

MIDWEST LAND GROUP PRESENTS

7 ACRES IN

---

# BENTON COUNTY MISSOURI



[MidwestLandGroup.com](http://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

# BEAUTIFUL BUILD SITE MINUTES FROM OSAGE RIVER ARM

---

The 7 +/- surveyed acres near the Osage River Arm of the Lake of the Ozarks offer a beautiful setting for building a home, whether it's for a weekend getaway, a permanent residence, or even an Airbnb opportunity. The absence of an association gives you the freedom to develop the property according to your preferences. The availability of electricity on the site, a new gravel entrance, fiber optic internet, and highway frontage make it even more appealing for development. The

proximity to multiple boat ramps for accessing the Osage River Arm adds to the property's appeal, especially for water enthusiasts.

The scenic beauty and the vantage point of the build site, overlooking the valley and the Osage River Arm of the Lake of the Ozarks is something that needs to be seen in person. Call Ethan Olson at (573) 821-7533 to view this incredible property.





# PROPERTY FEATURES

PRICE: **\$65,364** | COUNTY: **BENTON** | STATE: **MISSOURI** | ACRES: **7**

---

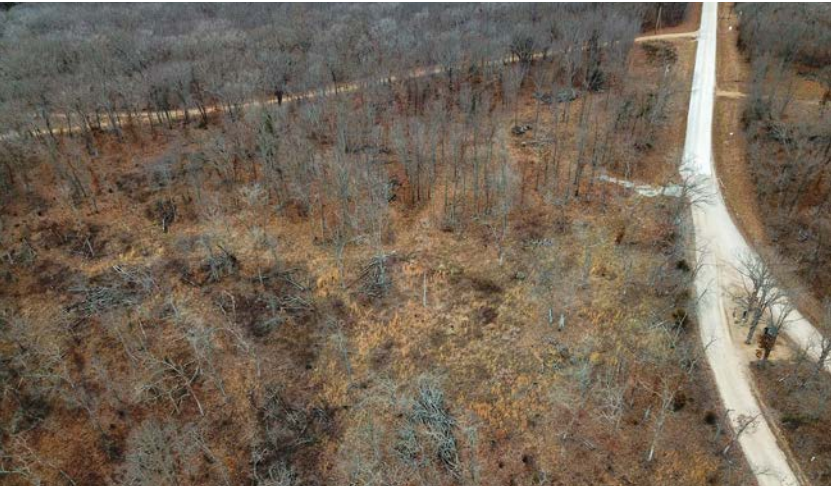
- Highway frontage
- Minutes from the Osage River Arm
- Build site ready
- Electricity in place
- Fiber optic internet
- New entrance installed
- Oak trees
- Multiple boat ramps close by
- 25 minutes to Cole Camp
- 25 minutes to Lincoln
- 30 minutes to Warsaw





