

MIDWEST LAND GROUP PRESENTS

2 ACRES IN

STONE COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

2 +/- ACRE TIMBER TRACT LOCATED NEAR TABLE ROCK LAKE

Nestled near Table Rock Lake, this 2 +/- acre timber tract offers a serene retreat amidst mature trees and natural beauty. Located near the Aunts Creek Campground and Marina, outdoor enthusiasts will enjoy the proximity to fishing, boating, and other water activities. Additionally,

the renowned Silver Dollar City theme park is just a short drive away, providing endless entertainment options. Whether you're looking for a weekend getaway or a place to call home, this property offers the perfect blend of tranquility and convenience.



PROPERTY FEATURES

PRICE: **\$50,000** | COUNTY: **STONE** | STATE: **MISSOURI** | ACRES: **2**

- Mature timber
- Fishing opportunities
- Located near Aunts Creek Campground and Marina
- Potential build site
- Paved road frontage
- Electricity
- 25 minutes From Dogwood Canyon Nature Park
- 2 minutes from Table Rock
- 20 minutes from Silver Dollar City
- 1 hour from Springfield



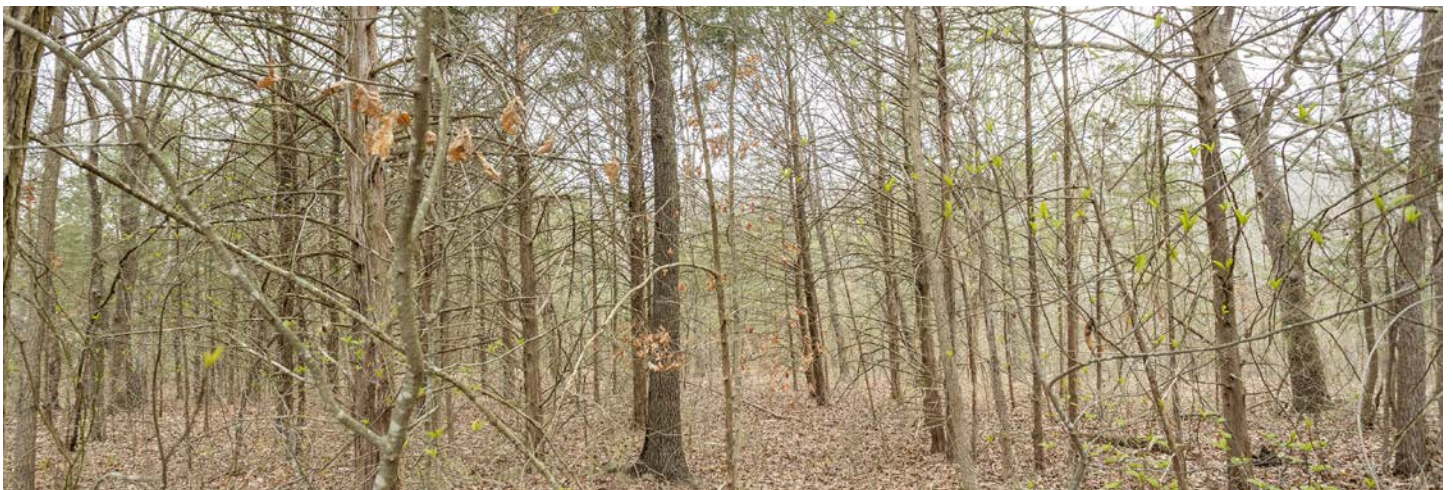
2 +/- ACRES



PAVED ROAD FRONTAGE



MATURE TIMBER



AERIAL MAP



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Boundary Center: 36° 40' 21.19, -93° 27' 15.66



Maps Provided By:



