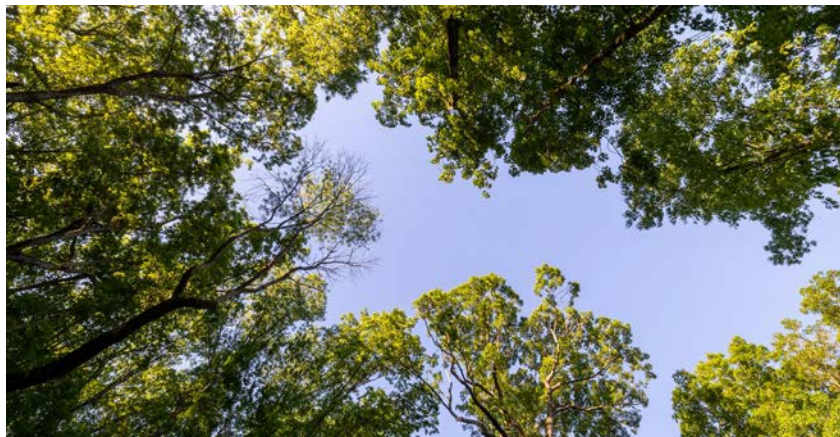
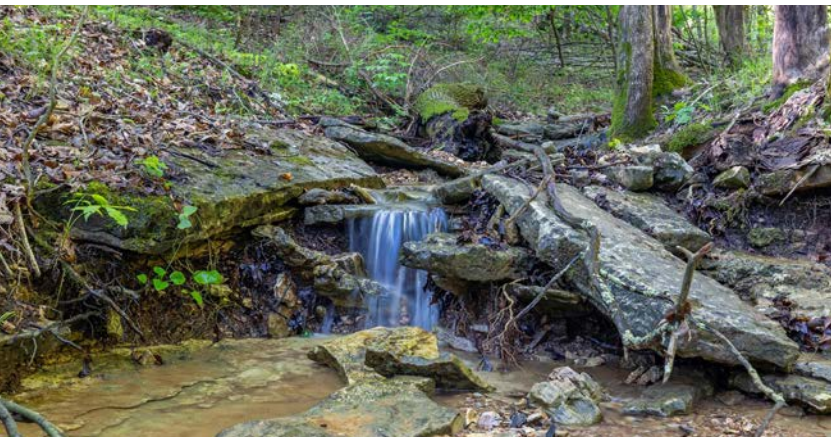


MIDWEST LAND GROUP PRESENTS



STONE COUNTY, MO

60 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

LAKE FRONT AND LAKE VIEW PROPERTY OF TABLE ROCK LAKE

Discover a once-in-a-lifetime opportunity with this 60 +/- acre lakefront property, just 15 minutes from Big Cedar Lodge and 25 minutes from Branson. The cabin-style home boasts over 2,200 +/- square feet of living space, featuring 4 bedrooms, 2 bathrooms, soaring ceilings, and a spacious open floor plan. Enjoy the serene lake views from the nice back deck or relax in the bonus room upstairs, perfect for additional living space or a home office. Situated on 10 acres of cleared land, the property offers picturesque views of Table Rock Lake, surrounded by beautiful mature shade trees and an open pasture that sets up perfectly for hunting the abundant deer and turkey. A newly constructed shop building also provides ample space for equipment and storage. What truly sets this property apart is the attached 50+- acres, offering exclusive lakefrontage and a private, park-like setting. A newly constructed, picturesque road winds through wide

open timber, reminiscent of Bass Pro's Dogwood Canyon not far from the property, leading you to a scenic wet-weather creek and an impressive land bridge, providing easy access to the interior of the property. Established trail systems make exploring the land effortless, leading you to various points of interest including a stunning lake view spot, set up for camping or simply admiring the lake. Further along the trails, you'll discover a spring-fed, year-round creek that runs directly into Table Rock Lake. With minimal Corp ground bordering the property on the lake cove, parking your UTV and walking to the water's edge is convenient. This property also butts up against a huge, landlocked peninsula that is also Corp ground, only furthering the privacy and hunting capabilities. This property is truly a rarity that must be seen to be fully appreciated. Schedule a showing today and prepare to be enchanted by its beauty!