# BUILD SITE READY

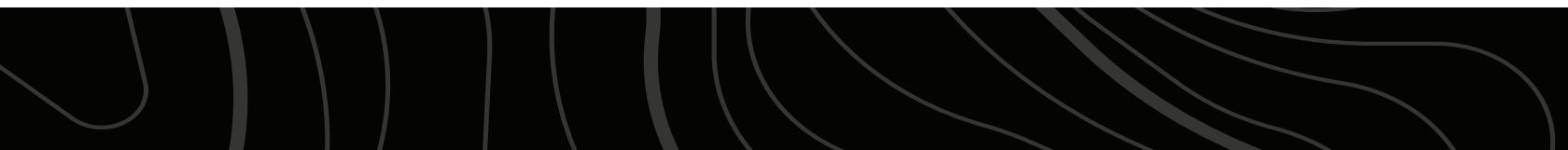
---





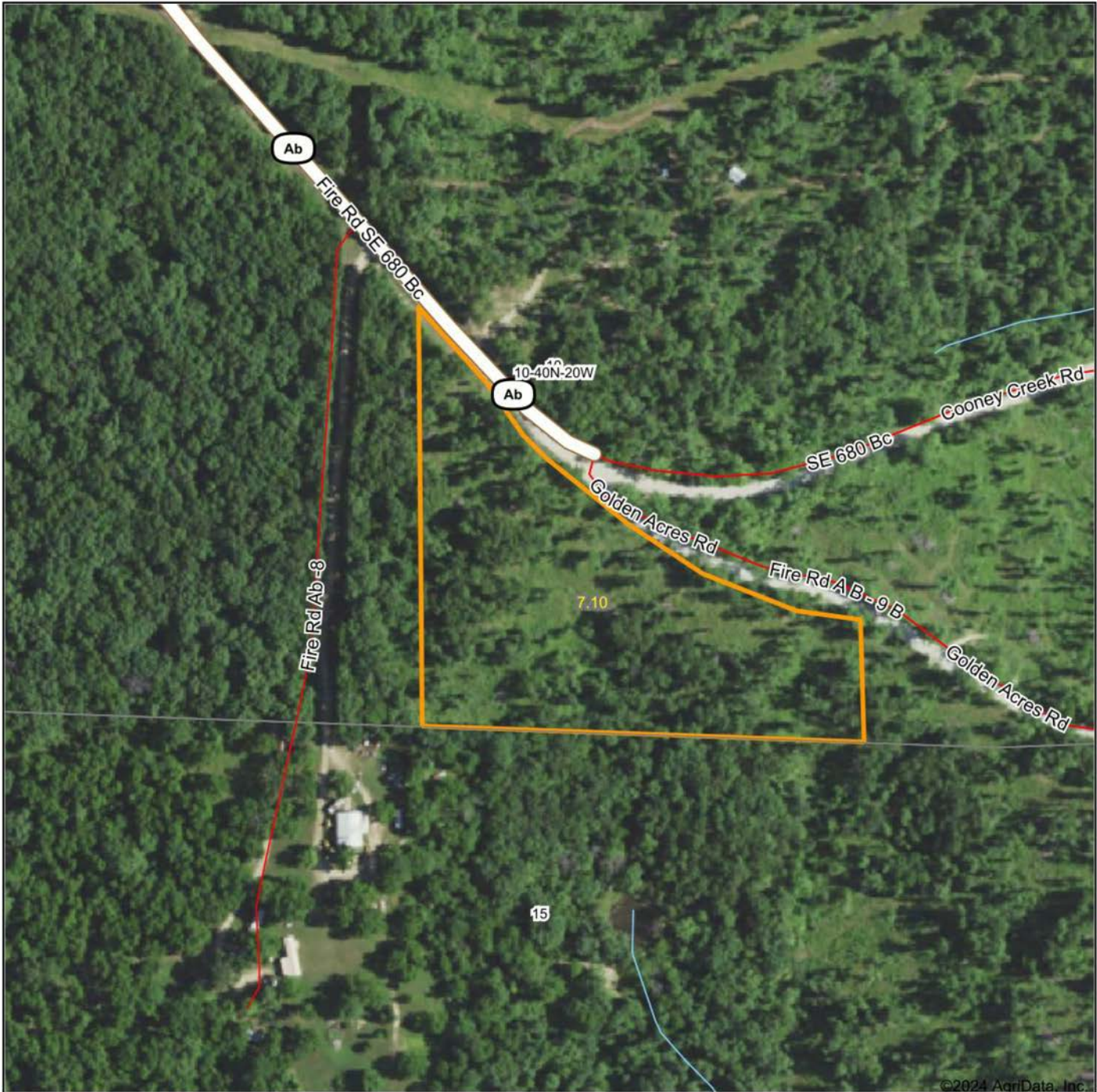
# OAK TREES

---





# AERIAL MAP



©2024 AgriData, Inc.

