

MIDWEST LAND GROUP PRESENTS

484 ACRES IN

TANEY COUNTY MISSOURI



MidwestLandGroup.com

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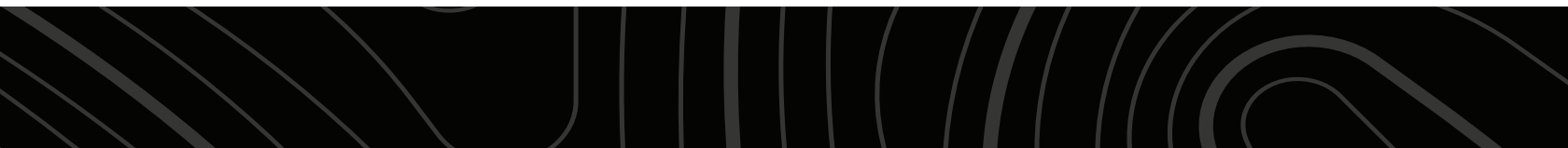
484 +/- ACRES NEAR BULL SHOALS LAKE

If you are looking for a large hunting or recreational tract situated near the lake, look no further than this 484 +/- acre tract. This area of Missouri is known for its immense outdoor opportunities. Its proximity to Bull Shoals Lake, thousands of acres of US Army Corp of Engineers land, and Mark Twain National Forest make this area the perfect getaway, without sacrificing access to city amenities. This particular tract has the perfect layout and mix of habitat types needed for a top-tier hunting and recreational tract. Welcome to the Taney 484!

This property boasts about 35 +/- acres of pasture and more than 4 miles of interior roads. The pasture and other open areas could very easily be converted into food plot acreage. While riding through the interior road system, you will see deer, turkey, and an array of other wildlife. The property sits less than 5 minutes from Bull Shoals Lake and has first-class views of both the lake and surrounding acreage. One of the best features of the property is a bald knob that overlooks both the lake and the surrounding area. This massive overlook has nearly a 360-degree view and is truly one of a kind. Whether you are an investor looking to expand your portfolio, or a hunter looking for a property with great access, you will appreciate the nearly half-mile stretch of State Highway

OO frontage and multiple entrances to the property. The property is comprised primarily of hardwood timber, with pasture and glade mixed throughout. The patchwork of these habitat types creates excellent wildlife habitat and makes this farm hunt larger than other properties in the area. Another great feature this tract offers is the portion of the eastern property boundary that adjoins the US Army Corps of Engineers land, giving you more acreage to hunt, hike, and enjoy. The layout of the property and the amount of road frontage also enable a new owner to easily subdivide the property into an assortment of individual tracts.

This area of southern Missouri has great access to Bull Shoals Lake, which covers nearly 35,000 acres and offers great recreational opportunities. Just 2 miles down the road sits a quiet and secluded cove of Bull Shoals. While this property offers a great deal of seclusion, it is still within close proximity to amenities as Branson, Missouri is about 35 minutes away. Whether you are searching for a large hunting or recreational tract, or a solid investment opportunity look no further! More acreage is available for purchase. For more information or to set up your private tour, contact Land Agent Clay O'Dell at (417) 414-1808.



PROPERTY FEATURES

PRICE: **\$1,065,000** | COUNTY: **TANEY** | STATE: **MISSOURI** | ACRES: **484**

- State Highway OO frontage
- Bull Shoals Lake views
- 35 +/- acres of pasture
- 4+ miles of interior roads
- Multiple ponds
- Spring-fed creek
- Multiple access points off State Highway OO
- Bull Shoals Lake access is 2 miles down the road
- Private boat dock may be available for purchase
- Great access to electric
- Tremendous hunting potential
- Abundant wildlife
- Adjoins US Army Corps of Engineers land
- Additional acreage available for purchase
- 35 minutes from Branson, MO
- 1 hour 10 minutes from Springfield, MO
- 1 hour 15 minutes from Harrison, AR



