

MIDWEST LAND GROUP PRESENTS

42.2 ACRES IN

CAMDEN COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

LIFETIME OPPORTUNITY ON LAKE OF THE OZARKS

Introducing a once-in-a-lifetime opportunity to own a remarkable piece of paradise nestled on the shores of Lake of the Ozarks. Encompassing a surveyed 42.20 acres of land, this unparalleled property boasts an astonishing 4,711 feet of deep dock-able lake frontage, making it an unrivaled gem within this renowned waterfront community.

The massive iconic point offers a blank canvas with its breathtaking panoramic views of the glistening lake and the picturesque surroundings, this point serves as a captivating focal point that sets the stage for a plethora of architectural visions.

This property presents many choices for potential build sites, each one capitalizing on the unique topography to provide views that are nothing short of extraordinary. Whether you envision a secluded retreat nestled in the trees or an expansive estate commanding the water's edge, the options are as boundless as your imagination.

The standout feature of this remarkable estate is the extraordinary 4,711 feet of deep dock-able lake frontage. 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 creating cherished memories with family and friends.

Situated in an ideal location in the Big Niangua arm, the property enjoys 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.

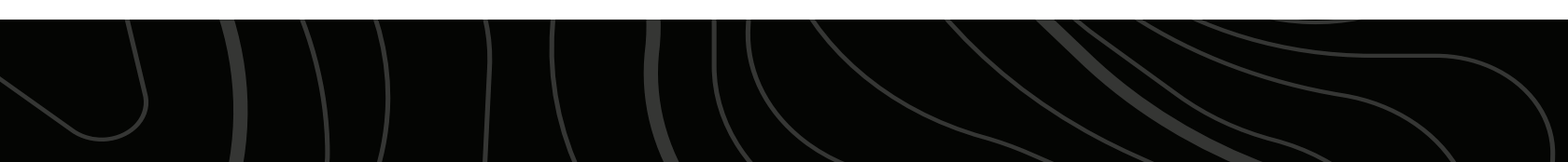
Seize the chance to own a truly distinctive piece of real estate with massive potential. With its exceptional lake frontage, breathtaking views, and optimal positioning, this property is a rare find that will undoubtedly leave an indelible mark on those who have the privilege of calling it their own. 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 on this exquisite property on Lake of the Ozarks. Your dream waterfront lifestyle starts here!



PROPERTY FEATURES

PRICE: **\$2,730,000** | COUNTY: **CAMDEN** | STATE: **MISSOURI** | ACRES: **42.2**

- 42.20 surveyed acres
- 4,711 feet surveyed lake frontage
- Deep water
- R-1 residential
- Main channel views
- Protected cove frontage
- Camdenton Schools
- Close to boat ramp
- Electric access
- Internet available
- 9 miles to Camdenton
- 2.5 hours to St. Louis
- 2.5 hours to Kansas City
- 1.5 hours to Springfield