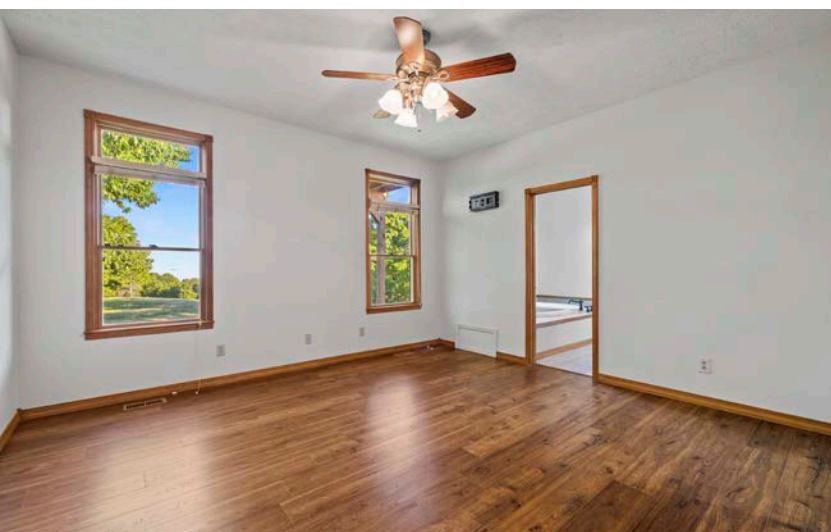
PROPERTY FEATURES

PRICE: **\$1,350,000** | COUNTY: **STONE** | STATE: **MISSOURI** | ACRES: **60**

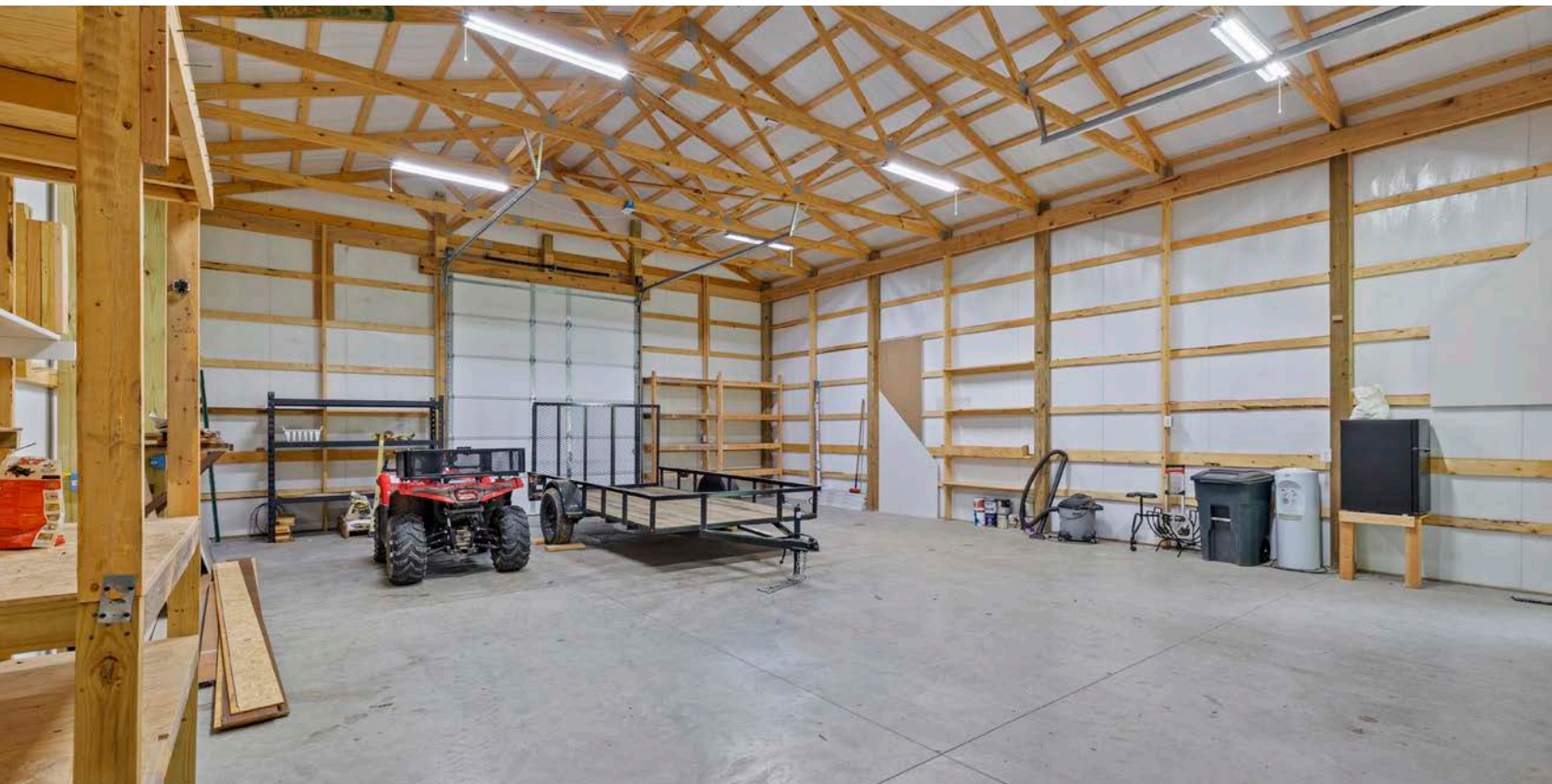
- Lakeview home
- New shop
- No restrictions
- Newly built road
- Lakefront land
- Great hunting
- Year-round creek
- Trail system
- Highway frontage
- Very rare opportunity
- Close to Big Cedar Lodge