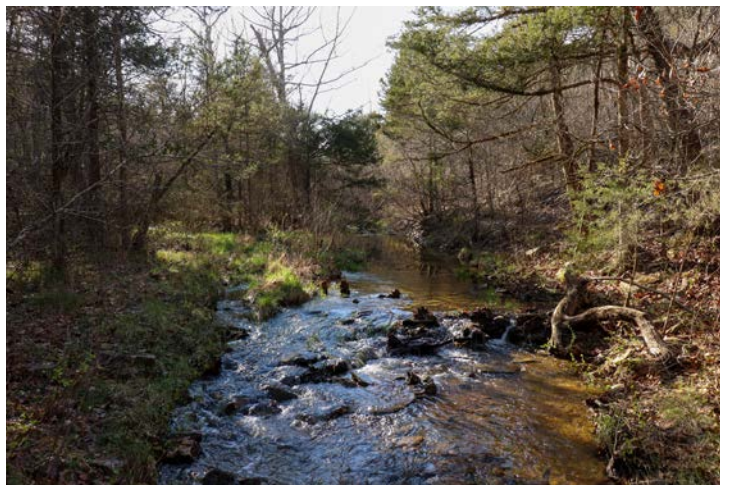
484 +/- ACRES



BULL SHOALS LAKE VIEWS



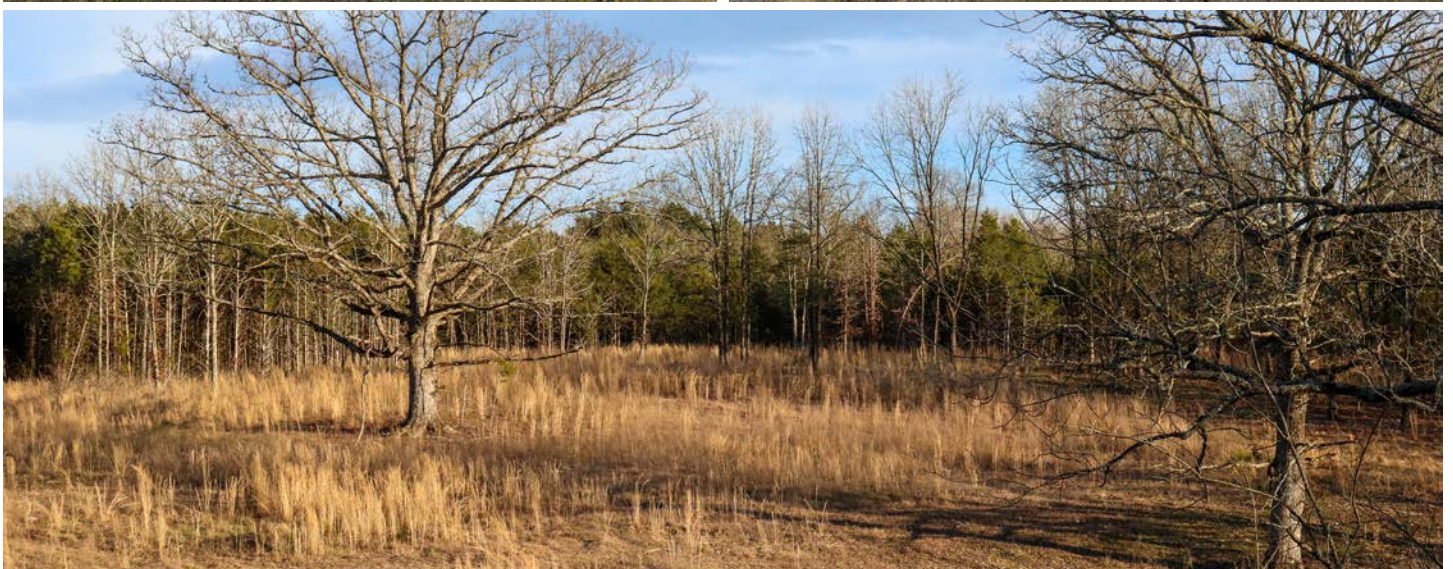
SPRING-FED CREEK



4+ MILES OF INTERIOR ROADS



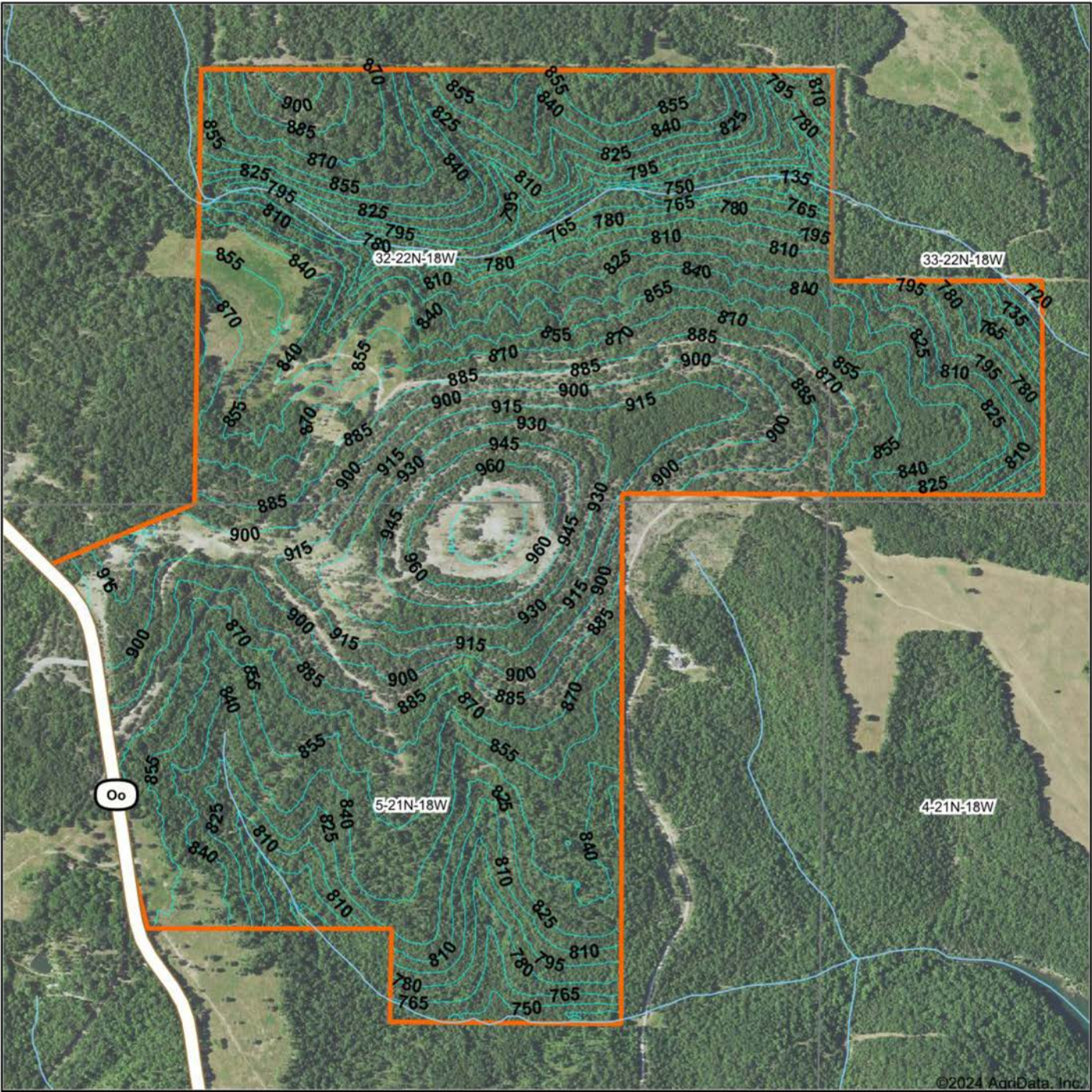