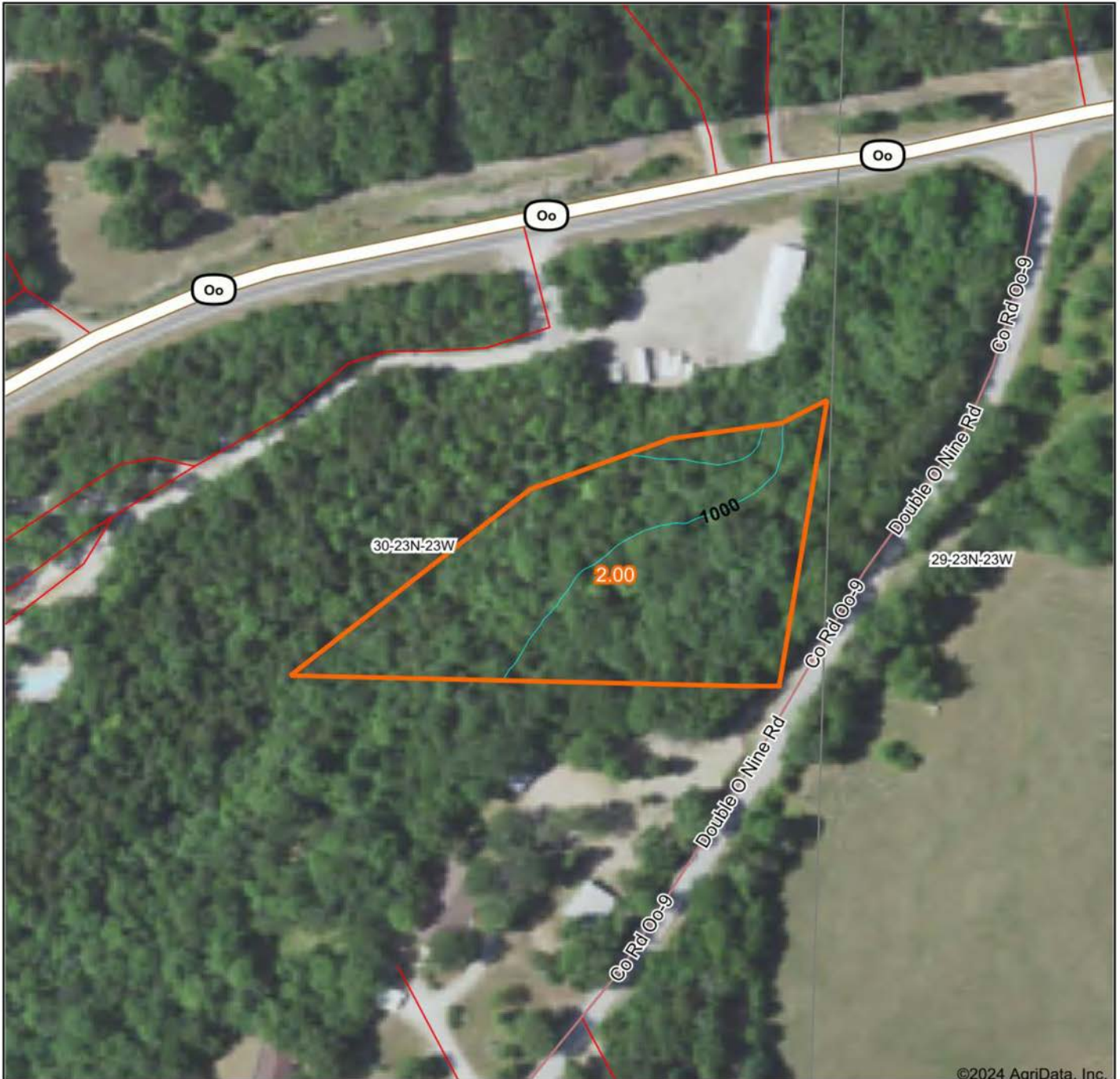
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30-23N-23W
Stone County
Missouri



3/21/2024

TOPOGRAPHY MAP



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Source: USGS 1 meter dem
Interval(ft): 40.0
Min: 963.7
Max: 1,036.1
Range: 72.4
Average: 999.8
Standard Deviation: 18.08 ft

