

MIDWEST LAND GROUP PRESENTS

10 ACRES IN

STONE COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

10 ACRE TRACT WITH HIGHWAY FRONTAGE CLOSE TO TABLE ROCK LAKE

Escape to the countryside with this picturesque 10 acre property, conveniently located off Highway 86. Tract 5. Soak in the quiet surroundings, abundant with wildlife and natural beauty. Only 10 minutes from Shell Knob, a quaint lake town, and a short 30-minute drive to the renowned Big Cedar Lodge, this location offers the perfect blend of seclusion and accessibility. With new driveways going in soon and supplemented by a new survey, these tracts come ready to go! Just 10 minutes away, discover the nearest Table Rock Lake boat launch,

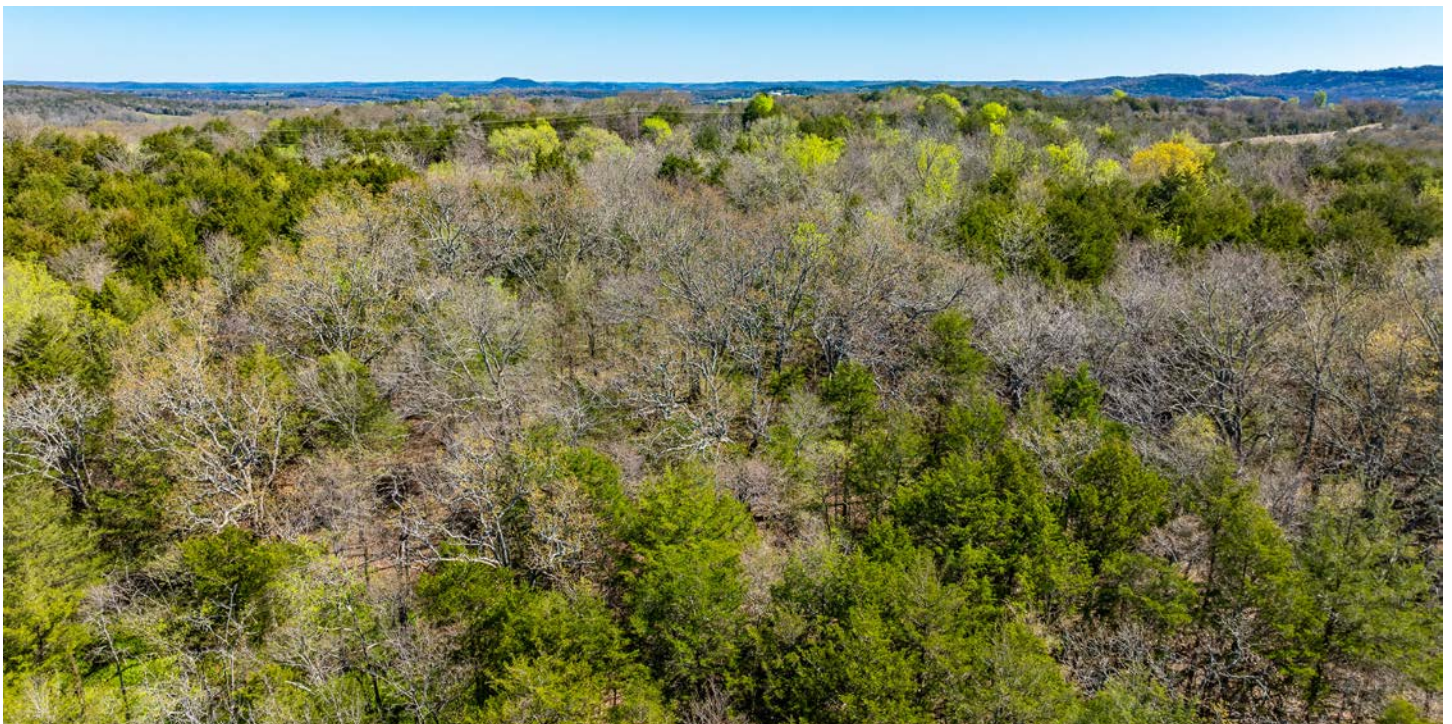
ideal for fishing or leisurely cruises on the water. With multiple tracts available, the possibilities are vast. Whether you dream of building your retirement retreat by the lake, establishing a permanent residence, or simply seeking a peaceful getaway, this property offers endless opportunities to realize your vision. Don't miss your chance to own a piece of the Ozarks. With only 6 total tracts available, this opportunity won't last long. Schedule a showing today and start planning your country escape!



