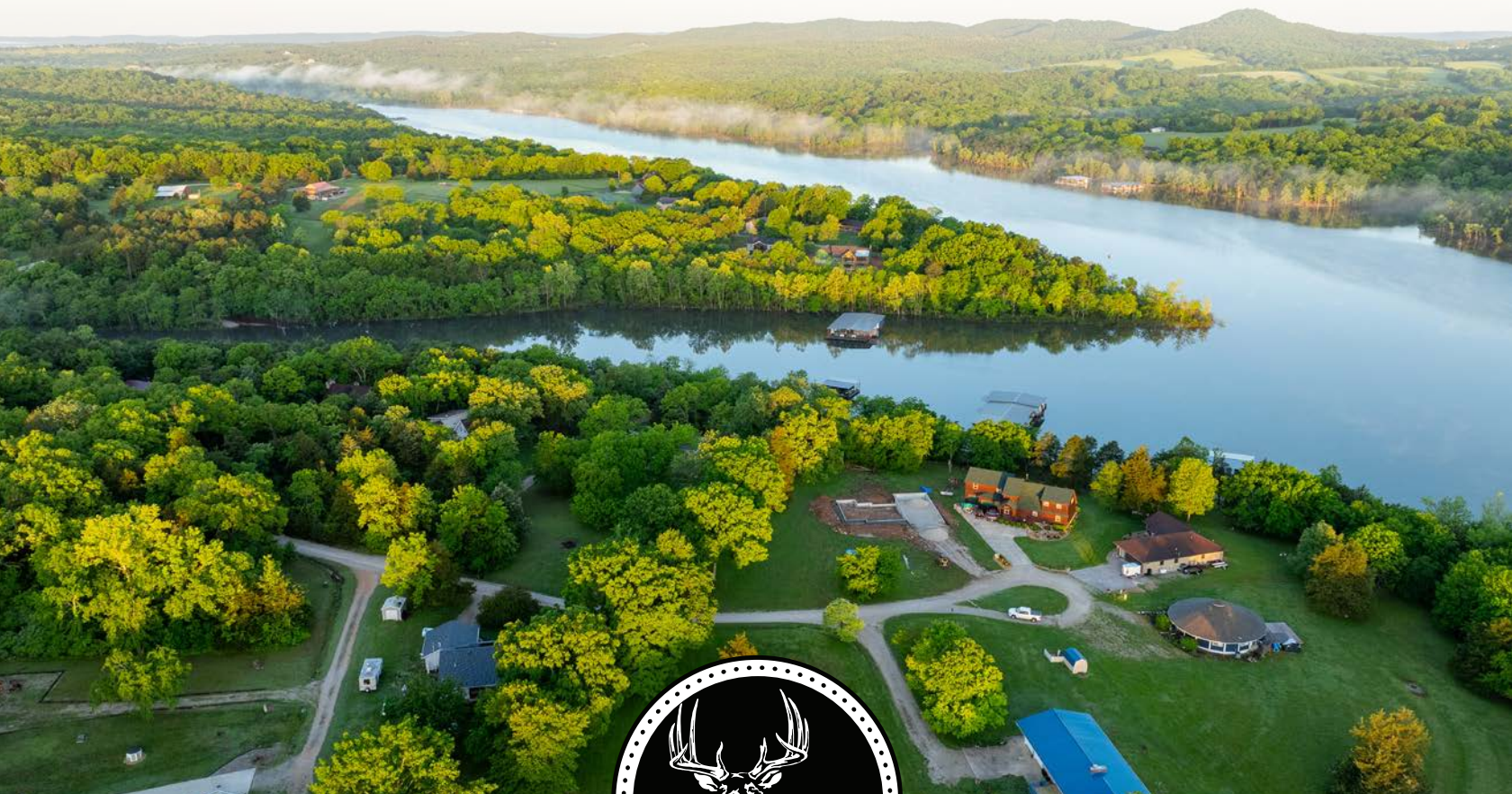


MIDWEST LAND GROUP PRESENTS

.4 ACRES IN

STONE COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL LAKE LOT LOCATED ON TABLE ROCK