35 +/- ACRES OF PASTURE



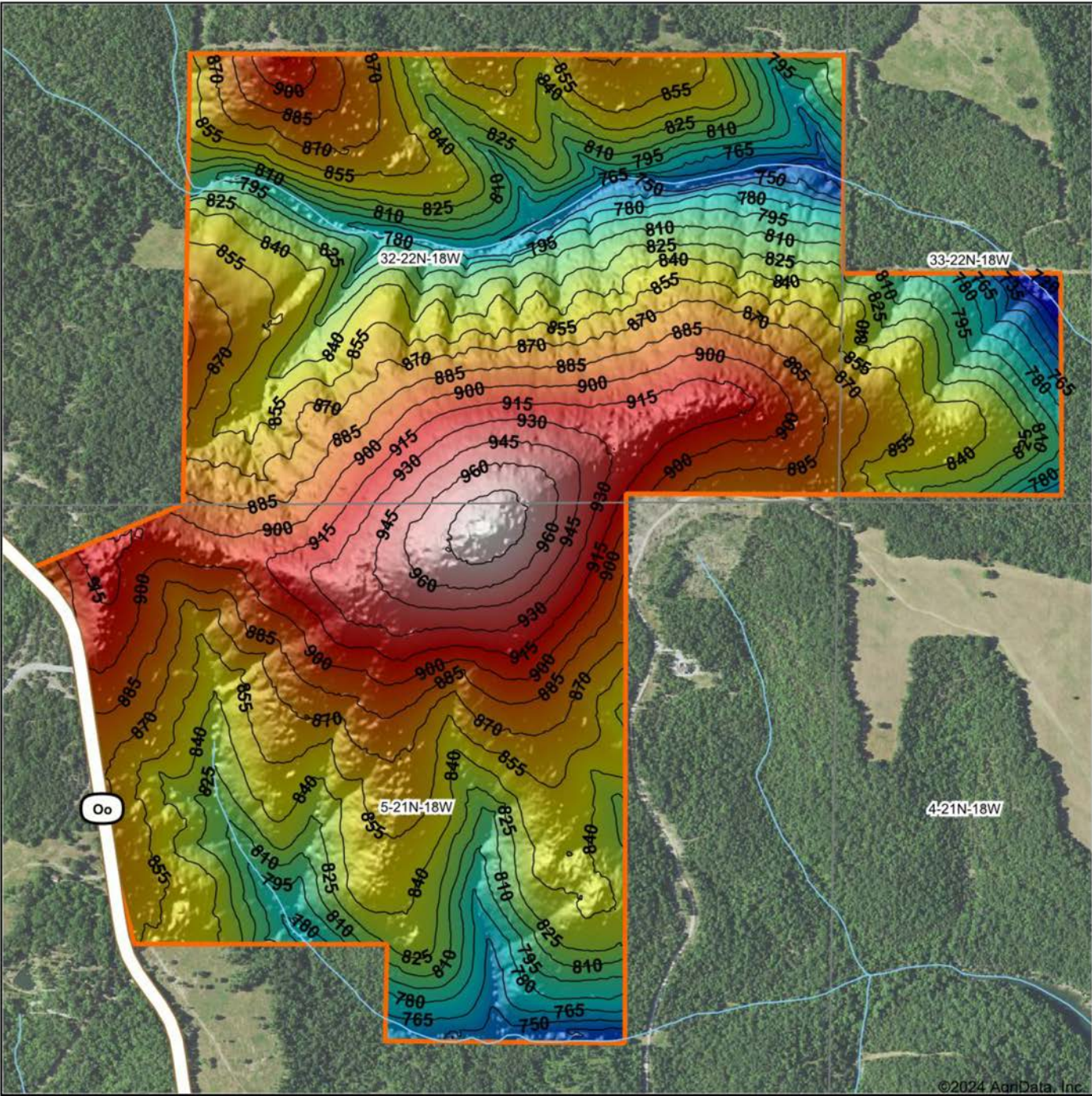
ADDITIONAL PHOTOS



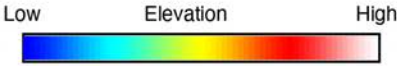
TOPOGRAPHY MAP



HILLSHADE MAP



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Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 3 meter dem
Interval(ft): 15
Min: 707.9
Max: 987.8
Range: 279.9
Average: 856.3
Standard Deviation: 49.57 ft

