

MIDWEST LAND GROUP PRESENTS

7 ACRES IN

BENTON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TURNKEY TRUMAN LAKE HOUSE AND ACREAGE WITH CORPS FRONTAGE

Located in the Deer Ridge Subdivision north of Highway Z, west of Warsaw, is this 7 +/- acre Truman Lake property. Offering privacy and seclusion, the three wooded lots surround the cul-de-sac at the end of Falling Rock Avenue. The vegetation is hardwoods and the terrain is hills, typical of the area. Backing up to US Army Corps of Engineers ground, the property provides exclusive access to public hunting and recreation land that is only feasibly accessed by private property or the lake itself. This endows the owner with the privilege of excellent deer, turkey, waterfowl, and small game hunting, as well as fishing, right out the back door. For the fisherman,

boater, and general lake recreator, the property is in a location central to three major public access points on the South Grand and Osage arms of the reservoir. It's just 10 minutes from Berry Bend, 14 minutes from Long Shoal, and 23 minutes from Bucksaw. The three bedroom, two bath manufactured home is move-in ready, with furnishings and appliances conveying with the sale. A 20'x33' addition with a walkout basement was constructed in 2018. Also, one of the lots has an existing basement where a house previously burned, and could be used for a new home.



PROPERTY FEATURES

PRICE: **\$169,000** | COUNTY: **BENTON** | STATE: **MISSOURI** | ACRES: **7**

- 3 bed, 2 bath manufactured home
- 20'x33' addition
- Walkout basement
- US Army Corps of Engineers frontage
- Seclusion
- Wildlife
- Excellent hunting
- Personal property conveys
- Storage shed
- Additional basement
- 10 minutes from Berry Bend
- 14 minutes from Long Shoal
- 23 minutes from Bucksaw



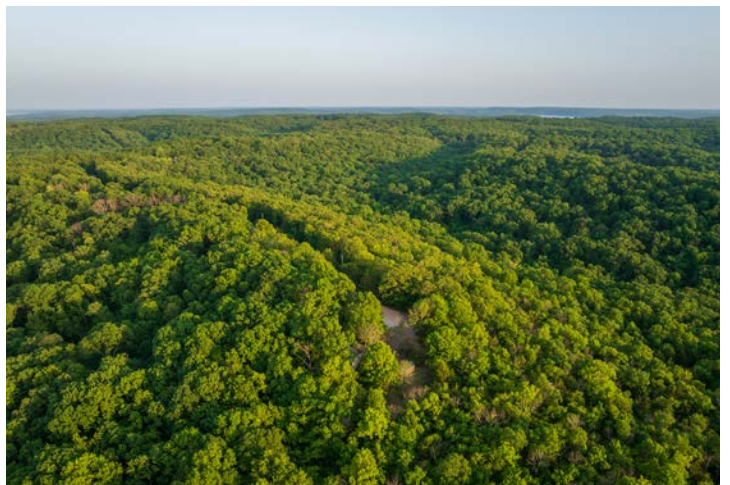
3 BED, 2 BATH MANUFACTURED HOME



STORAGE SHED



7 +/- ACRES



AERIAL MAP



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Maps Provided By:



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Boundary Center: 38° 14' 47.43, -93° 30' 54.99

