

MIDWEST LAND GROUP PRESENTS

8 ACRES IN

OZARK COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL BRICK HOME ON 8 +/- ACRES

Beautifully updated well-maintained Territorial-style block/brick home of 3,145 square feet on 8.58 acres in Ozark County, Gainesville, Missouri, with a spacious oversized 1,000 square foot 2-car heated/plumbed garage. Perfectly located 5 minutes from historic downtown Gainesville on MO-5 and MO-160, an easy 15 minutes to both Bull Shoal Lake off MO-5 and Norfolk Lake off MO-160...with easy boat launch access to great bass fishing on two large beautiful crystal clear lakes, plus only 20 minutes to large major retail shopping centers in Mountain Home! Enjoy spectacular panoramic views w/ bald eagles flying over this unique Ozark mountain-top private retreat, nestled in a clean park-like setting with mature oak and walnut trees! A split-level designed home, upper-level with a large living room, full bath, substantial brick fireplace, galley-style kitchen with tons of cabinets, built-in pantry, breakfast nook, formal dining room, and 3 bedrooms. Both levels have a surrounding covered wrap-around patio/deck with multiple exterior

power outlets. Newer roof with excellent rain gutter system, heat pump/AC/heating system. Fully surveyed and marked with capped pins. The lower level has a large family room, a full bath, and a fourth bedroom with a large brick hearth fireplace. The property is accessed by a private tree-lined road, with/ parking for multiple vehicles, tractors, RV's, boats, trailers, etc. The top of the property features a forested road encircling the home for nature walks or additional access for maintenance. The home features a water softening system, deep-water private well, large septic system, 300 amp electric service with multiple 220V outlets for 50 amp welders, 30 amp dryer, shop equipment, etc. The home has ADSL Internet. This is an easy to maintain property, very sheltered from high winds and harsh weather, a nature lovers paradise amongst the stars with peace and quiet in the gorgeous Ozark landscape, and easy access to all the amenities of convenience and recreation just down the road, call to schedule your showing today.



PROPERTY FEATURES

PRICE: **\$385,000** | COUNTY: **OZARK** | STATE: **MISSOURI** | ACRES: **8**

- Mature timber
- 10 minutes from Bull Shoals Lake
- Wildlife
- Private well
- Paved road frontage
- Privacy
- White oaks
- Owned propane tank
- Views
- Recreational opportunities