Boundary Center: 38° 14' 50.19, -93° 7' 7.89



10-40N-20W  
Benton County  
Missouri

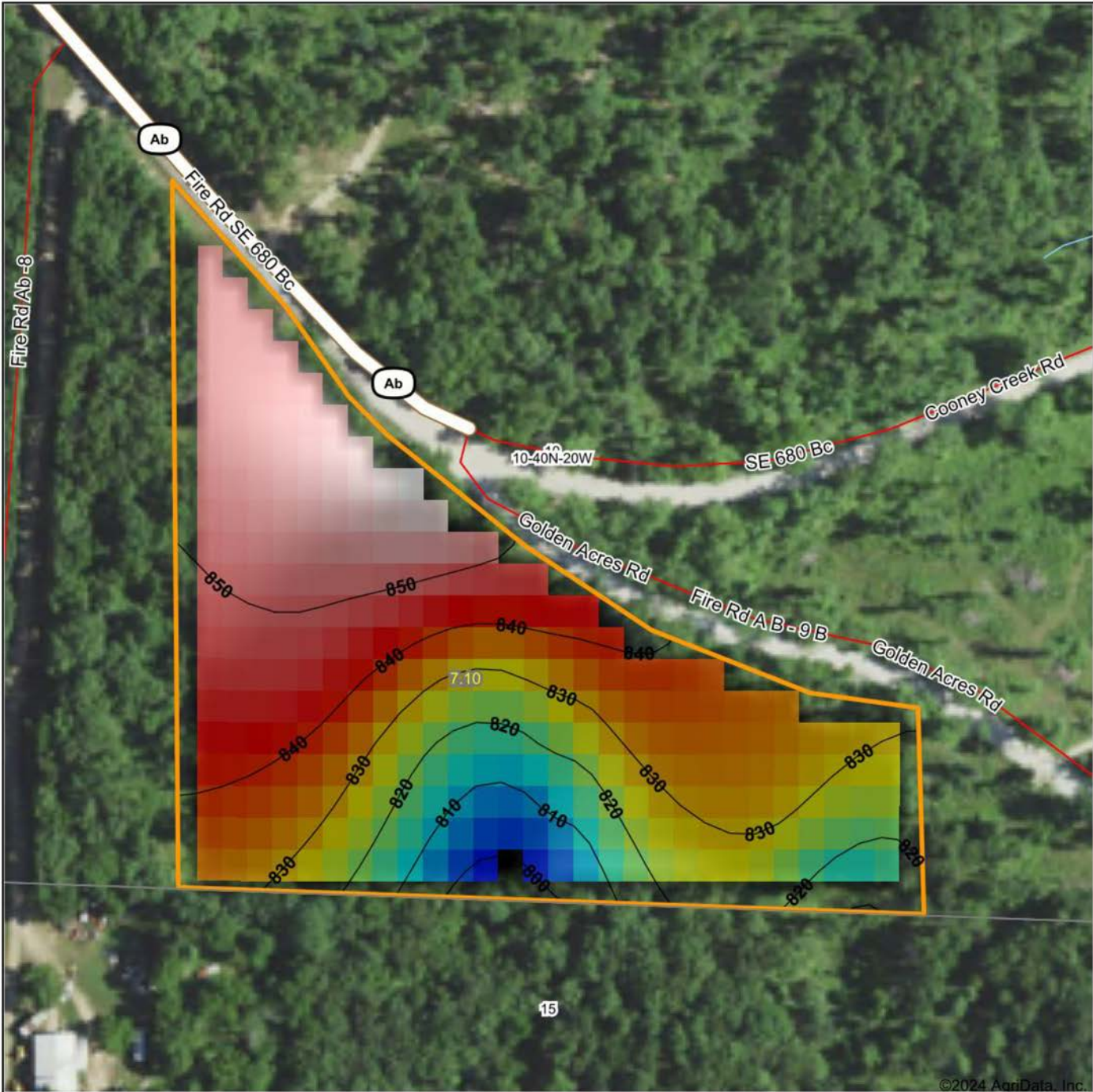


Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 www.AgriDataInc.com

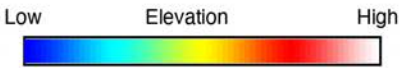
1/3/2024



# HILLSHADE MAP



©2024 AgriData, Inc.



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 10 meter dem  
 Interval(ft): 10  
 Min: 796.9  
 Max: 858.3  
 Range: 61.4  
 Average: 835.7  
 Standard Deviation: 14.37 ft



1/3/2024

**10-40N-20W**  
**Benton County**  
**Missouri**

Boundary Center: 38° 14' 50.19, -93° 7' 7.89



# 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  
**573.821.7533**  
EOlson@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, and South Dakota.