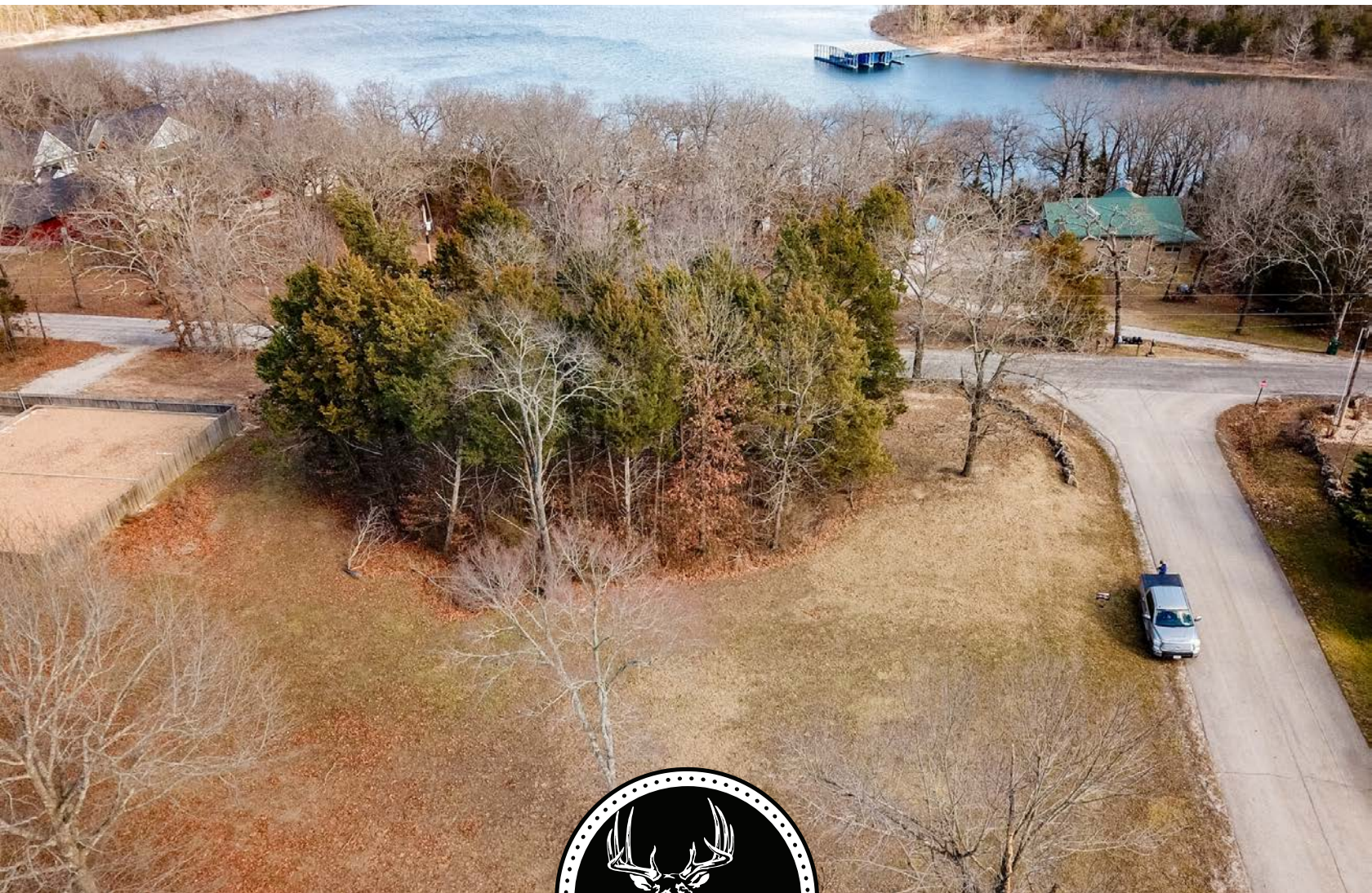


MIDWEST LAND GROUP PRESENTS

.69 ACRES IN

STONE COUNTY MISSOURI

LOT 1A MERLOT ROAD, LAMPE, MO 65681



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

UPSCALE BUILDING LOT ON TABLE ROCK LAKE

There are plenty of good reasons that Table Rock Lake is so popular with lake enthusiasts. From the clear water to the stunning natural beauty to the lake community itself, Table Rock truly is one of the crown jewels of southern Missouri. If you've been looking for that perfect lot on which to build a lake home, you'll certainly find a lot to love about this one. Located on a corner lot in the Bread Tray Mountain Estates subdivision, this parcel offers easy access and flat terrain. While many of the subdivisions on the lake require driving down dusty gravel roads, access to this one is paved all the way from the highway in Lampe. The subdivision is well-developed, offering an

