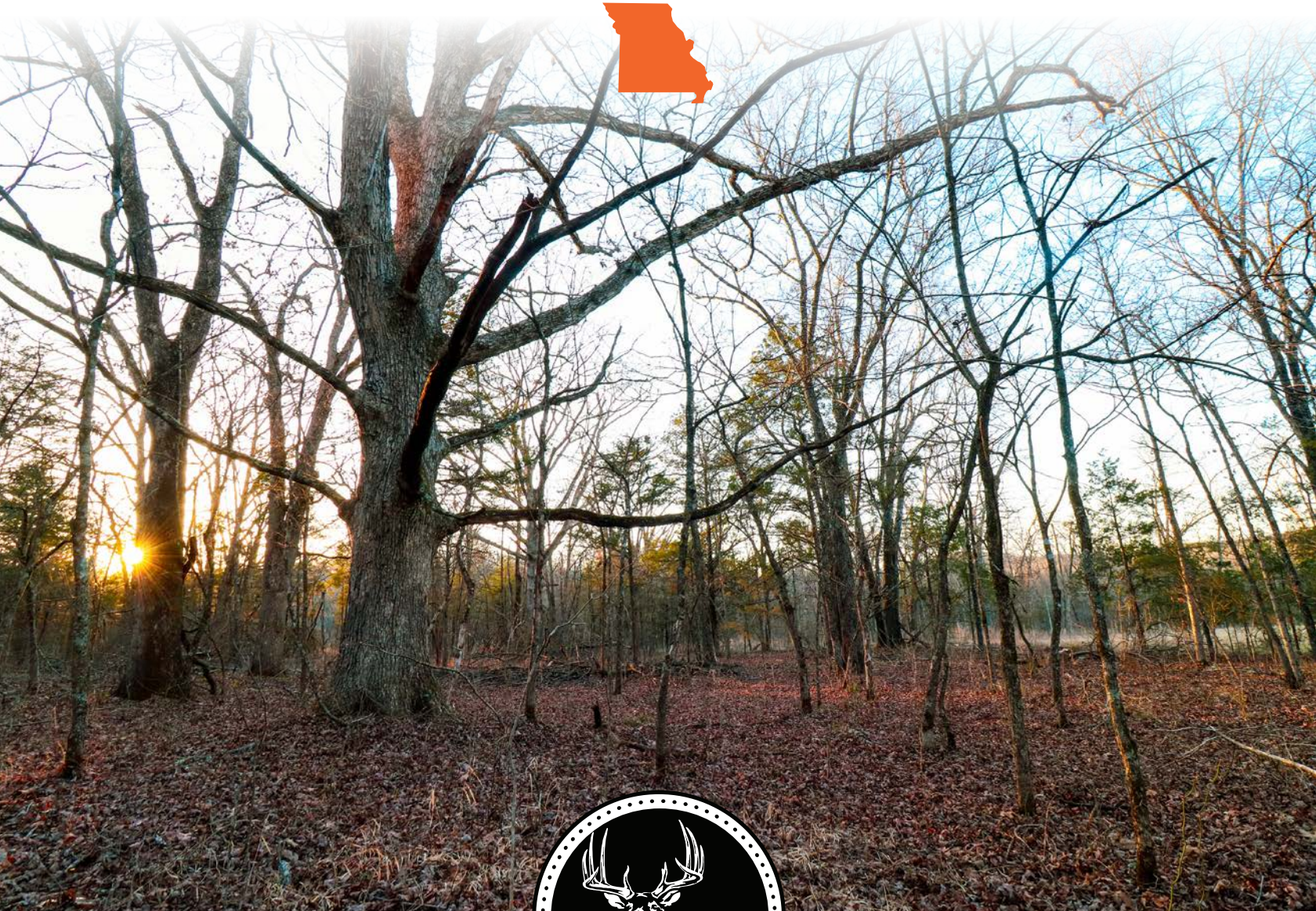


MIDWEST LAND GROUP PRESENTS

131 ACRES IN

TANEY COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TIMBERED RECREATIONAL TRACT NEAR BULL SHOALS LAKE

This 131 +/- acre tract near Cedarcreek, Missouri is the perfect hunting tract for the sportsman wanting a low-traffic neighborhood, that's still easily accessible. This property is located off of State Highway OO and features a newly created road system and several potential food plot locations. The property is situated near thousands of acres of national forest and is within two miles of multiple lake access points on Bull Shoals Lake.