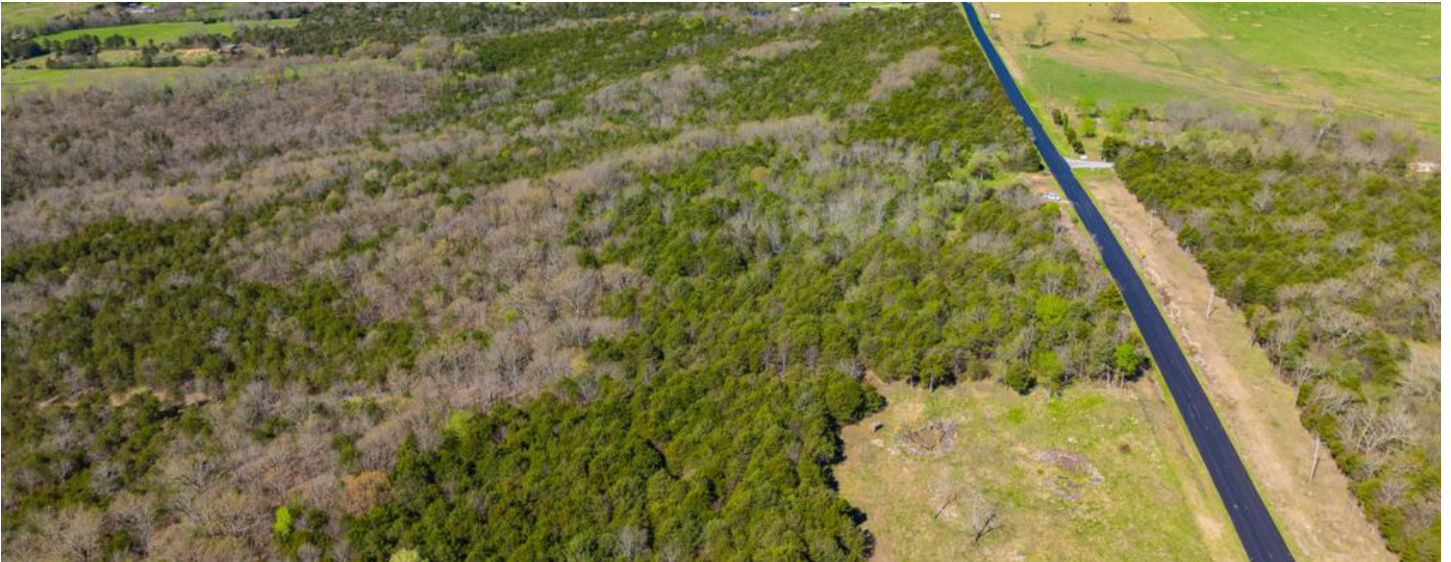
PROPERTY FEATURES

PRICE: **\$70,000** | COUNTY: **STONE** | STATE: **MISSOURI** | ACRES: **10**

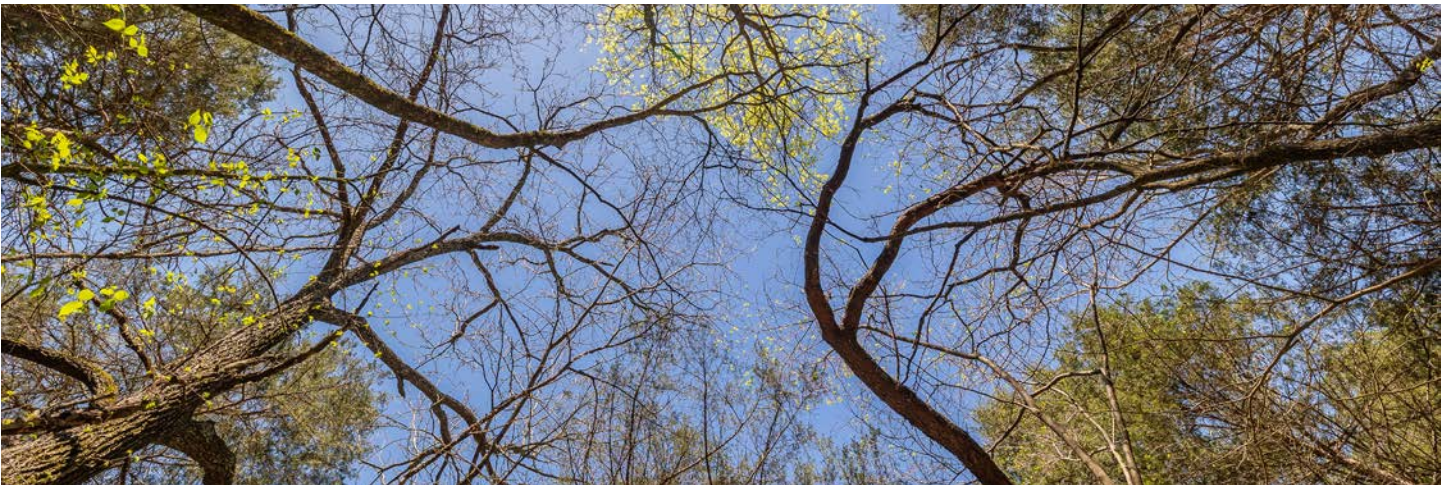
- Highway frontage
- New approaches approved and scheduled to be built
- Close to Table Rock Lake
- New survey
- Wooded
- Wildlife
- Close to Shell Knob
- Great build spots