Discover your own slice of paradise with this stunning 0.4 +/- acre lake lot on the shores of Table Rock Lake. This parcel provides the perfect canvas to create a lake getaway. With lake views and direct access to the sparkling waters, this lot invites you to enjoy fishing, swimming, or simply basking in the sun on the shoreline. Surrounded by the natural beauty of the

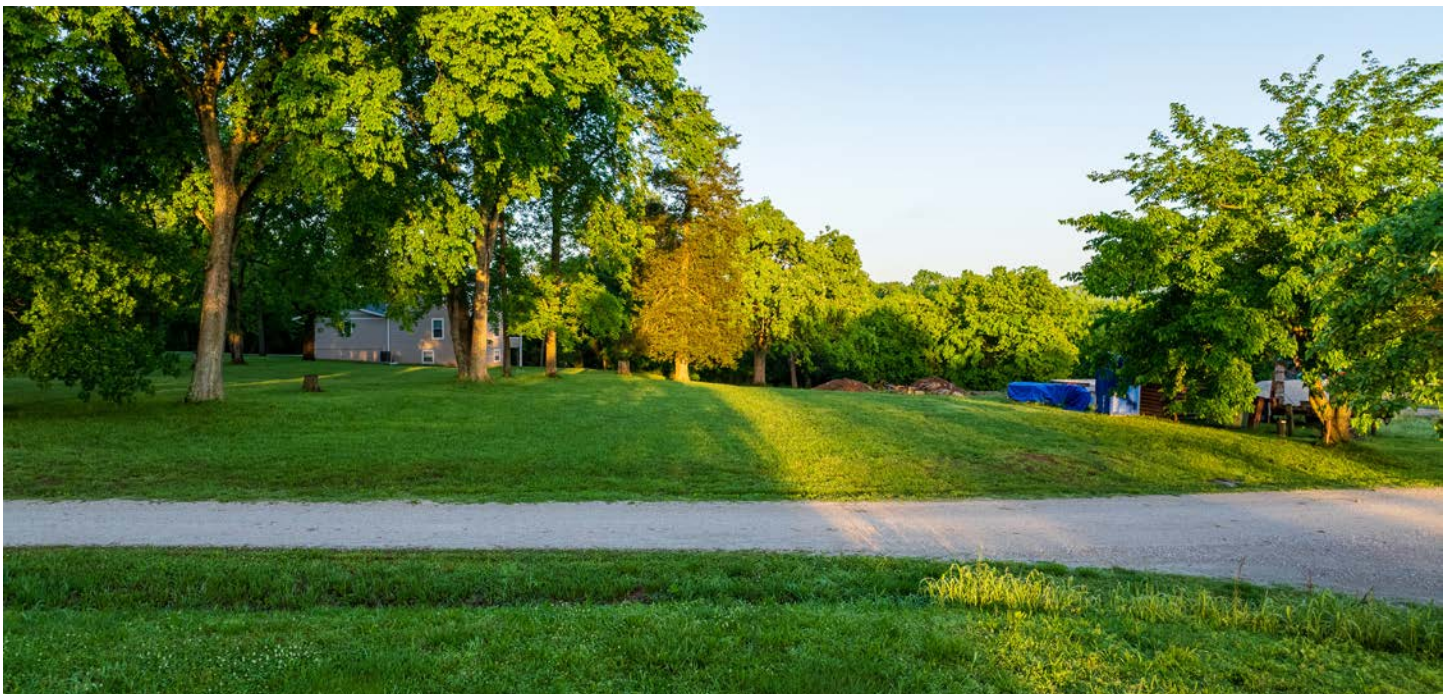
Ozarks, this lake haven is the ideal spot to unwind and recharge. Located just 11 minutes away from Dogwood Canyon. This property makes it easy to enjoy all the fun and amenities the Ozarks has to offer! Don't miss your opportunity to own this prime lakefront property on Table Rock Lake. Embrace the lake lifestyle and start creating your lakeside memories today!