2,237 SQ. FT. CABIN-STYLE HOME



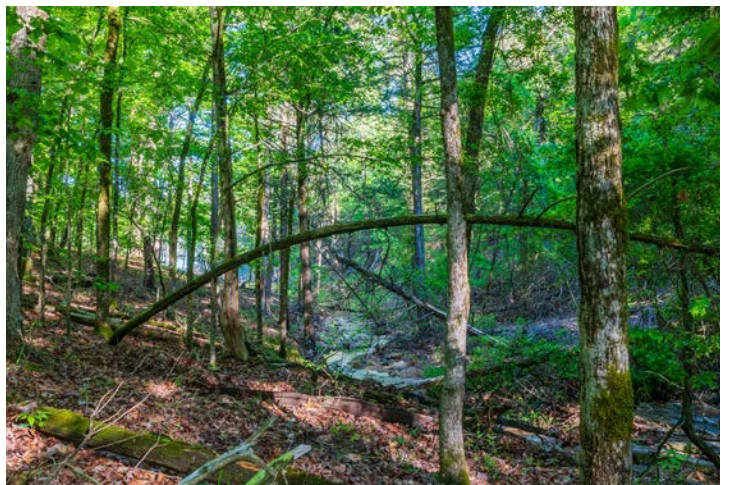
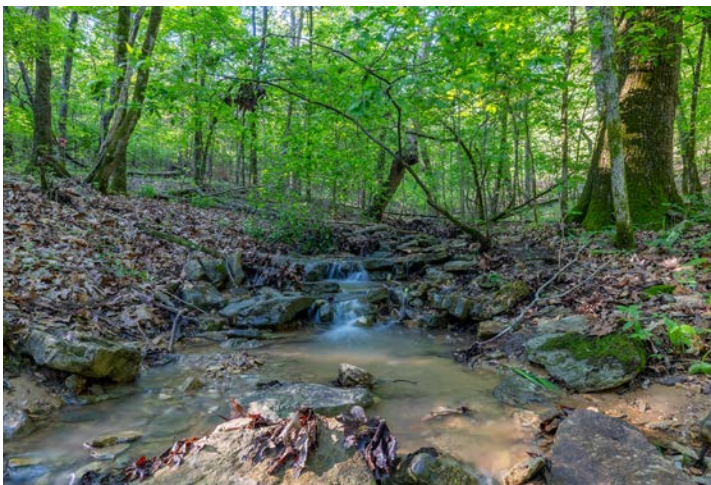
NEW SHOP