This property is primarily timber with about 5.5 acres of open ground scattered throughout. These open areas would make great food plot locations, which would create some incredible hunting opportunities. The seller has recently created over 3 miles of trails throughout the entire property. These trails will allow you to access virtually all areas of the property to hunt, trail ride, and make other improvements, and they'll also act as great fire breaks for utilizing prescribed fire to promote quality wildlife habitat. The timber on the property was thinned several years ago which

has further enhanced the property from a hunting standpoint. Populations of both deer and turkey on the property are very strong given the understory regeneration which flourished post-timber harvest. There is still a great mix of age in the hardwood timber, and there is plenty of cedar on the property. As you tour this property, you'll see plenty of wildlife sign, and you'll appreciate the gentle topography.

One of the best features about this area is its proximity to Bull Shoals Lake. Imagine bagging a spring gobbler by 9 o'clock in the morning and within minutes being on the water working towards your daily crappie limit. Your options are plentiful in this incredible area of the Ozarks. There are several great build sites on the property and electric is being added along OO Highway in the coming weeks. Additional acreage is available and a private boat dock may also be available for purchase. For more information contact Clay O'Dell at (417) 414-1808.



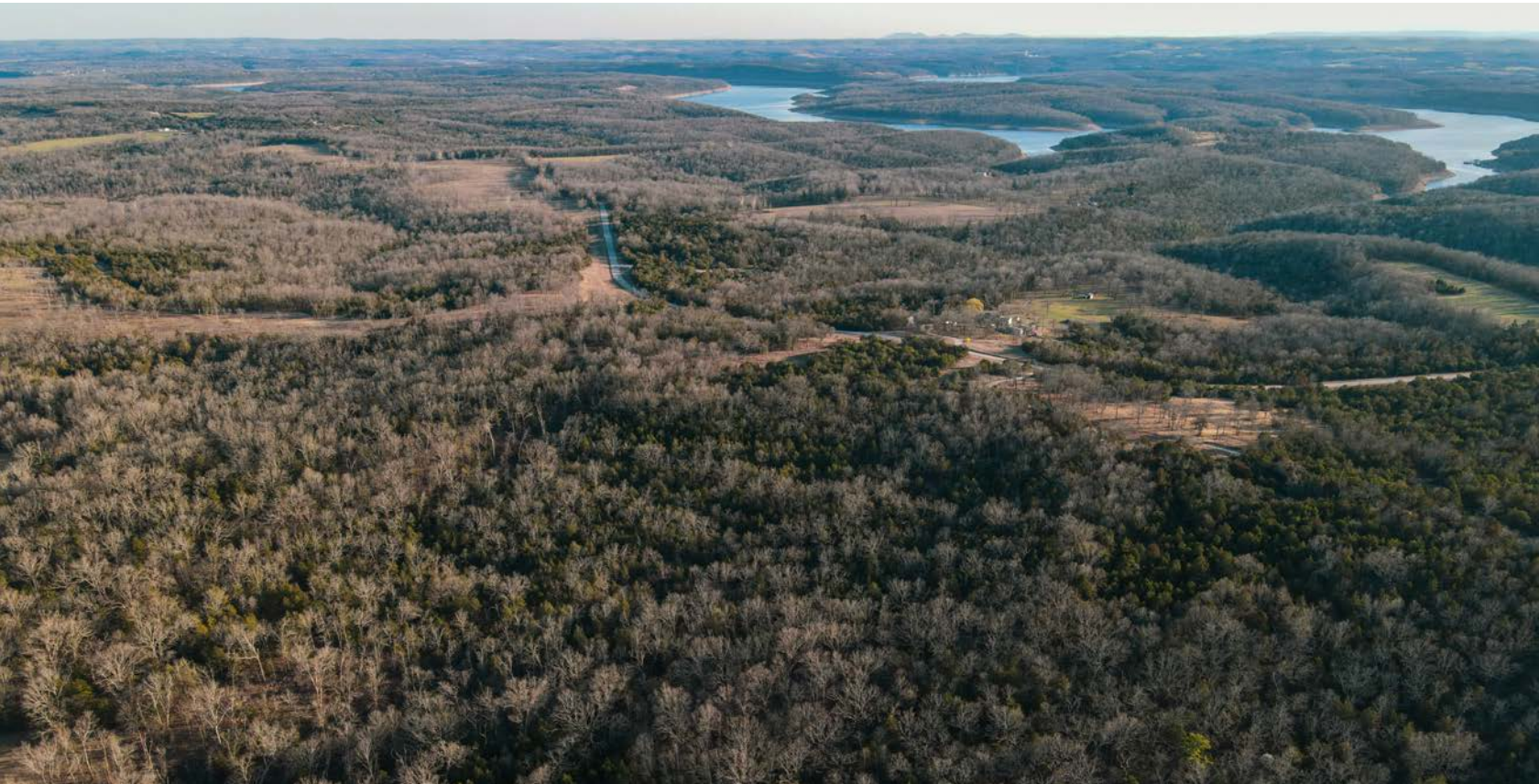
PROPERTY FEATURES

PRICE: **\$327,500** | COUNTY: **TANEY** | STATE: **MISSOURI** | ACRES: **131**

- 131 +/- acres
- Paved road frontage
- Over 3 miles of interior trails
- Over 5.5 acres of food plot acreage
- No restrictions
- Great build sites
- Wet weather creeks
- Great recreational opportunities
- Lake access is less than 2 miles away
- Survey to be done prior to closing
- Electric is being installed at the road
- 45 minutes from Branson, MO
- 1 hour and 10 minutes from Springfield, MO