42.2 SURVEYED ACRES



PROTECTED COVE FRONTAGE

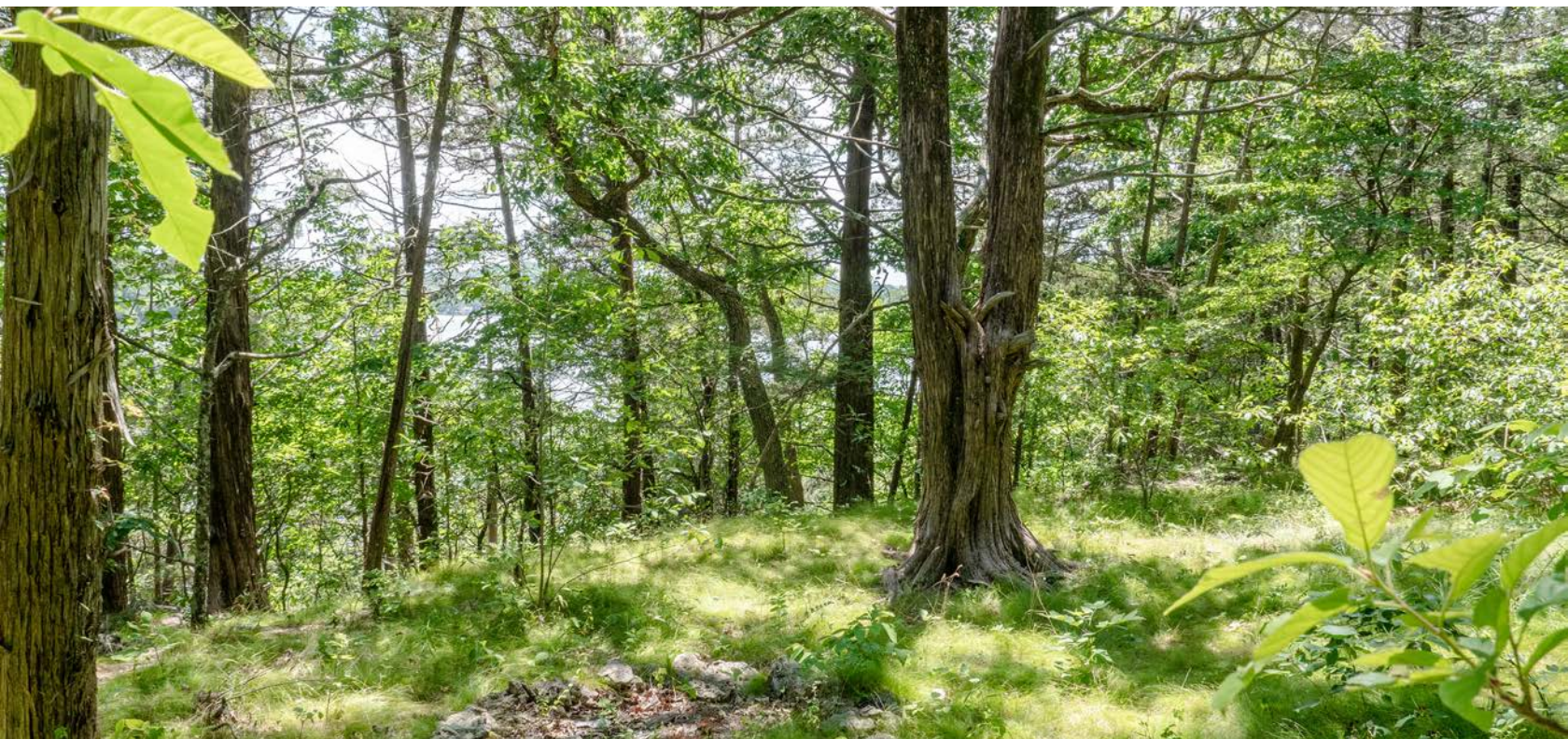
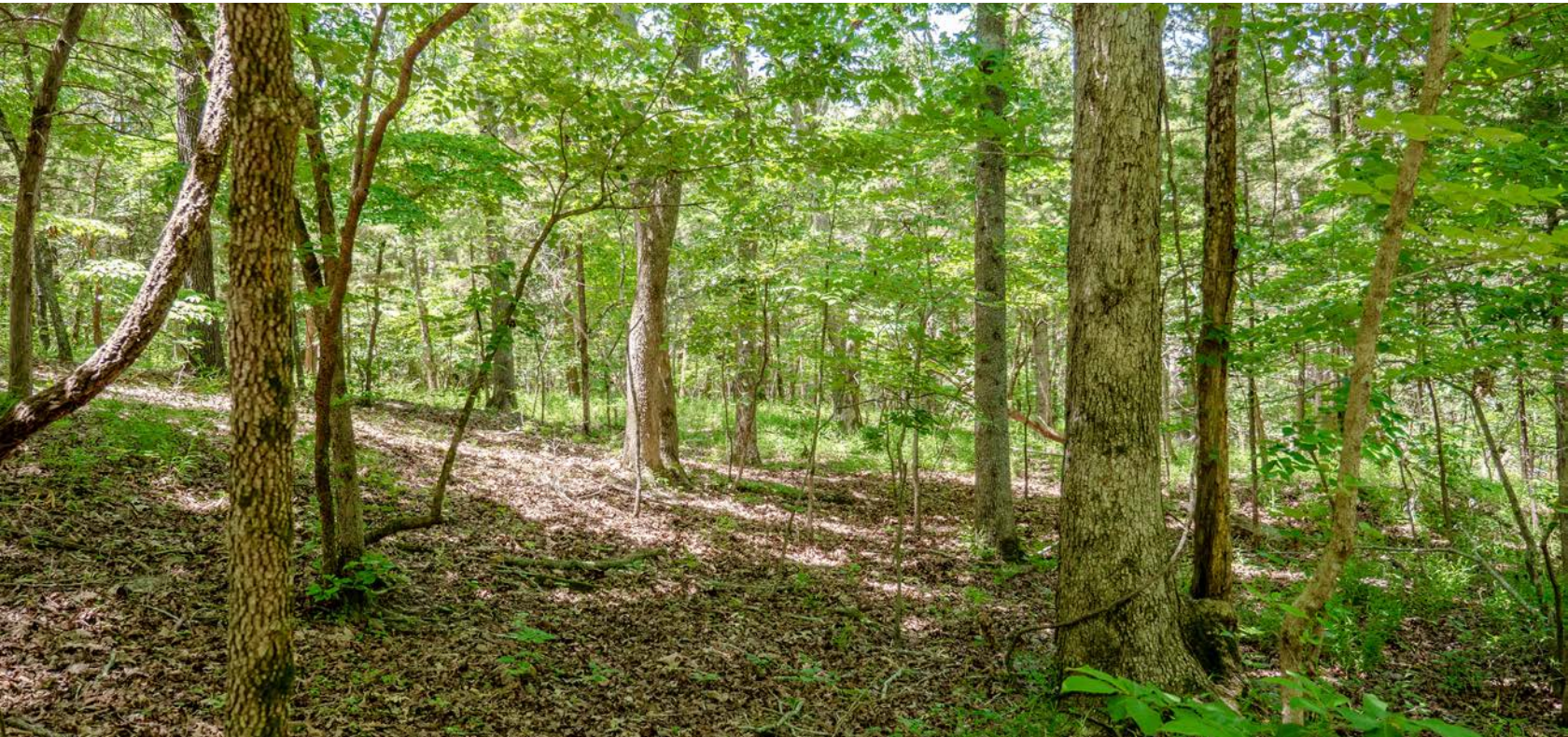