PROPERTY FEATURES

PRICE: **\$38,700** | COUNTY: **STONE** | STATE: **MISSOURI** | ACRES: **.4**

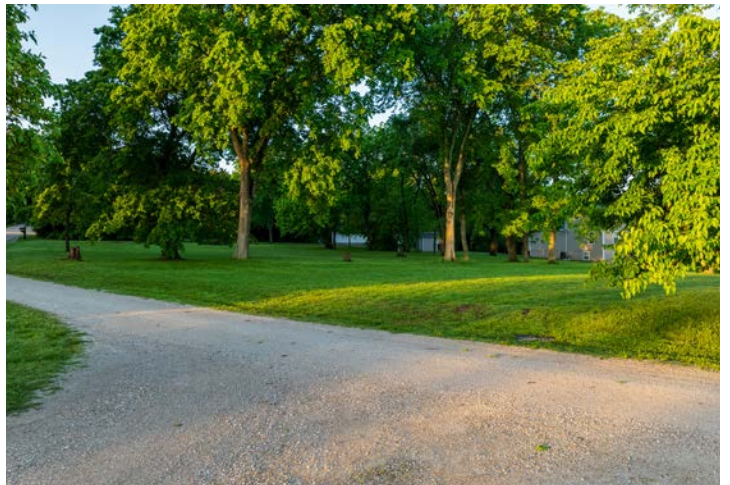
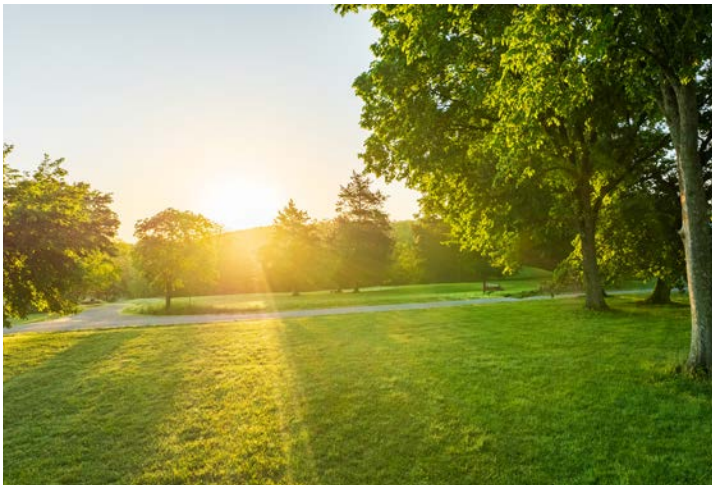
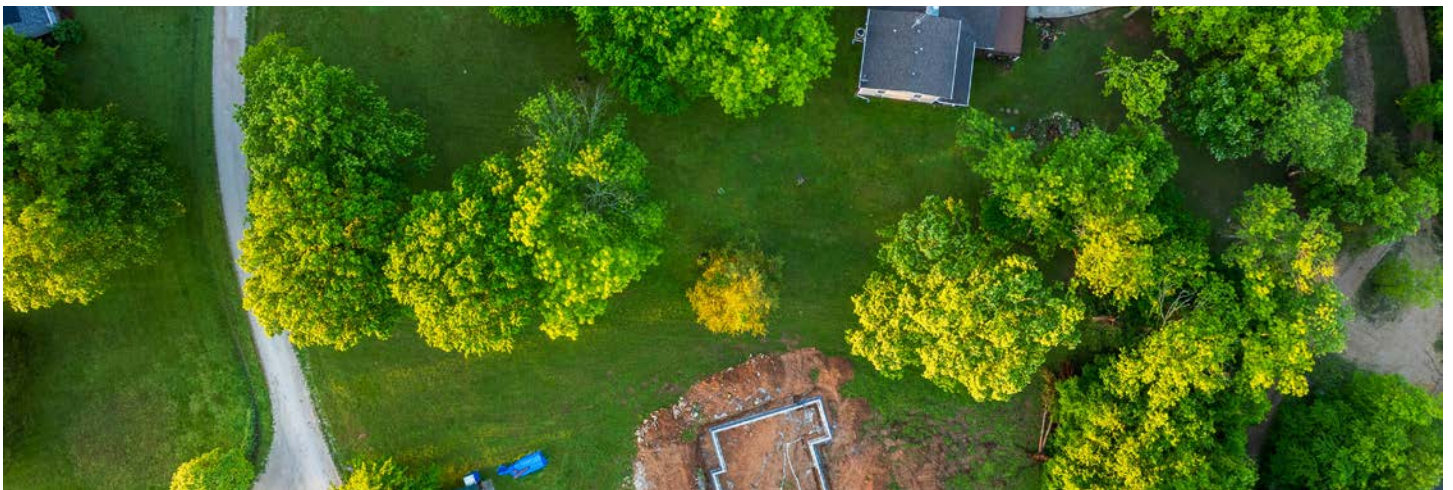
- Fishing
- Lake frontage
- Green Acres Subdivision
- Table Rock Lake
- Boating
- Lake views
- 45 minutes from Branson
- 10 minutes from Dogwood Canyon
- 39 minutes away from Silver Dollar City
- 43 minutes From Coney Island