131 +/- ACRES



PAVED ROAD FRONTAGE



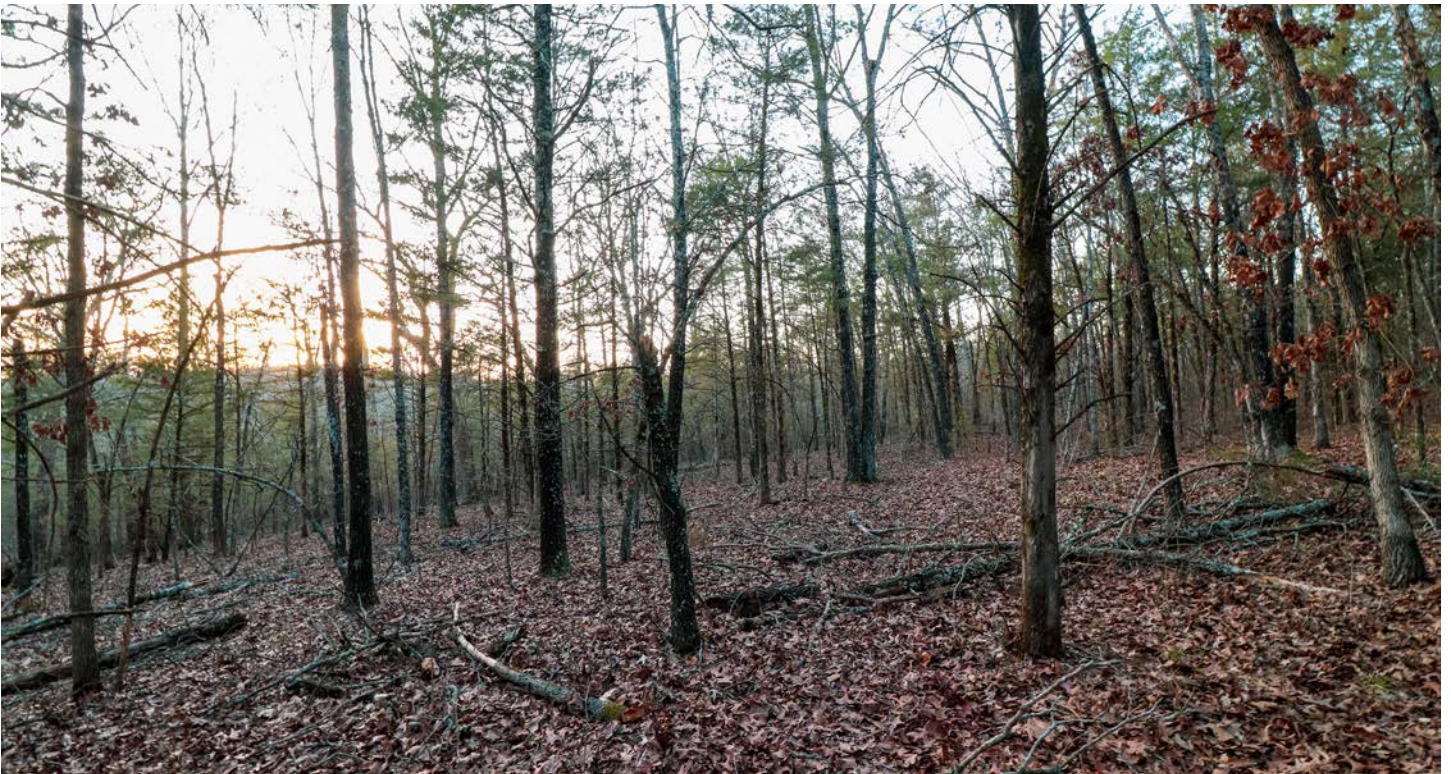
5 +/- ACRES OF CLEARED LAND



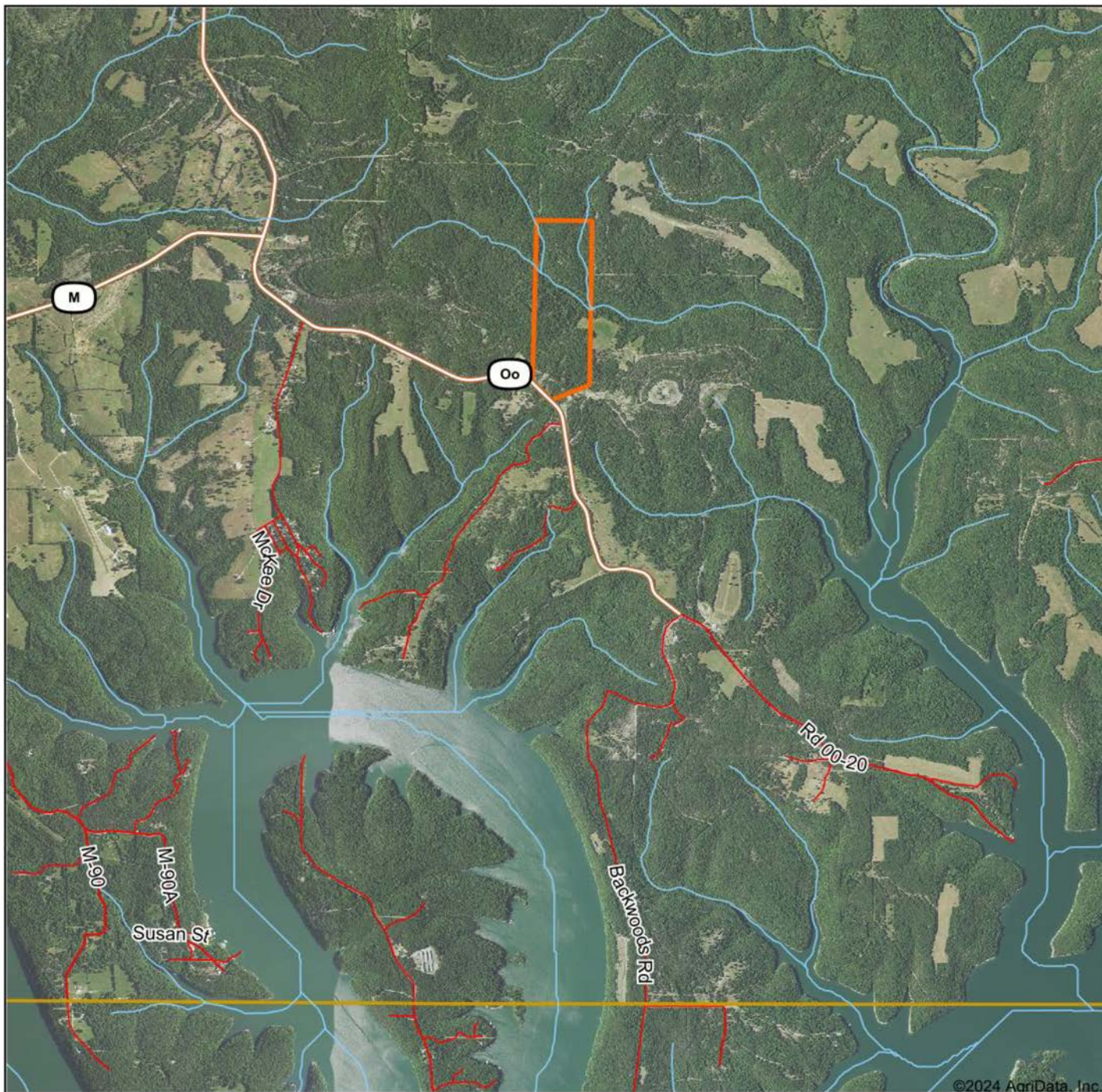