4,711 FEET SURVEYED LAKE FRONTAGE



POTENTIAL BUILD SITES

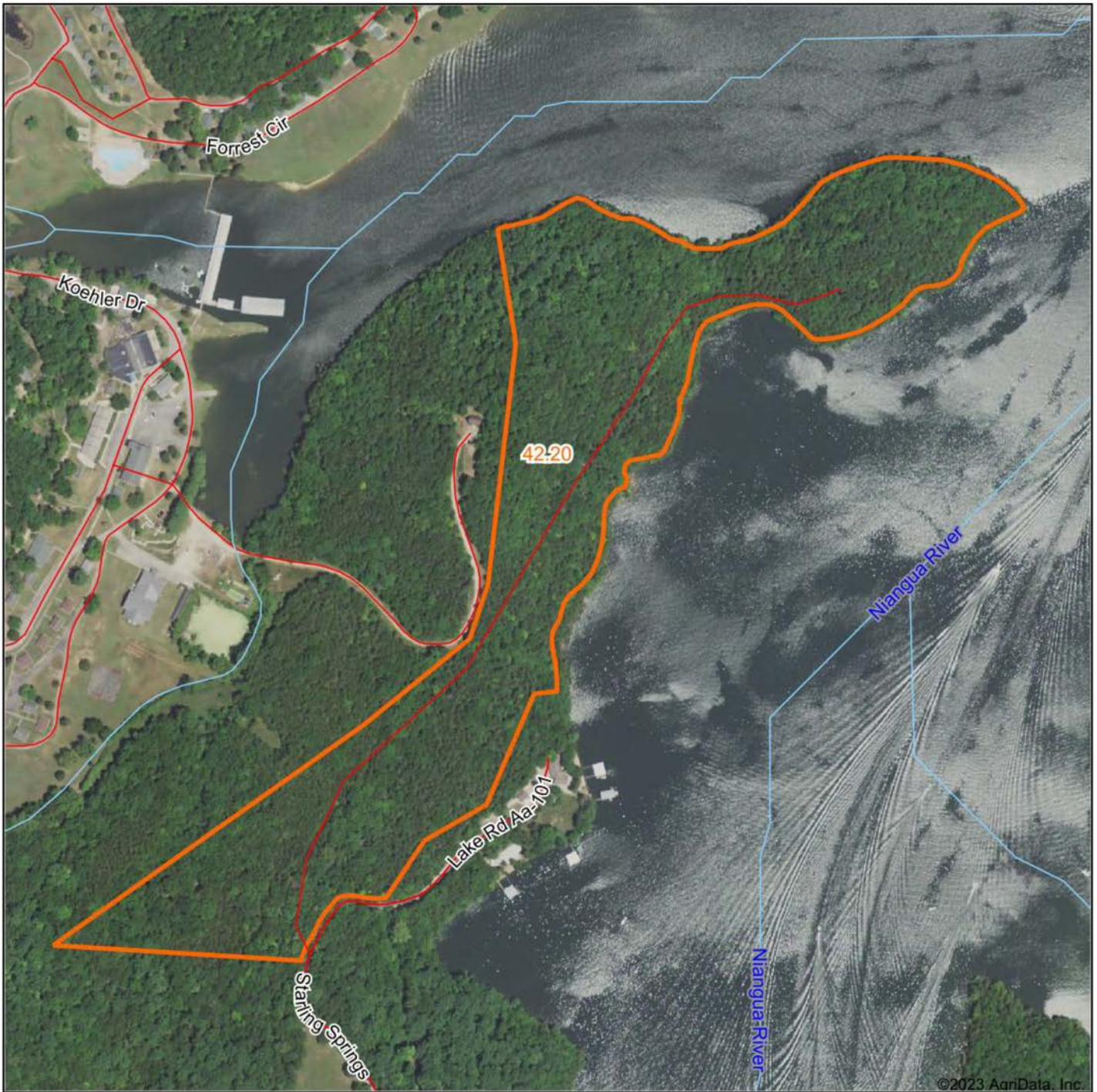
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ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 38° 1' 51, -92° 49' 56.57

0ft 530ft 1059ft



Maps Provided By:



