

MIDWEST LAND GROUP PRESENTS

9 ACRES IN

CAMDEN COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TRANQUIL 9 +/- ACRE OASIS IN THE OZARKS

This 9 +/- acre tract of land located in Camden County offers a great place to build and call home. This piece of land offers a tranquil retreat amidst the natural beauty of the Ozarks. Seclusion and serenity are yours to enjoy on this affordable property, making it the perfect canvas for your dream home or weekend cabin getaway. The property has a diverse stand of timber, consisting of white and black oak, hickory, and some cedar glade mixed in. Multiple deer tails cut through the property

and there is a lot of sign that they use this land daily along with turkey and other small game. Power is accessible to the property and the private road allows for great access to and through the property. There are multiple options for build sites, each giving you a different feel and positioning. If you are looking for a secluded, quiet, game-rich tract of land, this may just be the property for you. Give Land Agent Justin Swast a call today at (314) 805-0202 to set up your private viewing.



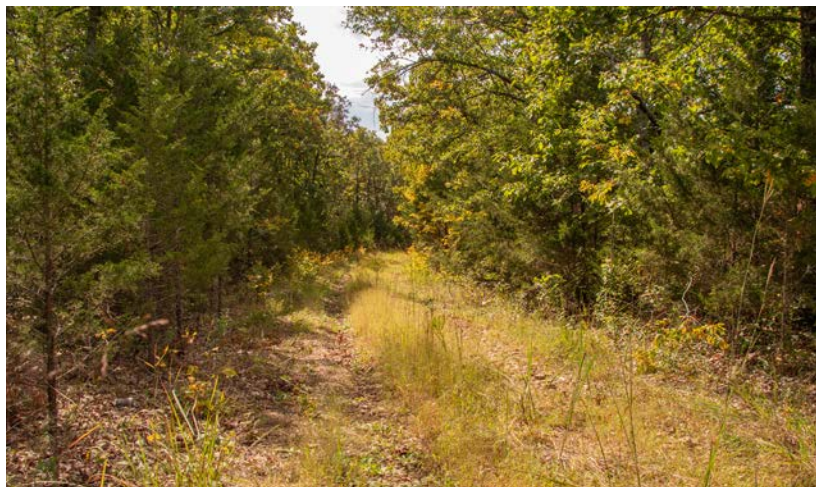
PROPERTY FEATURES

PRICE: **\$38,000** | COUNTY: **CAMDEN** | STATE: **MISSOURI** | ACRES: **9**

- 30 minutes to Lake of the Ozarks
- 2 ½ hours from St. Louis
- County road frontage
- Private road access
- No planning & zoning
- Electricity access
- Multiple build site locations
- Diverse topography
- Quiet
- Secluded
- Plentiful wildlife
- Pulaski Schools



