

MIDWEST LAND GROUP PRESENTS

2.5 ACRES IN

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# OZARK COUNTY MISSOURI



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# REMODELED HOME NEAR BULL SHOALS LAKE ON 2.5 ACRES

This 2.5 acres has much to offer on a smaller tract of land! This property sits just north of Bull Shoals Lake and a short 6-minute drive into Theodosia. The home has been completely remodeled inside with fresh paint, new floors, a new kitchen, and bathrooms with new tile showers. Sit outside in the new screened-in deck area or out back on the expansive deck overlooking your 2 ponds surrounded by large oak trees.

There are 2 covered entries into the home with new decks on 3 sides of the house. As you enter the house you will feel like you are walking into a nearly new home. In the kitchen, you will find new quartz countertops with a new sink and faucet looking out over the back of the property and ponds. There is a custom island with a matching countertop that is on rollers and can be used in the kitchen or moved to other locations as needed.

Moving through the kitchen to the dining/living room area you will see the master suite off to one side. The master has 2 separate closets and a master bath. The remaining 3 additional bedrooms and 2nd bathroom are off the opposite side of the living room. Both bathrooms boast new custom tile showers and new counters.

Outside you will find large trees for enjoyable scenery and shade. 2 good-sized ponds, 1 of which is stocked with fish. The 30'x40' shop building has a concrete floor, electrical service, one electric overhead door, and 2 walk-through doors. There is also a small bathroom in the shop. With ample room for a garden or a few animals, you can turn this small acreage into your lake getaway or a hobby homestead. No matter what your plans are, take a minute to consider the possibilities here! Give Karl Ward a call at (417) 671-3117 to schedule a tour.





# PROPERTY FEATURES

PRICE: **\$189,700** | COUNTY: **OZARK** | STATE: **MISSOURI** | ACRES: **2.5**

- Remodeled home
- 4 bedroom, 2 bathroom
- Mobile home on permanent foundation
- New decks
- Screened in deck
- 2 ponds, 1 stocked
- 30'x40' shop with electric & bathroom
- Room for a garden
- Just off Paved Hwy P
- 6 mins to Theodosia
- 10 mins to Bull Shoals Lake





# 4 BEDROOM, 2 BATHROOM

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# NEW DECKS + SCREENED IN DECK



# 2 PONDS, 1 STOCKED





# 30'X40' SHOP WITH ELECTRIC & BATHROOM

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# ADDITIONAL PHOTOS





# AERIAL MAP



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Boundary Center: 36° 34' 10.12, -92° 42' 44.02



Maps Provided By:



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**22-22N-16W**  
**Ozark County**  
**Missouri**