LAKE FRONTAGE



.4 ACRE LAKE LOT



AERIAL MAP



©2024 AgriData, Inc.

Boundary Center: 36° 32' 34.77, -93° 30' 34.71

0ft 216ft 432ft



Maps Provided By:



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www.AgriDataInc.com

11-21N-24W
Stone County
Missouri

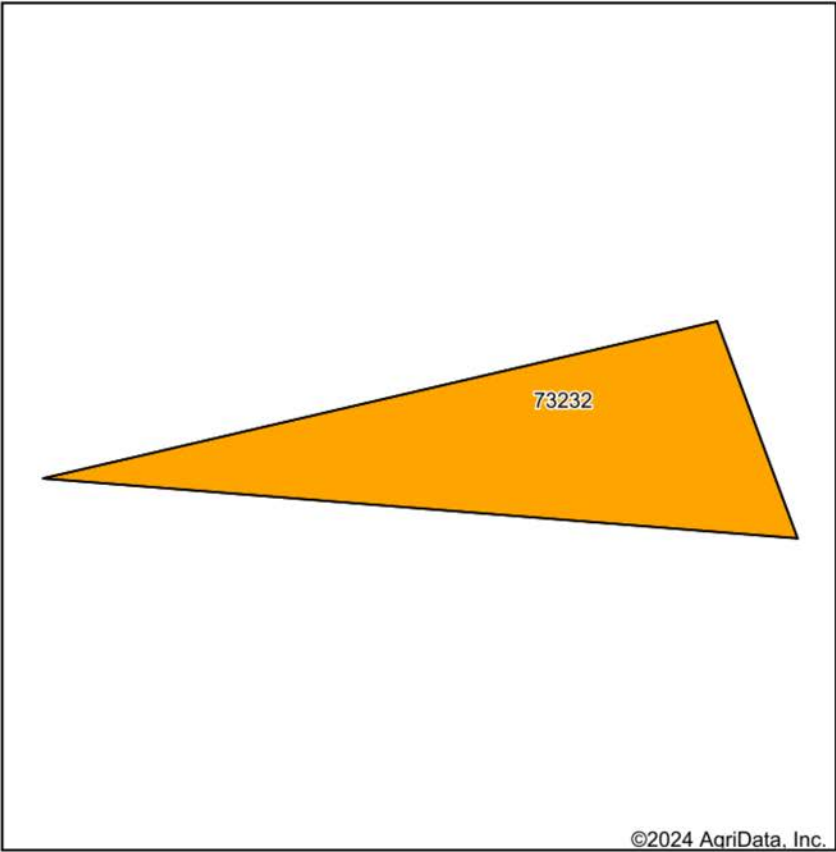


5/6/2024

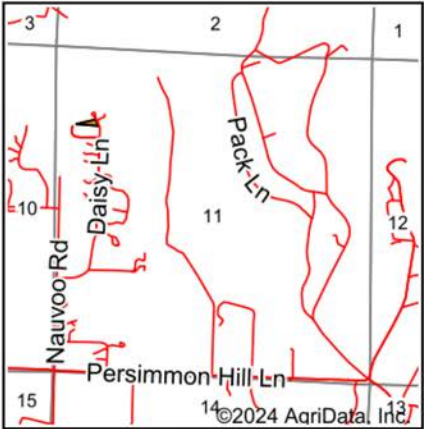
HILLSHADE MAP



SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Stone**
Location: **11-21N-24W**
Township: **Williams**
Acres: **0.42**
Date: **5/6/2024**