0ft 930ft 1859ft

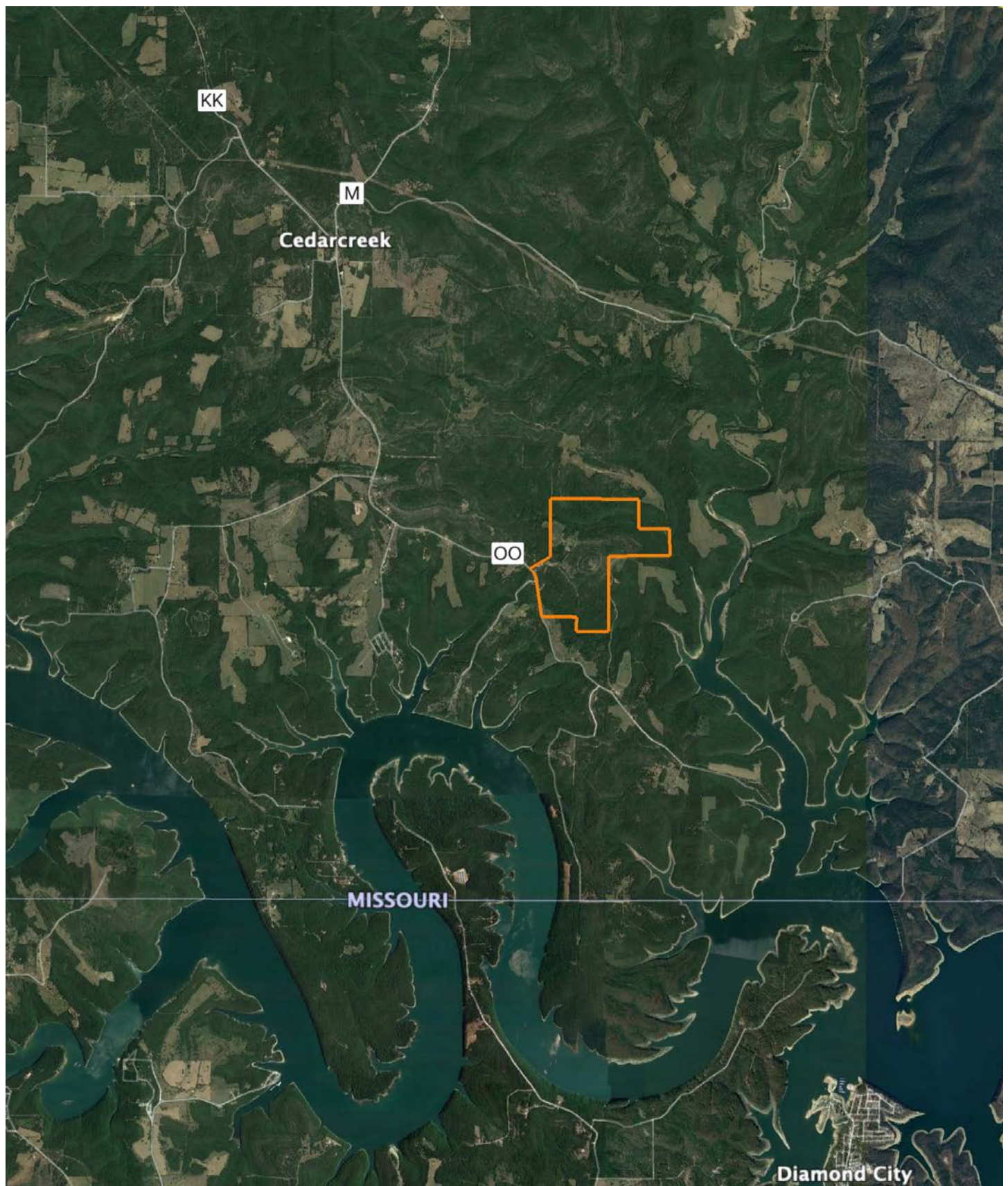


4/23/2024

5-21N-18W
Taney County
Missouri

Boundary Center: 36° 32' 20.57, -92° 57' 28.08

OVERVIEW MAP



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
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