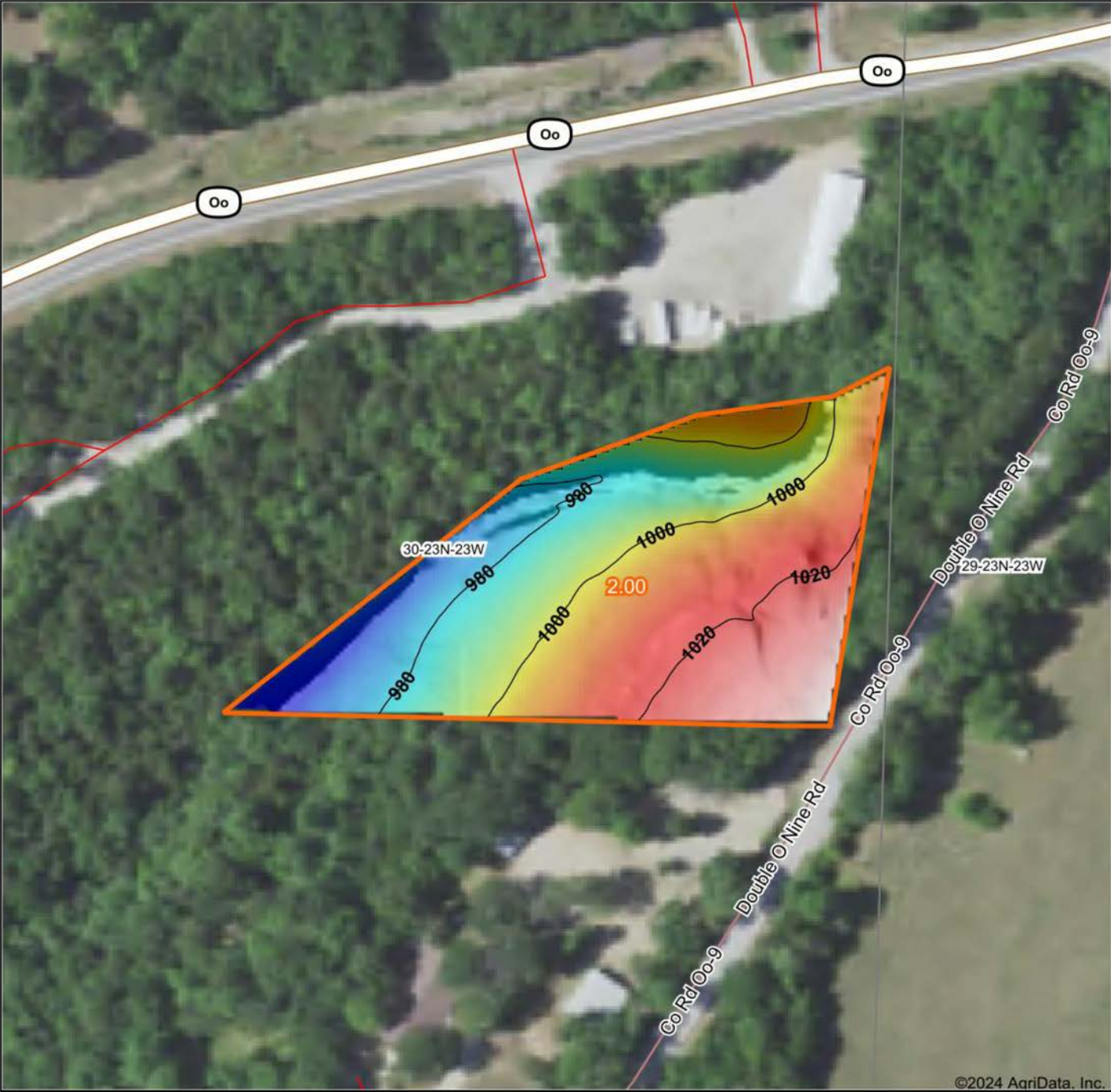


3/21/2024

30-23N-23W
Stone County
Missouri

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HILLSHADE MAP



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Source: USGS 1 meter dem
 Interval(ft): 20
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 Max: 1,036.1
 Range: 72.4
 Average: 999.8
 Standard Deviation: 18.08 ft

