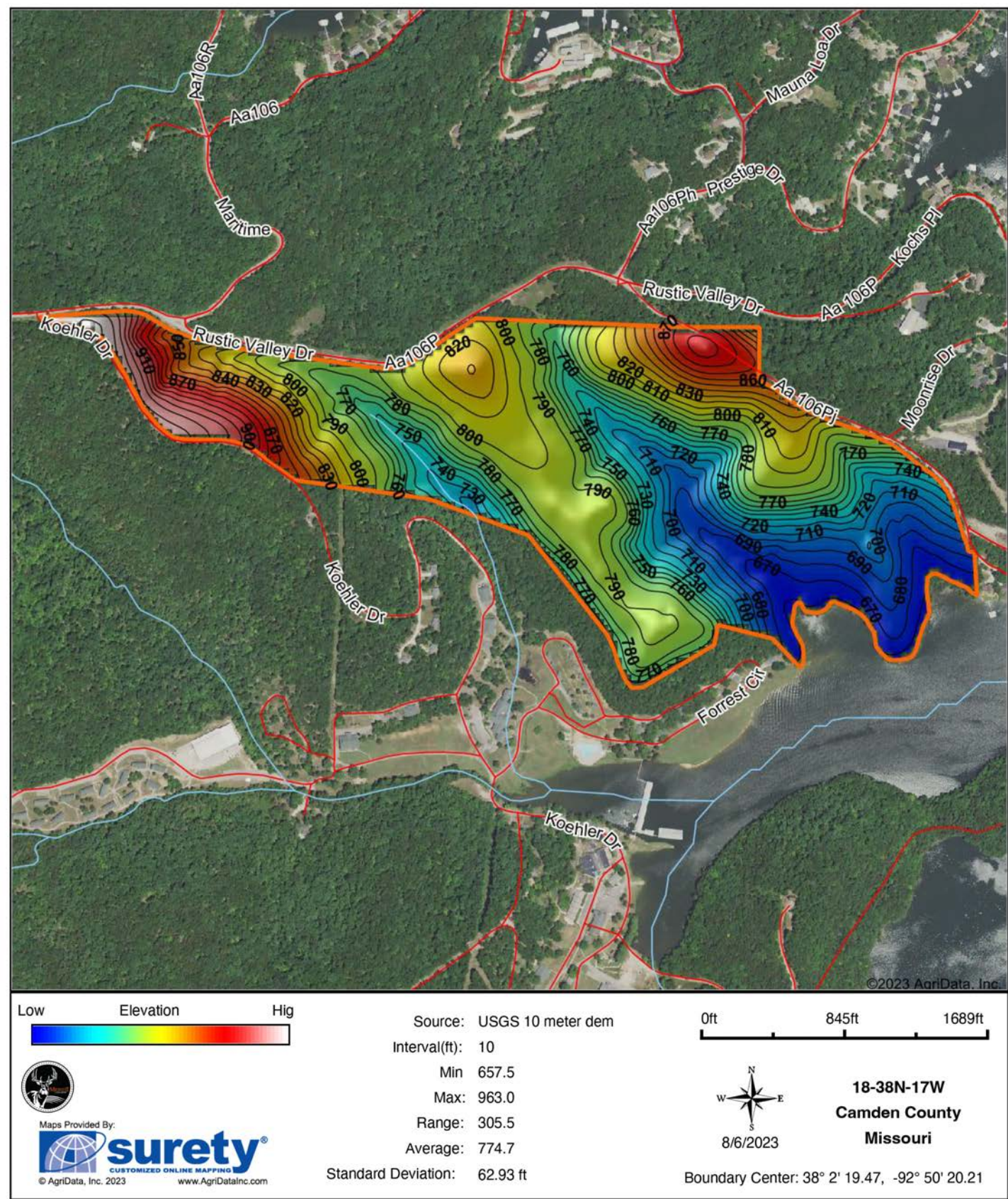


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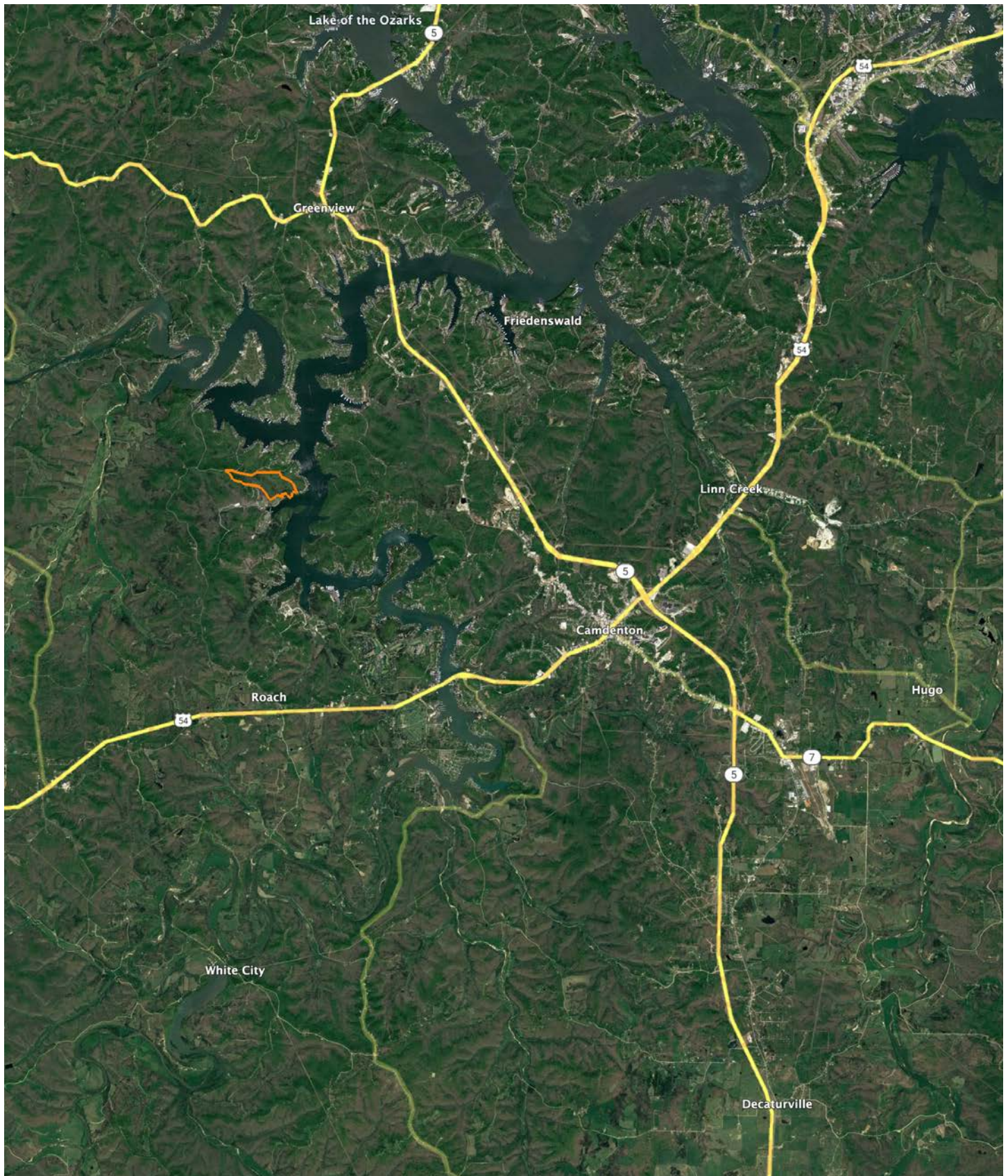
18-38N-17W
Camden County
Missouri

Boundary Center: 38° 2' 19.47, -92° 50' 20.21

HILLSHADE MAP



OVERVIEW MAP



AGENT CONTACT

Justin Swast understands land. Whether it be dissecting a plot of land quickly to help with successful hunts or strategizing positive land management tactics, there's no denying he is well-versed in the subject matter. Born in St. Louis, Missouri, Justin grew up in nearby Hillsboro. From an early age, he found himself enjoying hunting, fishing, and learning all he could about land management while developing a love for the farming lifestyle. This avid whitetail deer and turkey hunter has worked in the outdoor industry since he was 16, working in retail sporting goods as a salesman, retail buyer, store manager, and sales representative, winning a multitude of sales awards along the way.

At Midwest Land Group, he's able to put his passion for, and strong knowledge of, the outdoors to good use, helping buyers and sellers alike reach their goals. Whether your goal is investment, recreation, hunting, farming or the like, Justin will support you in achieving your goal through his dedication, eagerness, hard work, and perseverance to get you exactly what you want. A member of several fishing organizations, Justin enjoys hunting, fishing, competing in regional bass fishing tournaments, and land management. He lives with his lovely, strong and supportive wife, Jessica, and their four loving hound dogs. Contact Justin today and let him put his passion and expertise to work for you.



JUSTIN SWAST,
LAND AGENT
314.805.0202
JSwast@MidwestLandGroup.com



MidwestLandGroup.com

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