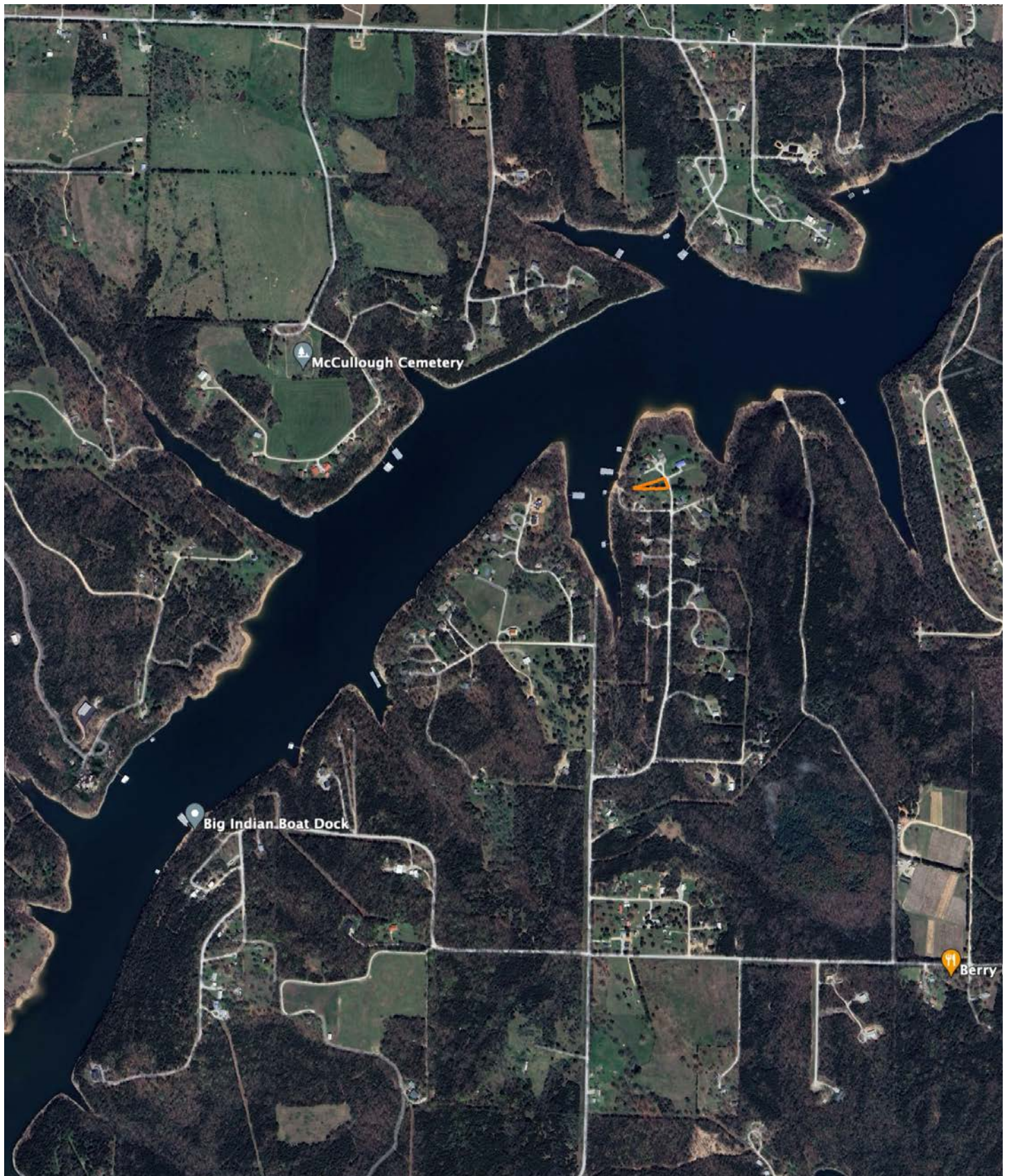
Maps Provided By:



Area Symbol: MO209, Soil Area Version: 27										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Tall fescue AUM	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
73232	Alred-Ocie complex, 1 to 8 percent slopes	0.42	100.0%		IIIe	3.5	61	55	47	48
Weighted Average					3.00	3.5	*n 61	*n 55	*n 47	*n 48

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

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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