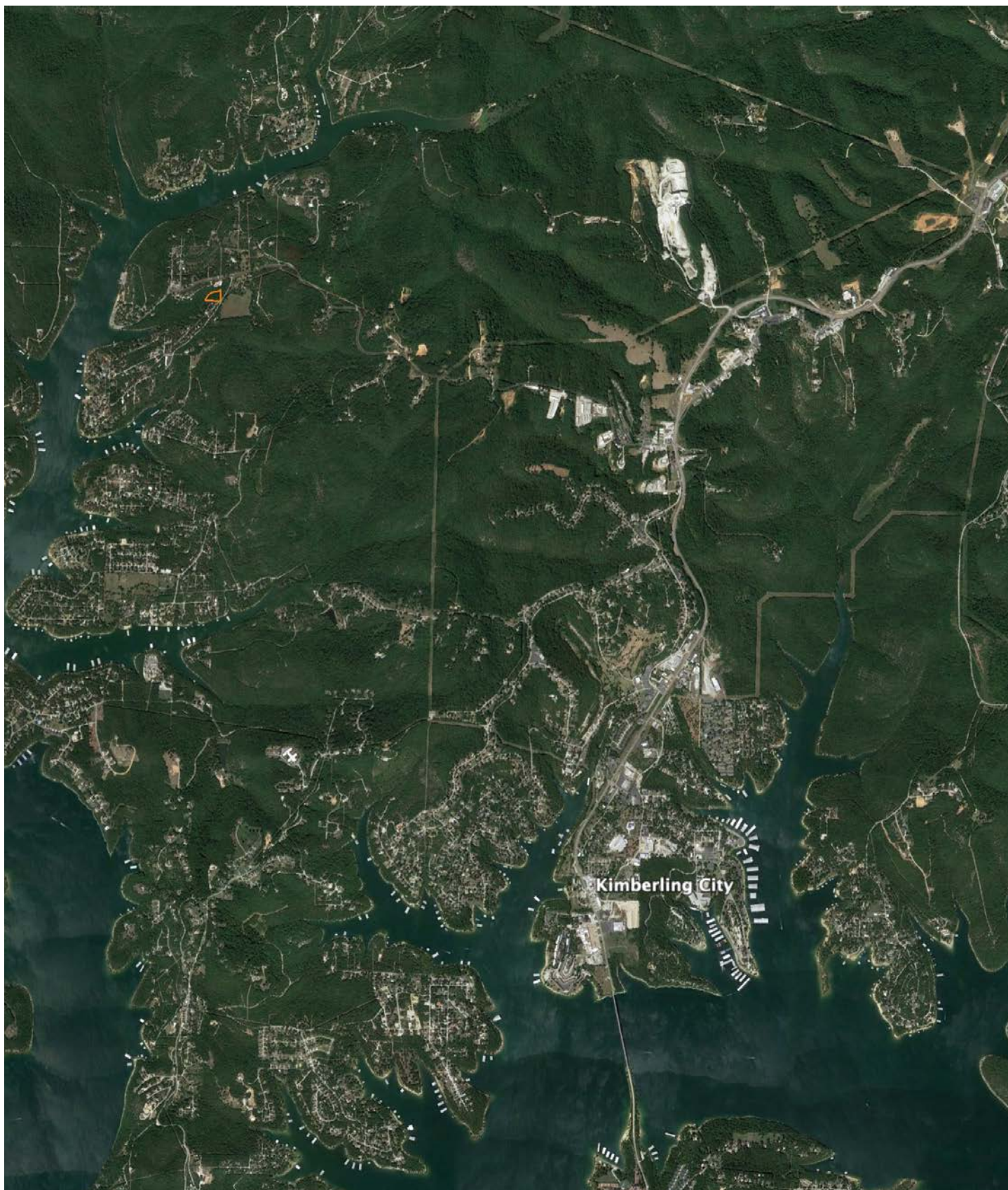


3/21/2024

30-23N-23W
Stone County
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Boundary Center: 36° 40' 21.19, -93° 27' 15.66

OVERVIEW MAP



AGENT CONTACT

Austin Phillips is a passionate and knowledgeable land agent specializing in the southwest region of Missouri. Born in Columbia, MO, and now residing in Fair Grove, MO, with his wife Lydia and daughter Doris, Austin's journey into land sales is fueled by a profound love for the outdoors and a commitment to helping others achieve their dream of land ownership. His connection to the land is deeply personal, stemming from childhood days spent hunting and fishing under his father's guidance, and contributing to his grandmother's cattle farm. These experiences have not only fostered a deep appreciation for nature but also endowed him with invaluable skills in land management and wildlife conservation.

Austin's hobbies, which include hunting, fly fishing, horseback riding, and archery, enrich his understanding of the land and its value. His professional background, featuring roles that demanded adaptability, customer-focused solutions, and creative problem-solving, equips him with a unique set of skills ideal for navigating the complexities of real estate transactions.

What distinguishes Austin is his eagerness to share his passion with others, whether they're seasoned outdoorsmen or newcomers to the land ownership journey. His ability to connect with clients, combined with his extensive knowledge of land and wildlife, makes him the perfect guide for those looking to sell their property or find their dream piece of land. With Austin Phillips, clients can expect not just a transaction, but a partnership built on trust, passion, and a shared love for the great outdoors. His dedication to realizing clients' outdoor dreams through personalized, knowledgeable service sets him apart as the go-to land agent in Missouri.



AUSTIN PHILLIPS,

LAND AGENT

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