TRAIL SYSTEM



GREAT TIMBER



OVERVIEW MAP



©2024 AgriData, Inc.

Boundary Center: 36° 32' 41.36, -92° 58' 2.52



Maps Provided By:



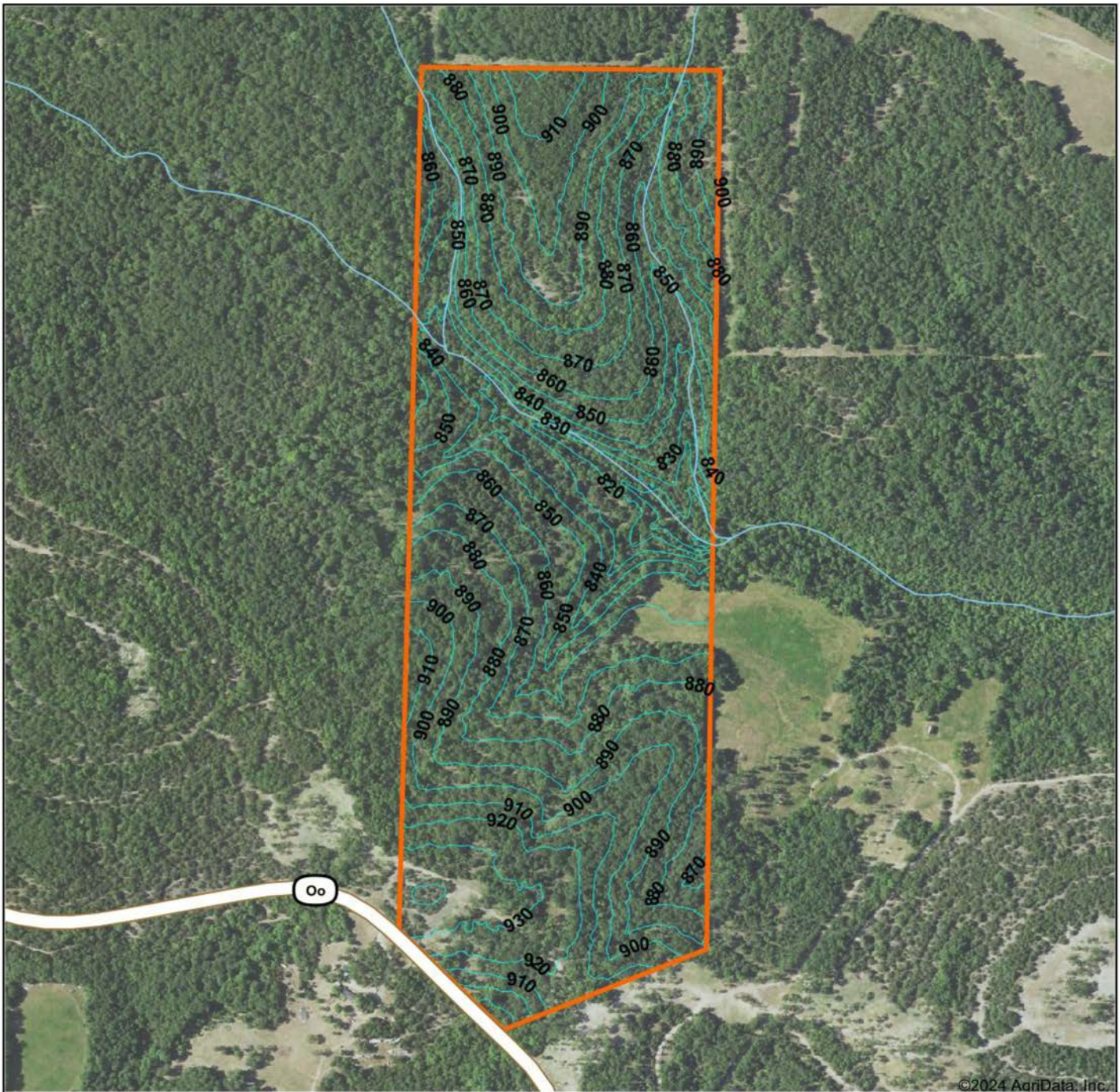
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32-22N-18W
Taney County
Missouri