2/14/2024



# TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 900.7

Max: 944.4

Range: 43.7

Average: 920.6

Standard Deviation: 11.61 ft

0ft 188ft 376ft



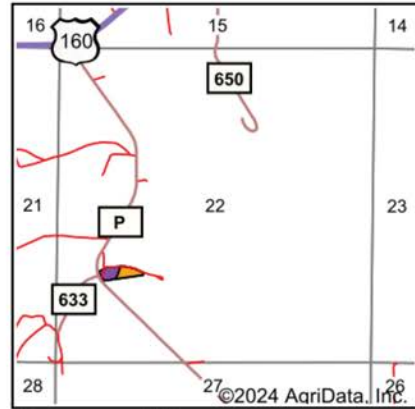
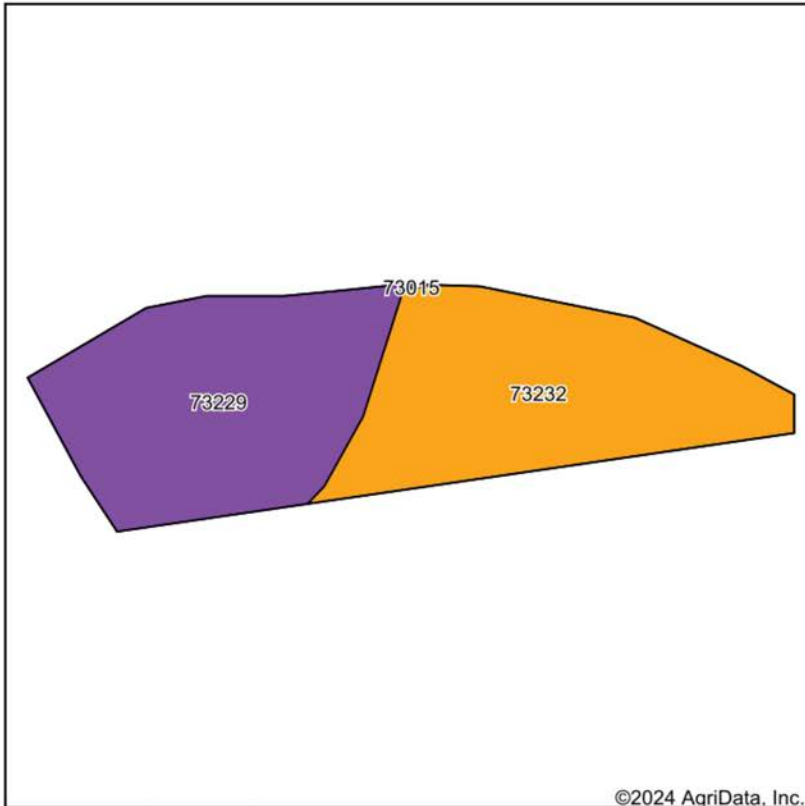
2/14/2024

**22-22N-16W**  
**Ozark County**  
**Missouri**

Boundary Center: 36° 34' 10.12, -92° 42' 44.02



# SOIL MAP



State: **Missouri**  
 County: **Ozark**  
 Location: **22-22N-16W**  
 Township: **Big Creek**  
 Acres: **2.79**  
 Date: **2/14/2024**





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 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: MO153, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Tall fescue AUM	Tall fescue hay Tons	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	
73229	Gatewood-Moko complex, 15 to 35 percent slopes, very rocky, very flaggy	1.40	50.2%		Vle		2	8	8	2	
73232	Alred-Ocie complex, 1 to 8 percent slopes	1.39	49.8%		IIIe	3.5		61	55	48	
<b>Weighted Average</b>						<b>4.51</b>	<b>1.7</b>	<b>1</b>	<b>*n 34.4</b>	<b>*n 31.4</b>	<b>*n 24.9</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# OVERVIEW MAP





# AGENT CONTACT

Like most agents at Midwest Land Group, hunting is Karl Ward's passion. However, unlike most agents, Karl was born in a cabin in the woods in Akeley, Minnesota, on a homestead his parents built from the ground up, with no running water or electricity. He grew up in Dallas, Oregon where his love for all-things outdoors became a natural part of his life. He served in the U.S. Navy as an in-flight operator for 20+ years and earned his Bachelor's Degree from Liberty University while on active duty. After retiring from the Navy, he did some Program Management as a Defense Contractor before ultimately seeking out a career that aligned with his excitement for the outdoors.

A true outdoorsman, Karl enjoys hunting, fishing, camping, hiking, farming, and woodworking. This lifestyle combined with many moves across the entire nation while in the Navy, led him to a firm grasp of the many challenges that can present themselves while buying and selling properties. His ability to combine a business mindset with a personal touch when working with clients is unmatched. As a land agent, Karl is able to combine his experience and knowledge with his love for the outdoors to help both buyers and sellers.

Clients who work with Karl know how determined he is. A master of thinking outside the box, Karl's the problem-solver who will exceed his client's expectations, adapt to their circumstances, and work hard to ensure a smooth transaction. An active participant in his church, the local Chamber of Commerce, and the VFW, Karl is married to his wife, Trinetta, of 25 years and, together, they have 4 children and 2 grandchildren.



**KARL WARD,**

LAND BROKER

**417.671.3117**

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