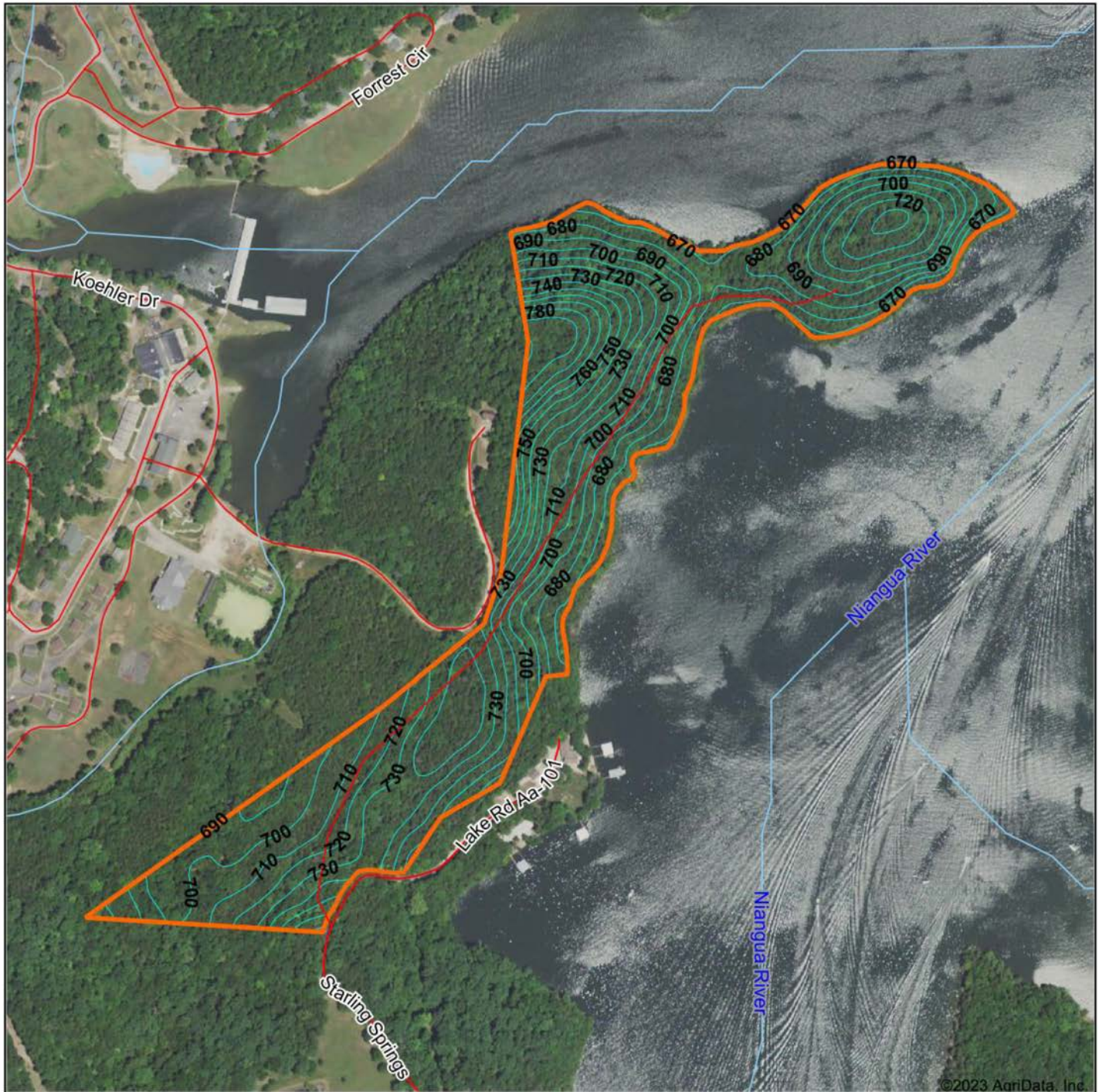
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18-38N-17W
Camden County
Missouri