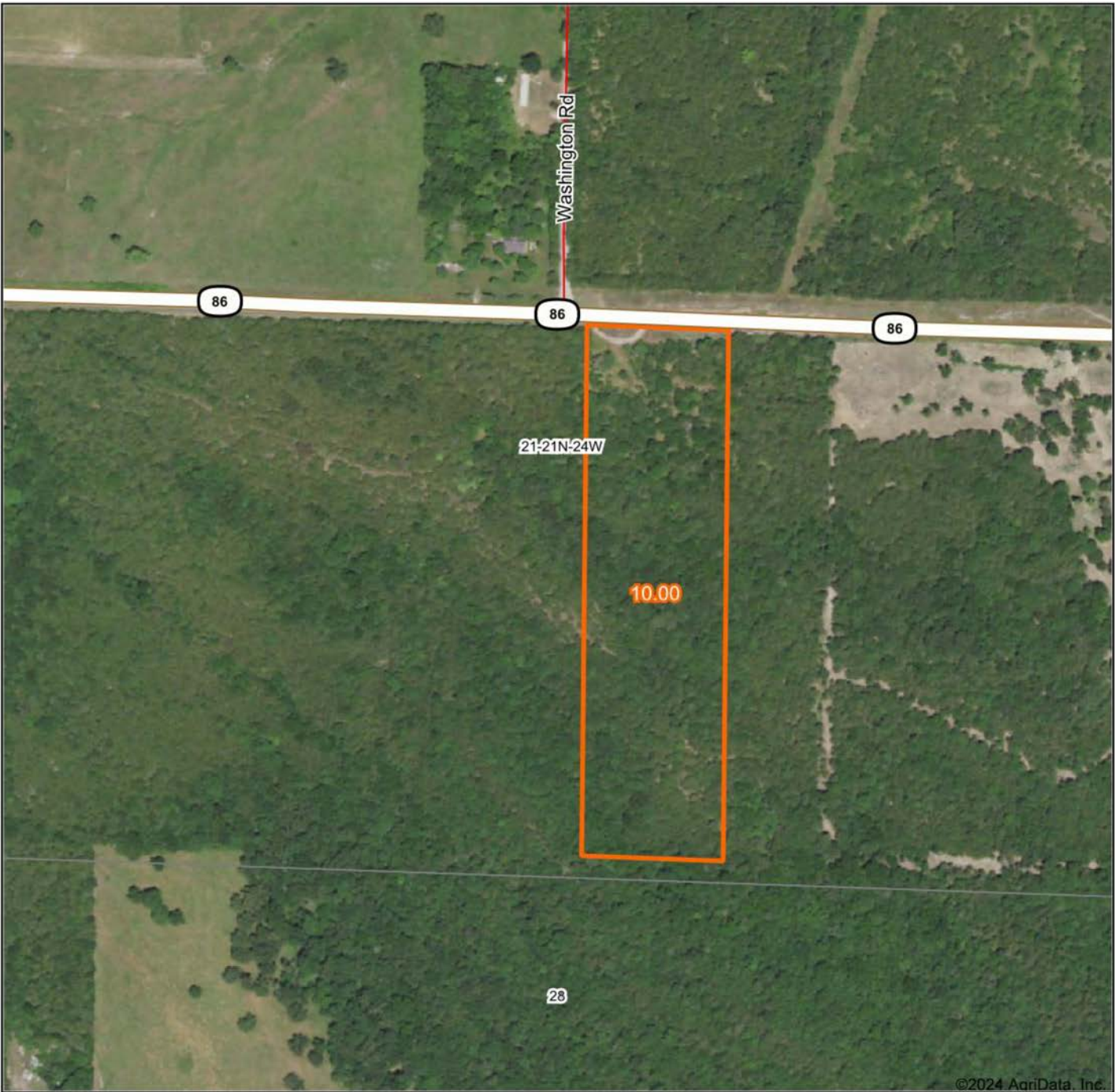
HIGHWAY FRONTAGE



WOODED



AERIAL MAP



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Boundary Center: 36° 30' 19.62, -93° 32' 33.74