upscale neighborhood with very nice homes. Utilities are already in place, including community sewer and water hookups, eliminating the need to drill a well and install a septic system.

This subdivision is a private community and is sure to appeal to those with a desire to experience premier living and plenty of natural beauty. Its location is just a short boat ride away from the famous rope swing and the lake bridge at Kimberling City. If you've been looking for that perfect lake lot, this may just be the one. Call Land Agent Scott Sudkamp at (417) 321-5427 today to schedule a showing.



PROPERTY FEATURES

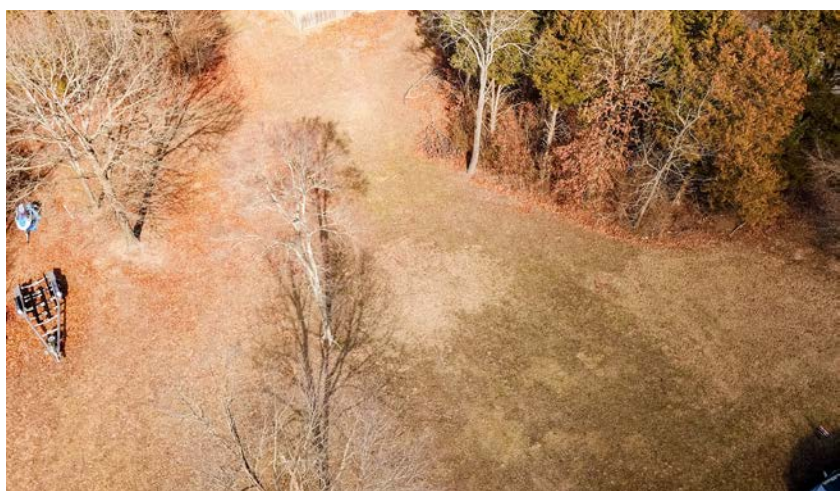
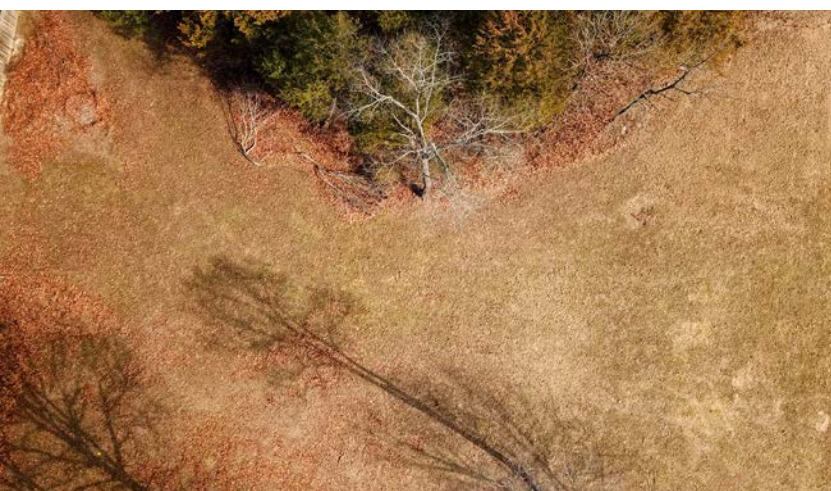
PRICE: **\$55,000** | COUNTY: **STONE** | STATE: **MISSOURI** | ACRES: **0.69**