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: 661.5

Max: 801.0

Range: 139.5

Average: 712.3

Standard Deviation: 27.92 ft

0ft 554ft 1109ft

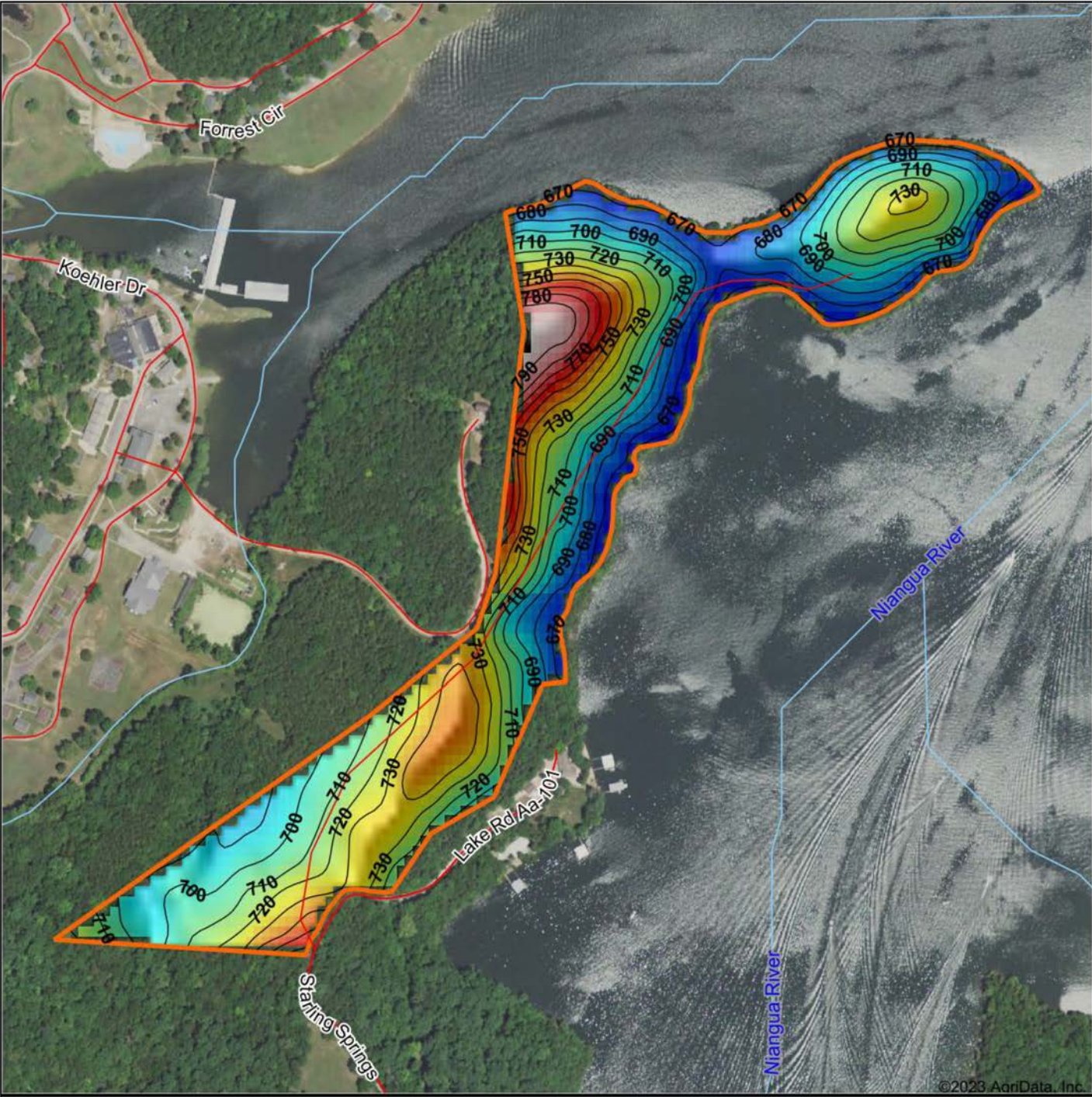


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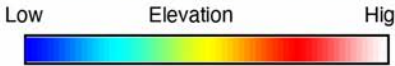
18-38N-17W
Camden County
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HILLSHADE MAP