21-21N-24W
Stone County
Missouri



4/8/2024

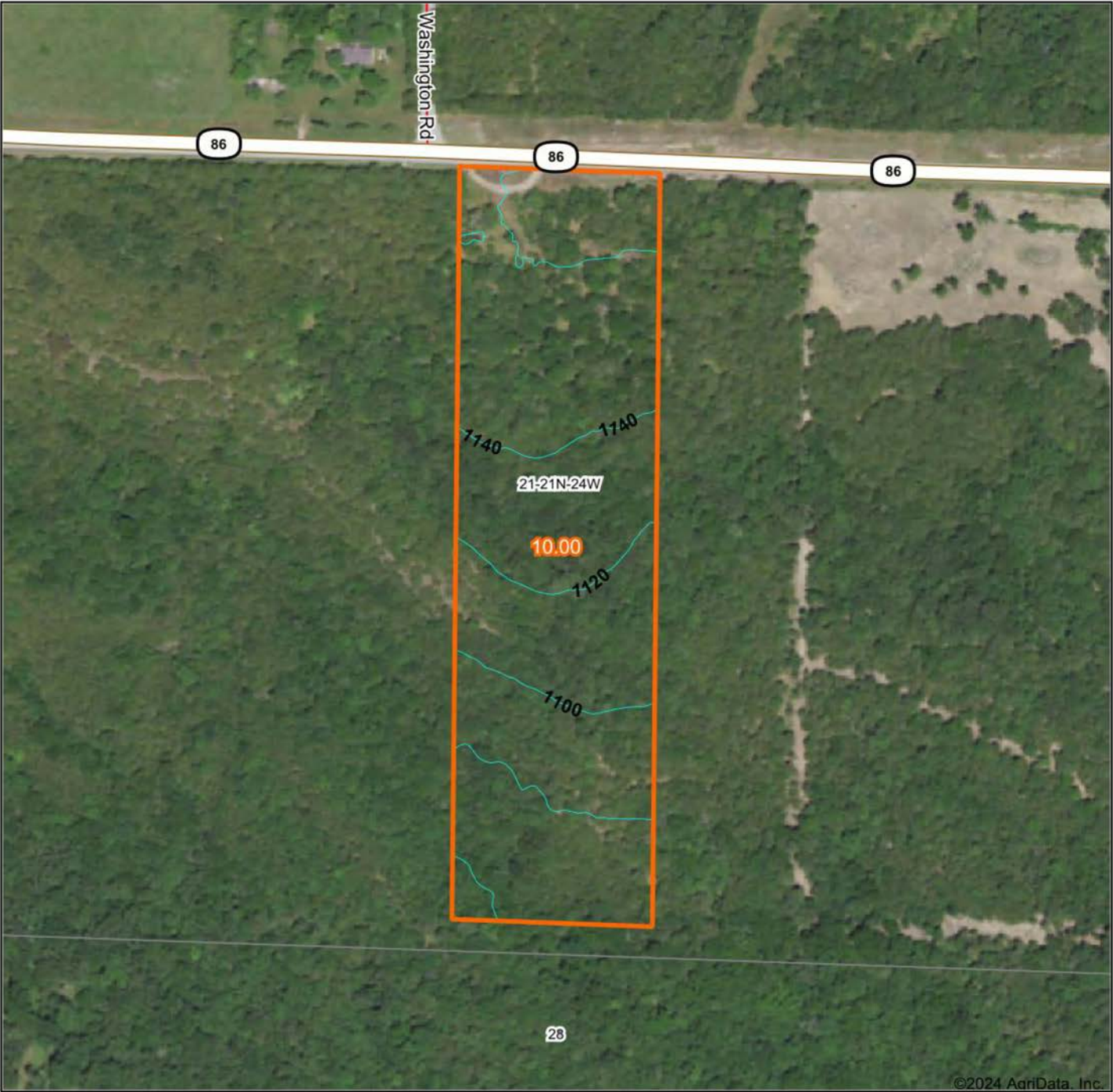


Maps Provided By:



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TOPOGRAPHY MAP



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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 20.0
Min: 1,051.1
Max: 1,169.7
Range: 118.6
Average: 1,120.1
Standard Deviation: 32.25 ft