- Corner lot location
- 0.69 surveyed & platted acres
- Flat lot is perfect for building
- Community sewer & water hookups
- 100% paved access from the highway
- Private community
- Well-maintained neighborhood
- Great location on the lake
- Building standards to protect property values
- 10 minutes from Lampe
- Blue Eye Schools



CORNER LOT LOCATION

If you've been looking for that perfect lot on which to build a lake home, you'll certainly find a lot to love about this one. Located on a corner lot in the Bread Tray Mountain Estates subdivision, this parcel offers easy access and flat terrain.



WELL-MAINTAINED NEIGHBORHOOD



UTILITIES ARE ALREADY IN PLACE



AERIAL MAP



Boundary Center: 36° 36' 29.29, -93° 29' 15.85

0ft 496ft 993ft



Maps Provided By:



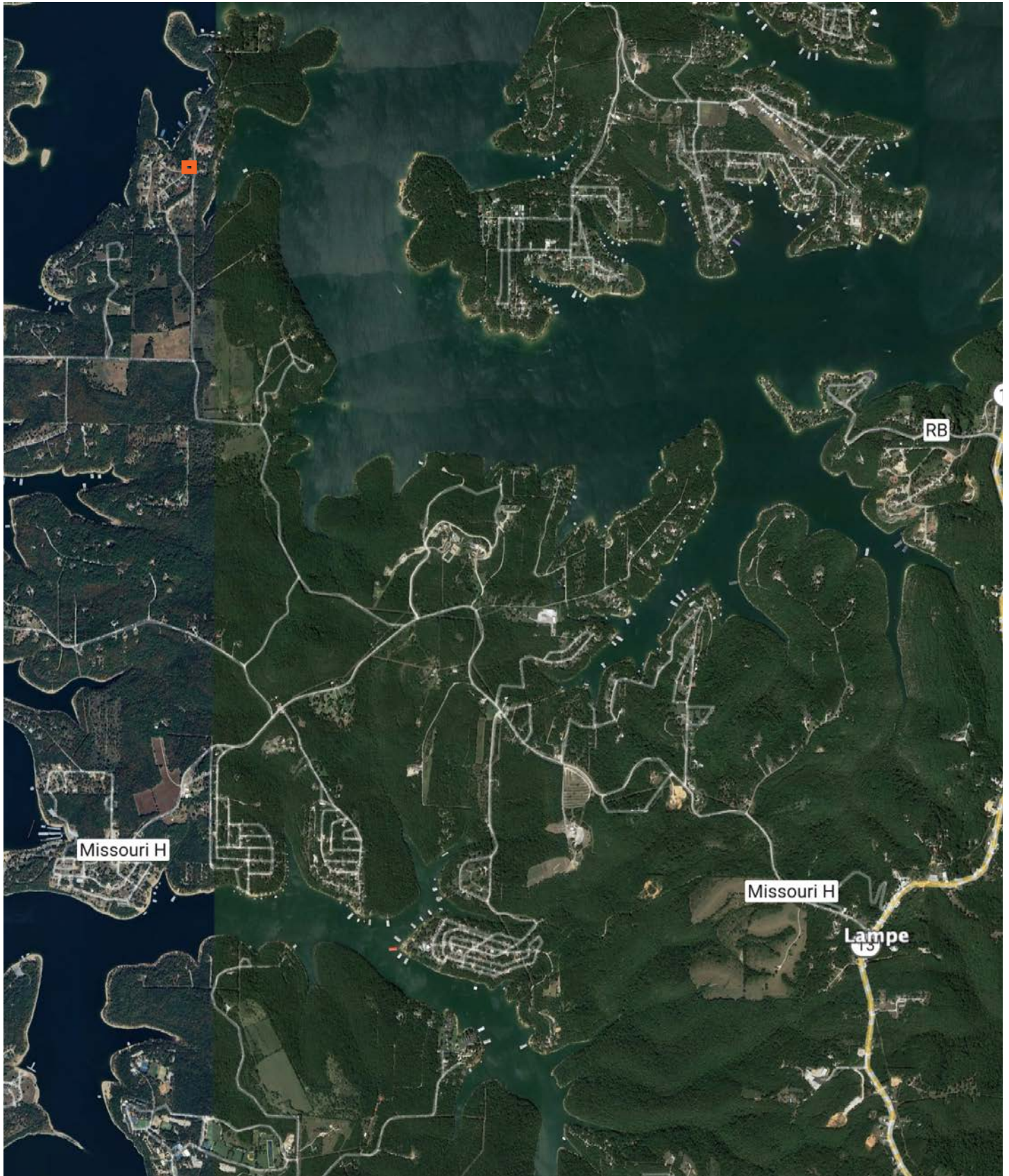
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13-22N-24W
Stone County
Missouri