3/14/2024

TOPOGRAPHY MAP



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Source: USGS 3 meter dem

Interval(ft): 10.0

Min: 796.9

Max: 942.2

Range: 145.3

Average: 877.3

Standard Deviation: 29.04 ft

0ft 714ft 1428ft

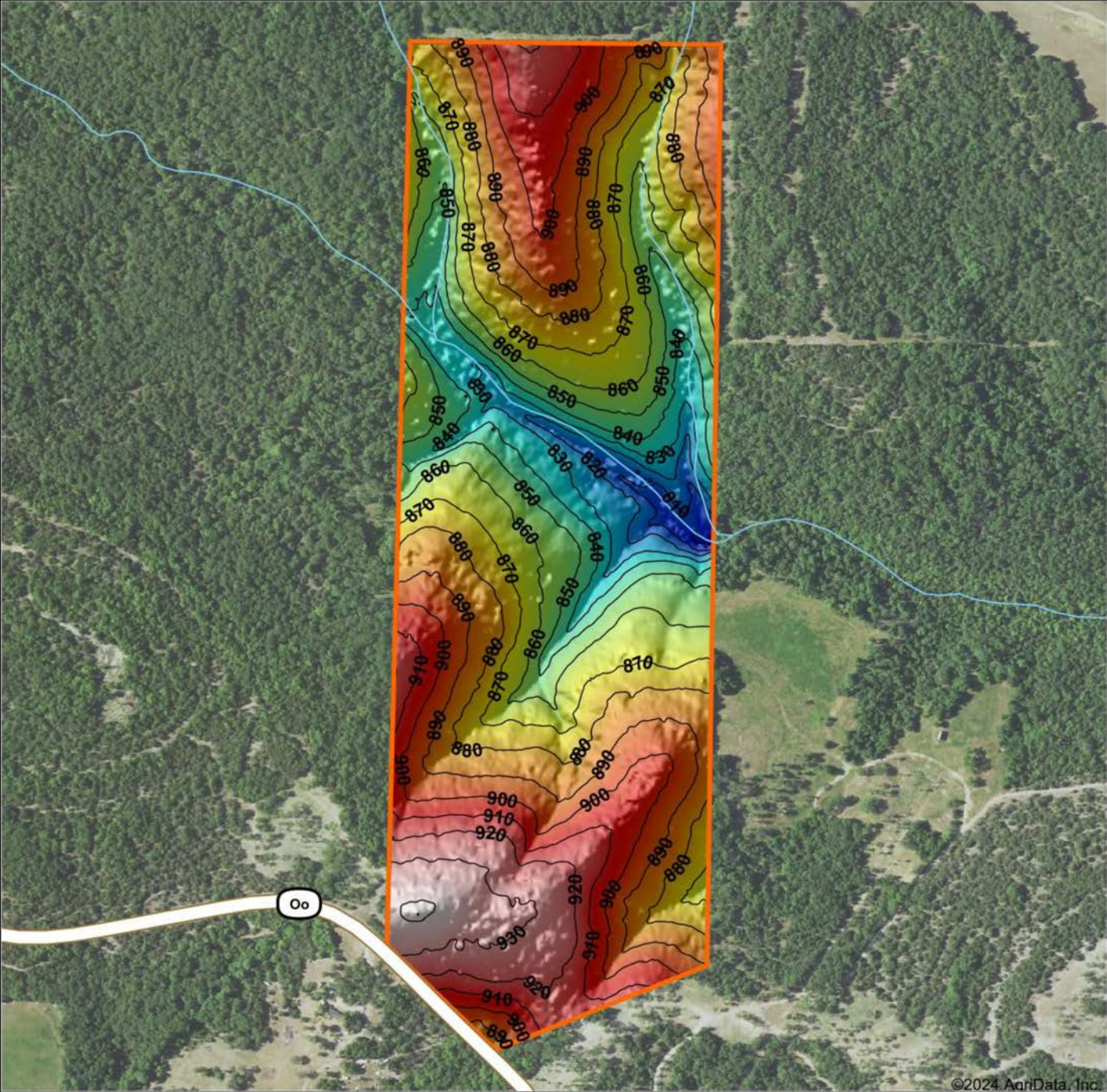


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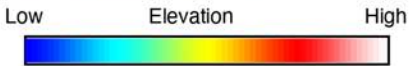
32-22N-18W
Taney County
Missouri

Boundary Center: 36° 32' 41.36, -92° 58' 2.52

HILLSHADE MAP



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Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 3 meter dem
Interval(ft): 10
Min: 796.9
Max: 942.2
Range: 145.3
Average: 877.3
Standard Deviation: 29.04 ft



3/14/2024

32-22N-18W
Taney County
Missouri

Boundary Center: 36° 32' 41.36, -92° 58' 2.52

AGENT CONTACT

Born in Springfield, Missouri, Clay O'Dell grew up loving to bow hunt and has done so ever since, enjoying the challenges that come along with it. His parents raised him with standards that have stuck with him his entire life: to treat others as you'd want to be treated, and to work hard in order to achieve your goals.

While earning his Bachelor's in Agricultural Business from Missouri State University, Clay worked as a wildlife technician for renowned deer biologist Dr. Grant Woods (GrowingDeer.tv) and later interned with a local bank, assisting in the agricultural lending department. Following his calling to work in the outdoors, Clay worked as a land manager and field producer with GrowingDeer.tv, taking on different roles, anything from filming hunts and web shows to managing a 2,400-acre wildlife mecca in Southern Missouri. In this position, he traveled across the country, assisting in designing and implementing habitat management plans for 100+ properties.

Today, Clay combines that experience with his knowledge of land and agriculture to help clients achieve their dreams, using his professionalism, strong work ethic, and dedication to the craft. When he's not working, Clay enjoys hunting deer, turkey and waterfowl, as well as chasing white bass and crappie. He knows what it takes to have a great hunting property as well as a profitable farm, and understands the importance and value these properties hold for landowners and their communities.



CLAY O'DELL, LAND AGENT
417.612.8215
COdell@MidwestLandGroup.com



MidwestLandGroup.com

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