4 BED, 3 BATH BRICK HOME



ADDITIONAL INTERIOR PHOTOS



8 +/- ACRES



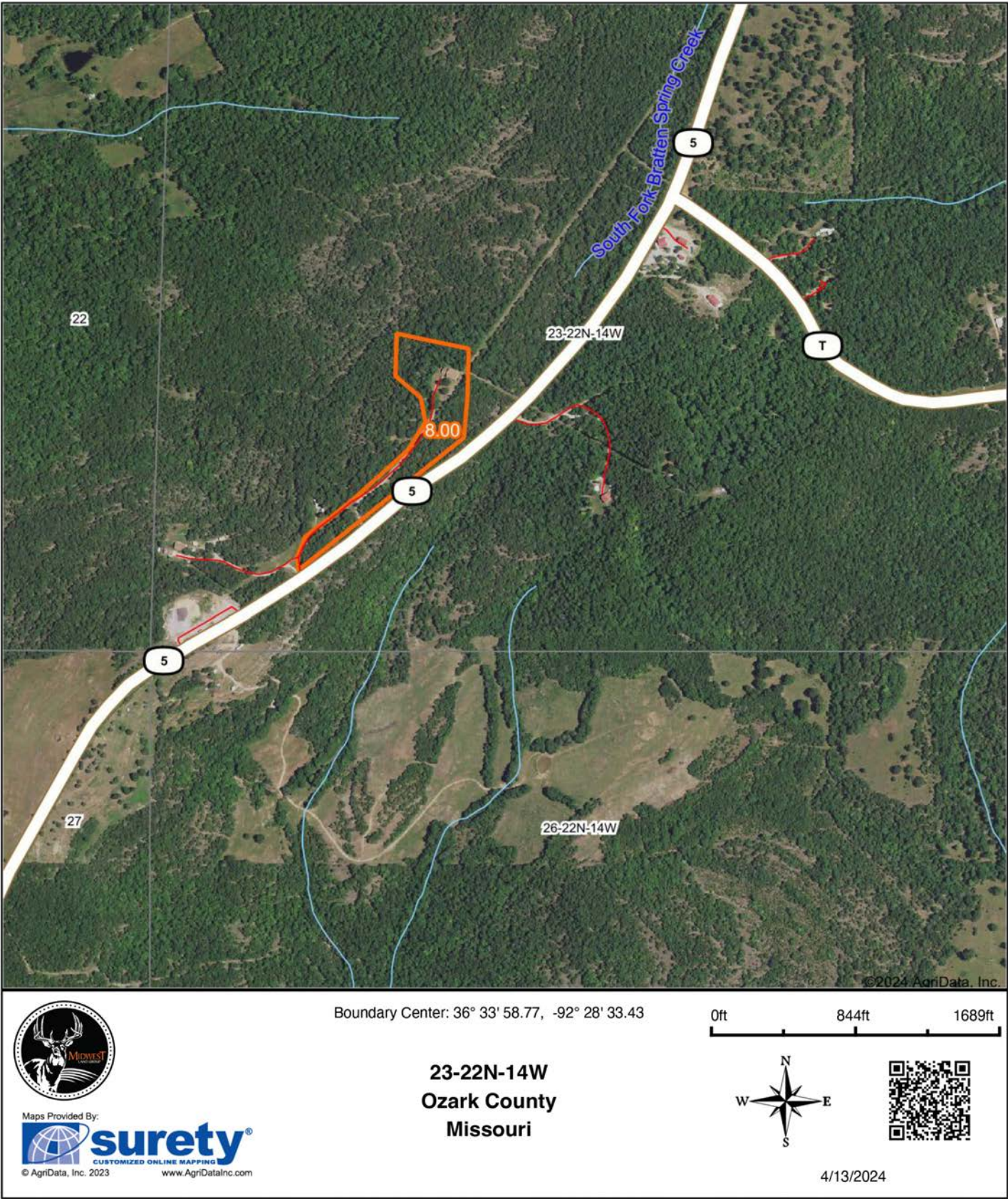
PRIVACY



PAVED ROAD FRONTAGE




AERIAL MAP




TOPOGRAPHY MAP





Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 40.0

Min: 1,097.2


Max: 1,223.6

Range: 126.4

Average: 1,159.9

Standard Deviation: 36.25 ft

0ft 284ft 568ft

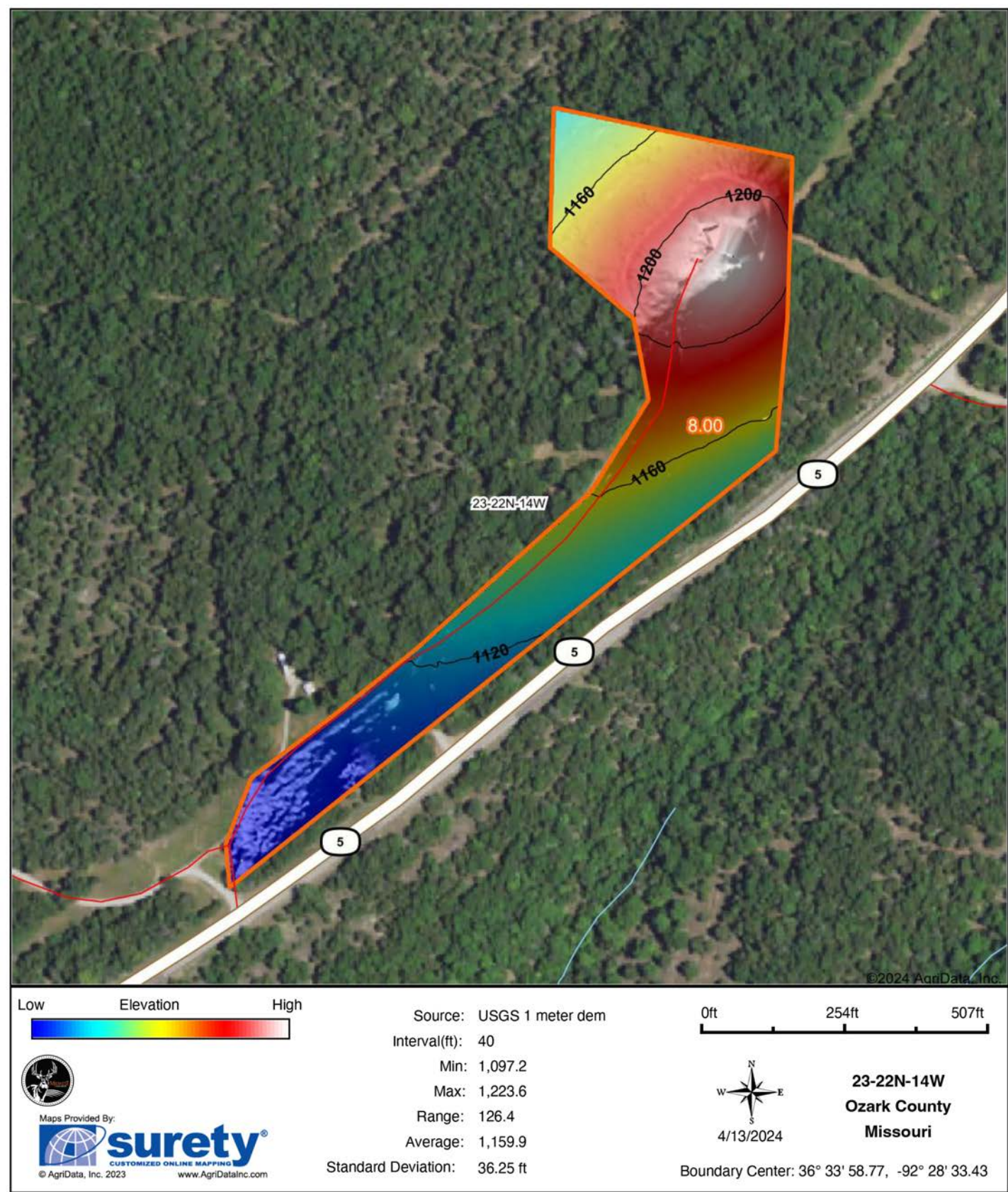


4/13/2024

23-22N-14W
Ozark County
Missouri

Boundary Center: 36° 33' 58.77, -92° 28' 33.43

HILLSHADE MAP



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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