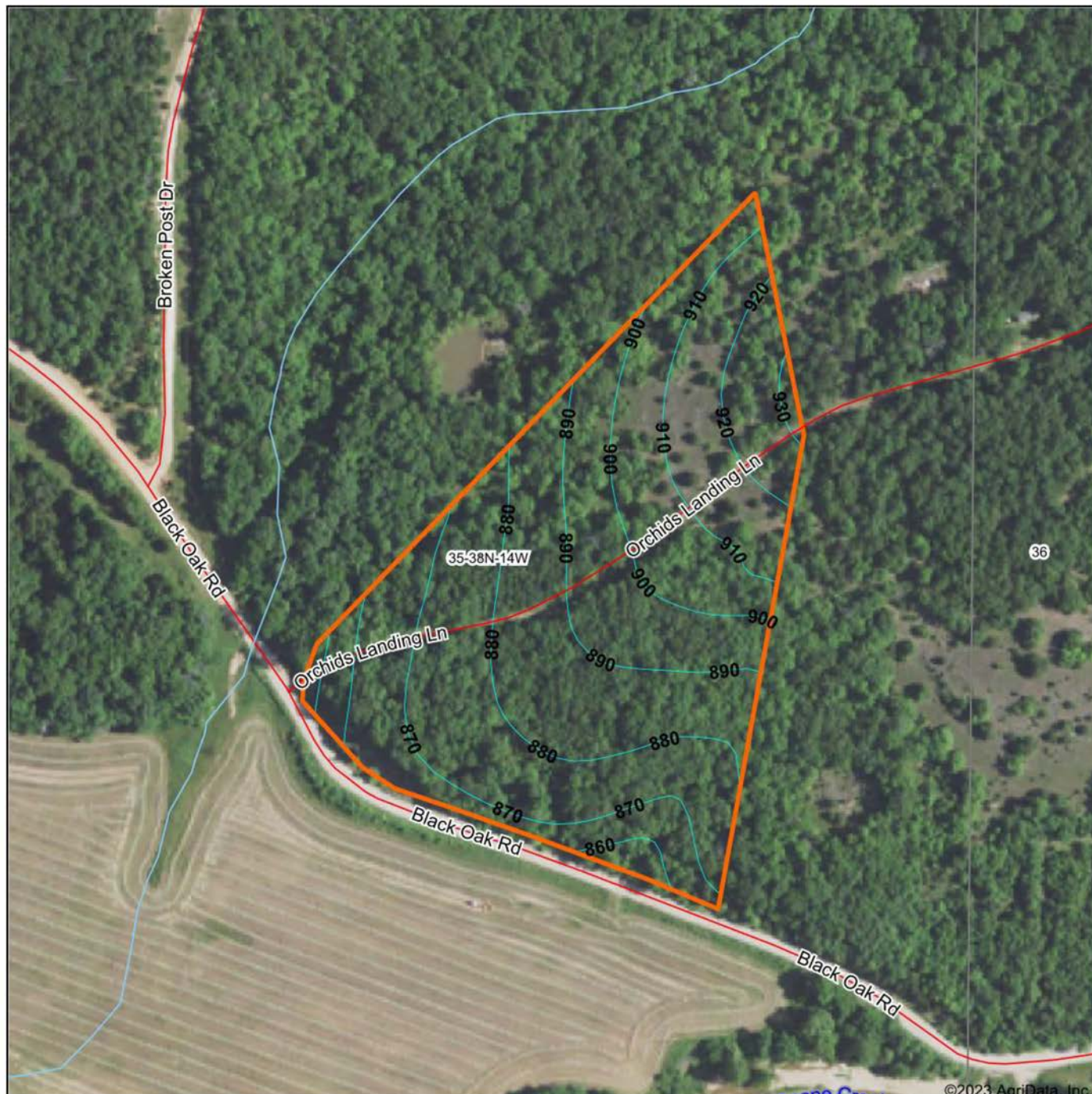
MULTIPLE BUILD SITE LOCATIONS



QUIET & SECLUDED



TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 845.1

Max: 930.7

Range: 85.6

Average: 888.0

Standard Deviation: 18.6 ft

0ft 237ft 474ft

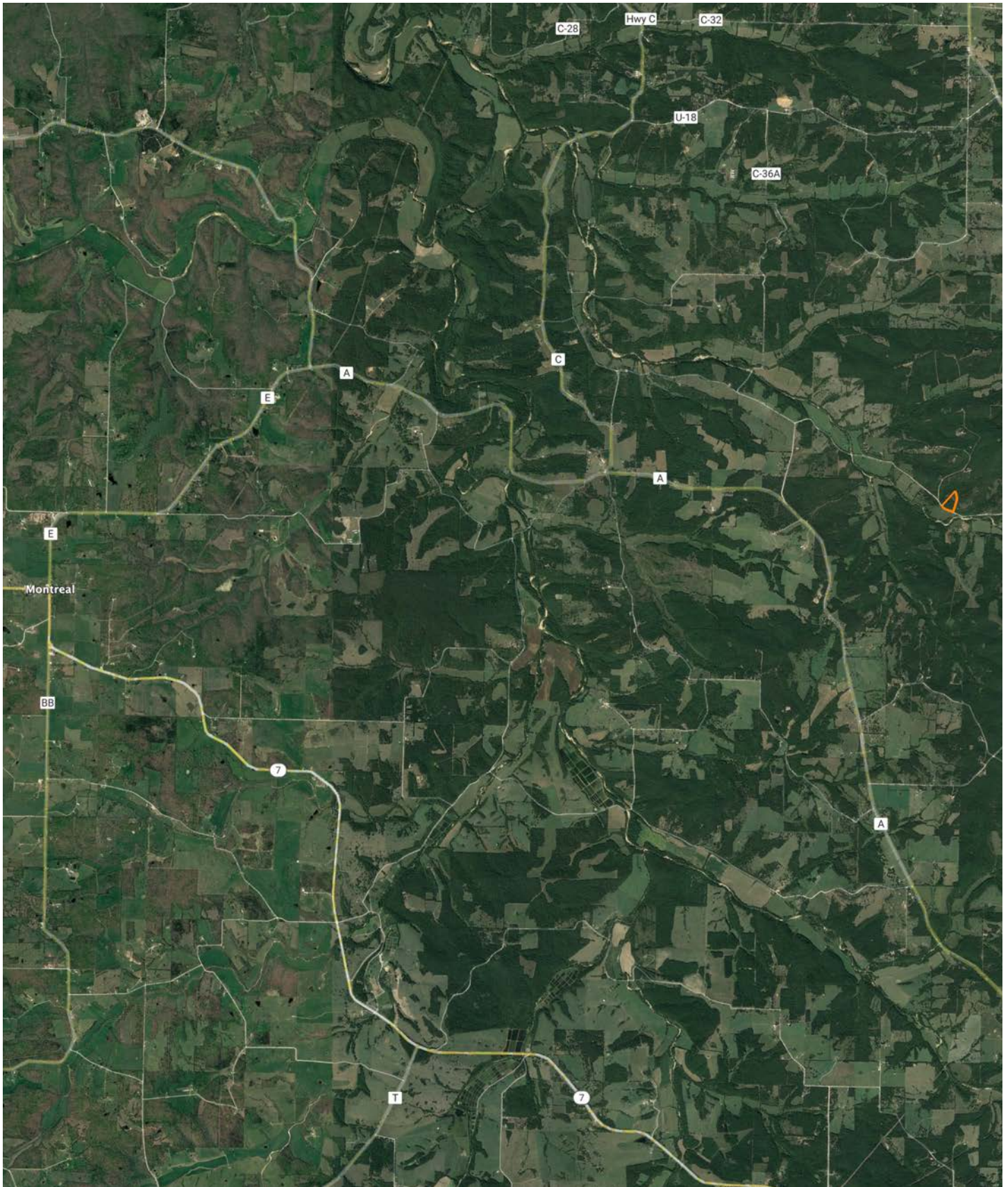


9/28/2023

35-38N-14W
Camden County
Missouri

Boundary Center: 37° 58' 53.16, -92° 25' 39.86

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
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