2/12/2024

OVERVIEW MAP



AGENT CONTACT

There are two kinds of knowledge when it comes to land: the kind you get from academics, and the kind that comes from living on it and working it your entire life. If you want a land agent with both, you can't go wrong with Scott Sudkamp. Scott was born in East Central Illinois and has always been the type of person who prefers small town life. An avid hunter for as long as he can remember, Scott cut his teeth hunting rabbits, quail, and pheasants. He's hunted game birds in ten states and counting. "To this day, I still enjoy upland bird hunting behind a good dog with good friends, the same ones I've hunted with for 30 years now," says Scott. "But my greatest passion is bow hunting whitetails on crisp fall mornings. Nothing beats rattling in a rutted-up buck so close that you can see the condensation drops from his breath on his muzzle. I'm also a pretty serious turkey hunter and chase ducks from time to time."

Scott earned a B.S. in environmental biology from Eastern Illinois University and his M.S. in zoology/wildlife management at Southern Illinois University. He was a wildlife biologist for nearly 20 years, in public land management for six years in the states of Texas and Missouri, and private land conservation for 13 years with the Missouri Department of Conservation. Not only has Scott worked daily with landowners and habitat managers to improve their properties for wildlife such as whitetail deer, wild turkey, bobwhite quail, and waterfowl, he is also a Certified Wildlife Biologist® through The Wildlife Society – a credential that very few land agents hold. Perhaps you've seen Scott's name as co-author on a couple of field guides or as editor for a few Missouri Department of Conservation publications.

For land buyers and sellers, his professional expertise, along with experience managing his own 40-acre farm, make him an invaluable resource. Whether you're buying or selling property for farming, recreation, or both, trust Scott to steer you in the right direction on assessment, management issues and opportunities, plus state and federal cost share programs. "In my previous career, land buyers contacted me after the sale to help them with forest, wetland, and grassland management, including techniques such as TSI, native grass establishment and management, and wetland development and management. Now as a land agent, I can save them a lot of headaches by finding property that matches their goals, plus I can market sellers' lands' best attributes to appeal to more buyers," explains Scott. He is a member of QDMA, NWTF, DU and Pheasants Forever, and serves as a deacon on his church board. Hunting, fishing, canoeing, habitat management, and watching movies with his family are his favorite hobbies. Scott and his wife, Tina, have been married for more than 20 years and have two sons, Luke and Ben. With his combination of academic and real-world experience plus a get-it-done attitude, you'll love working with Scott. Give him a call today.



SCOTT SUDKAMP,
LAND AGENT

417.321.5427

ScottSudkamp@MidwestLandGroup.com



MidwestLandGroup.com

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