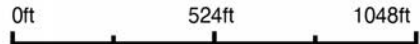


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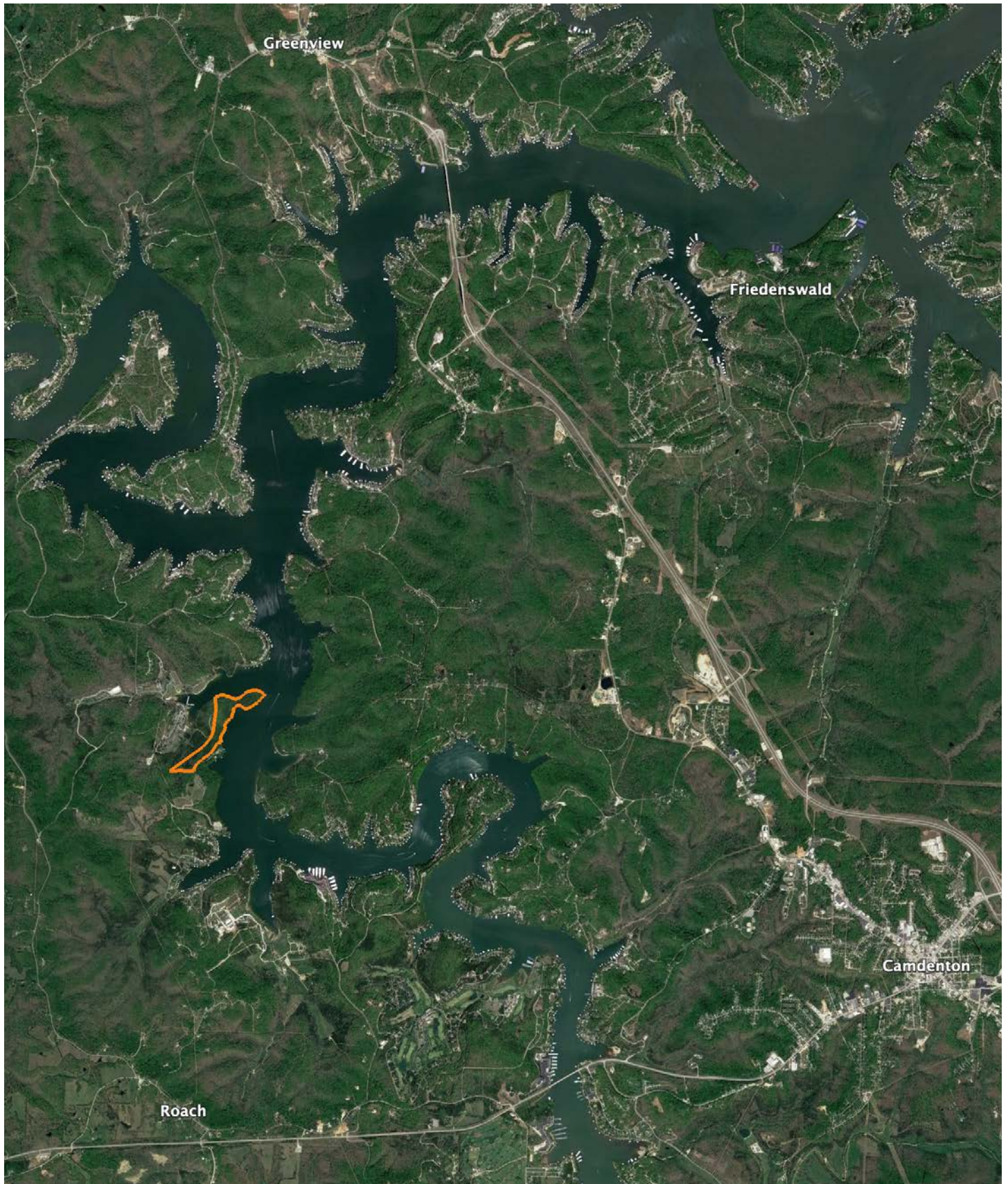


8/6/2023

18-38N-17W
Camden County
Missouri

Boundary Center: 38° 1' 51", -92° 49' 56.57

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,
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