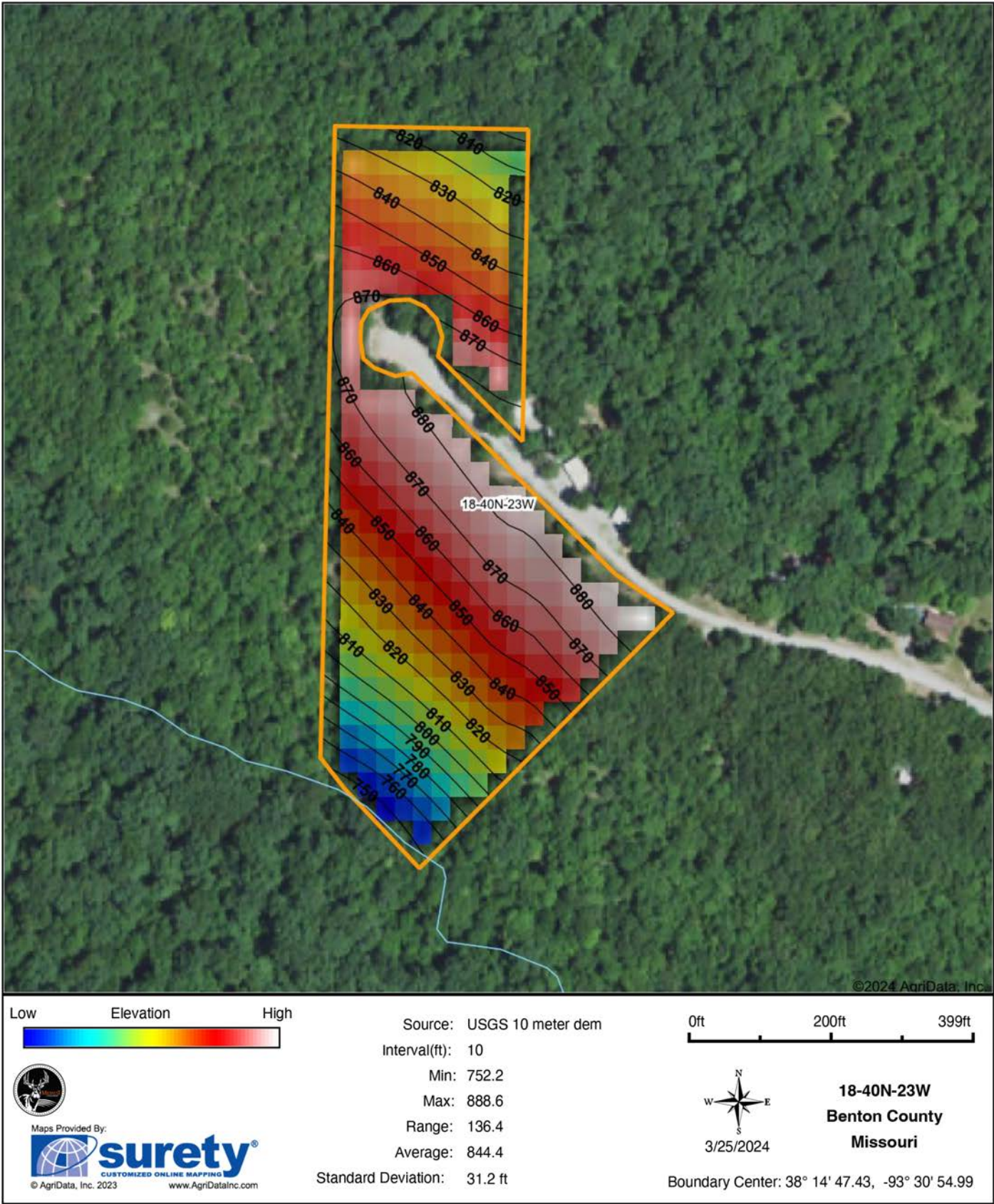
18-40N-23W
Benton County
Missouri

0ft 323ft 645ft



3/25/2024

HILLSHADE MAP



OVERVIEW MAP



AGENT CONTACT

Ben Ewbank has an intense passion for the outdoors. Growing up in Raymore, Missouri, he developed a love for hunting and fishing thanks to his dad, a longtime member of a local sportsman's club in west central Missouri. After graduating from Ray-Pec High School, Ben went on to Pittsburg State University, where he obtained a degree in construction management. While working in construction for several years, he began searching for a field in which he could be passionate about. That's what led him to Midwest Land Group, where he combines his love for the outdoors with skills he had previously honed, such as nurturing relationships with clients, and negotiating on their behalf in order to achieve common goals. With an eagerness to serve, Ben brings hard work, kindness, and integrity to his role as a land sales agent. He's a member of the NWTF and the QDMA.

When not working, you can find him bowhunting for whitetails or chasing gobblers, often on Missouri conservation ground, as well as fishing for crappie. He also hunts doves and waterfowl when the opportunities arise. He loves spending time with his wife and their three children, and tries to get together with loved ones at the family cabin at Pomme de Terre whenever possible. Call Ben today to let him go to work for you!



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