0ft 267ft 533ft

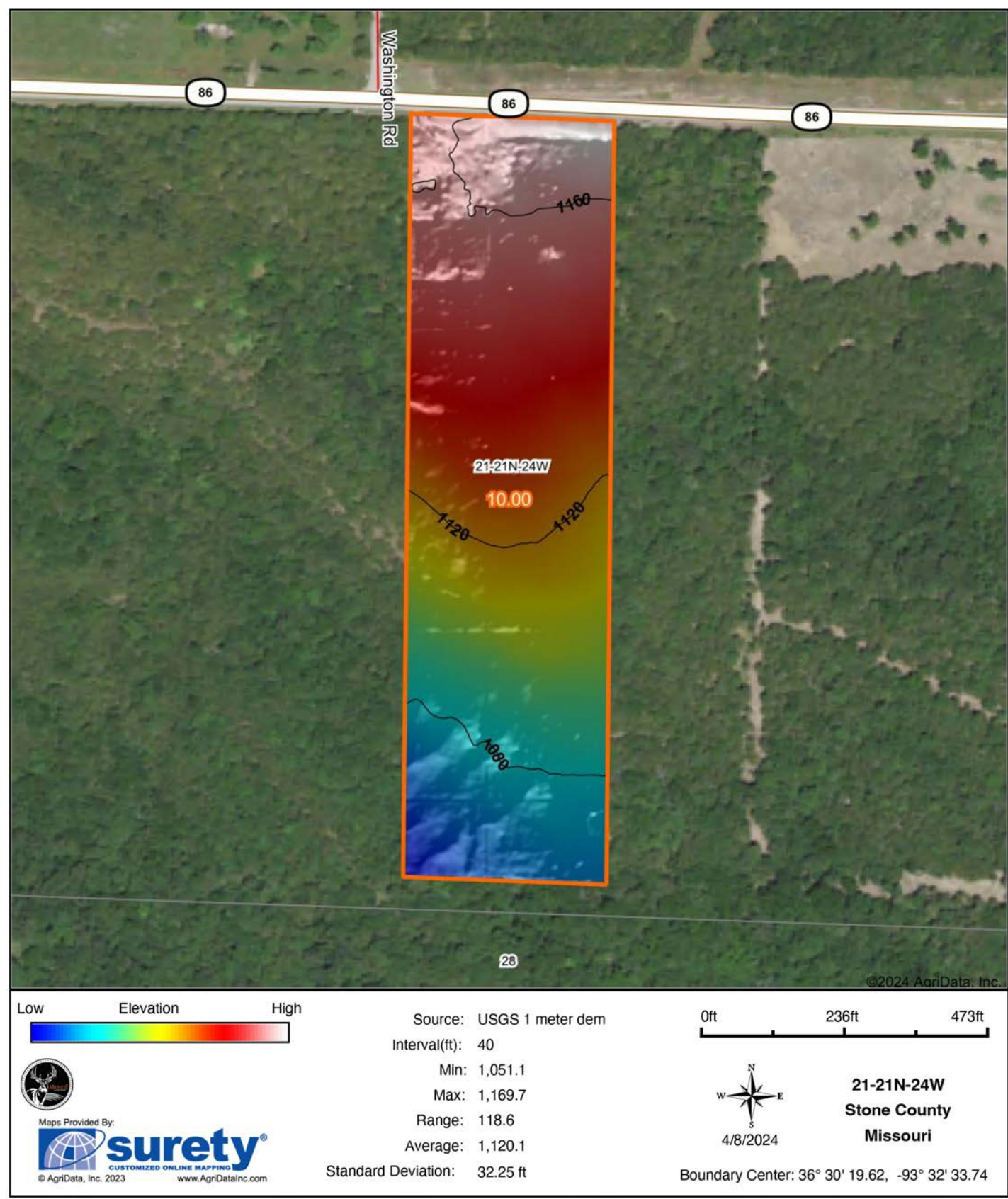


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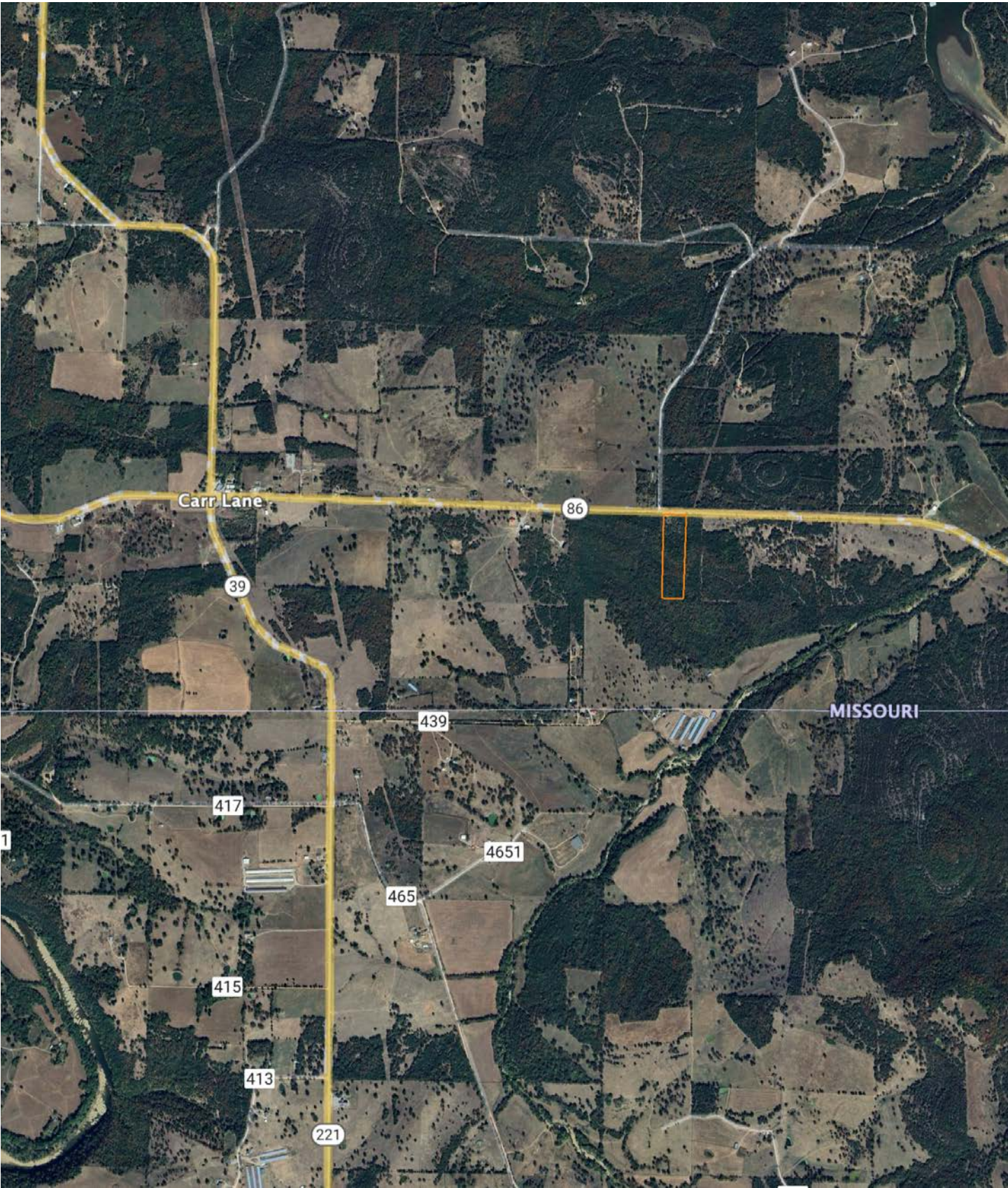
21-21N-24W
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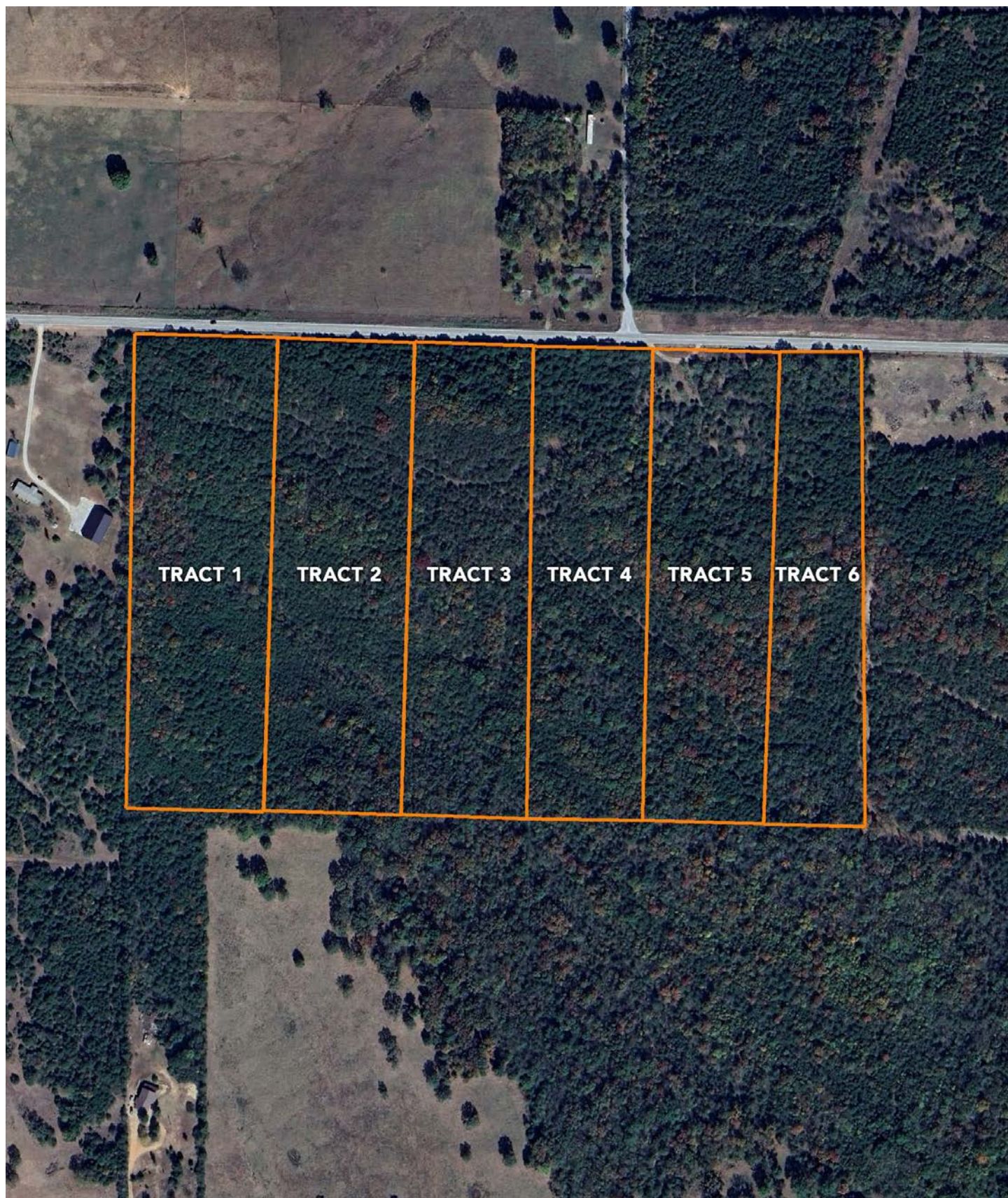
HILLSHADE MAP



OVERVIEW MAP



6 TRACTS AVAILABLE



AGENT CONTACT

Looking for land or selling a piece of property can be stressful or overbearing, but not if you're working with the right agent. Bjorn Wilkerson is all about making sure each client has an enjoyable experience from start to finish. A lifelong lover of the outdoors, Bjorn has a background in agriculture and a passion for all things outdoors. This includes hunting, fishing, camping, traveling, hiking, and land management, not to mention his personal favorites: spring turkey hunting, whitetail hunting, and bowfishing. Born in West Plains, Missouri, Bjorn attended Couch High School and graduated from Missouri State University—Springfield with a degree in Wildlife Management. Before coming to Midwest Land Group, he worked in agriculture and operations with Archer Daniels Midland (ADM), a human and animal nutrition company specializing in agricultural origination and processing, where he worked his way around the company, serving in a variety of positions, everything from trainee, plant manager, and recruiter to new manager development specialist and continuous improvement practitioner. Being a service to someone looking for hunting or farming property is what drives Bjorn. He wants each experience to not only be enjoyable, but seamless as well. If you're in the market to sell or buy land, give Bjorn a call.



BJORN WILKERSON,
LAND AGENT

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