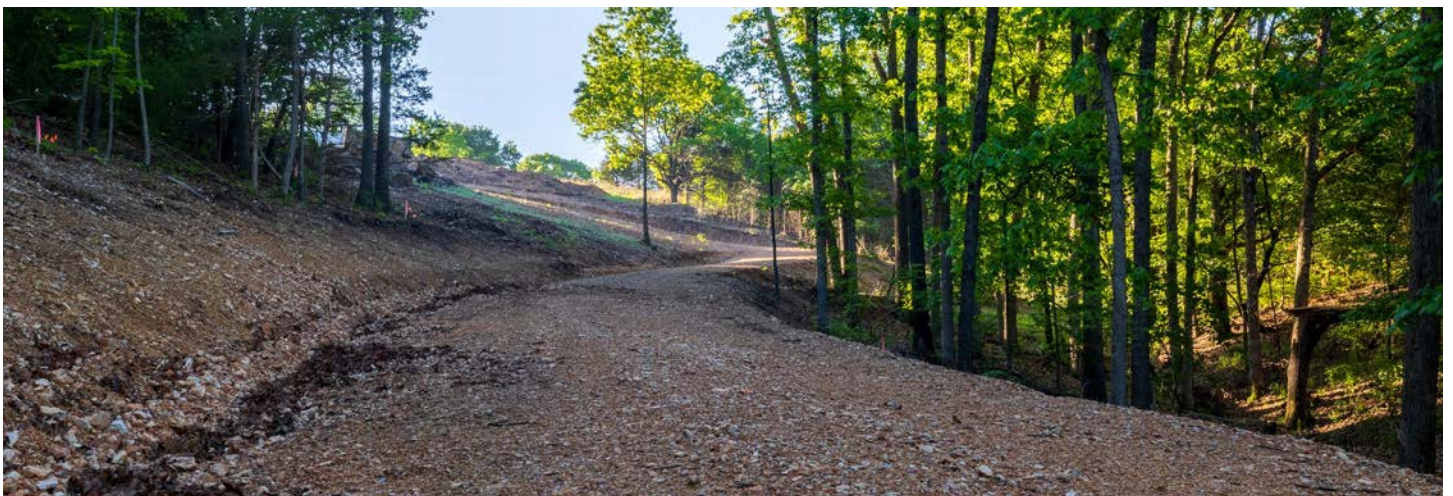
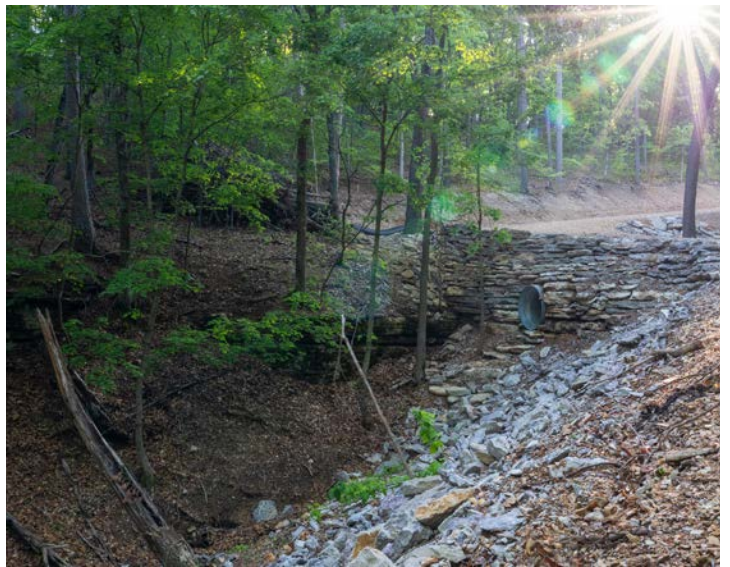
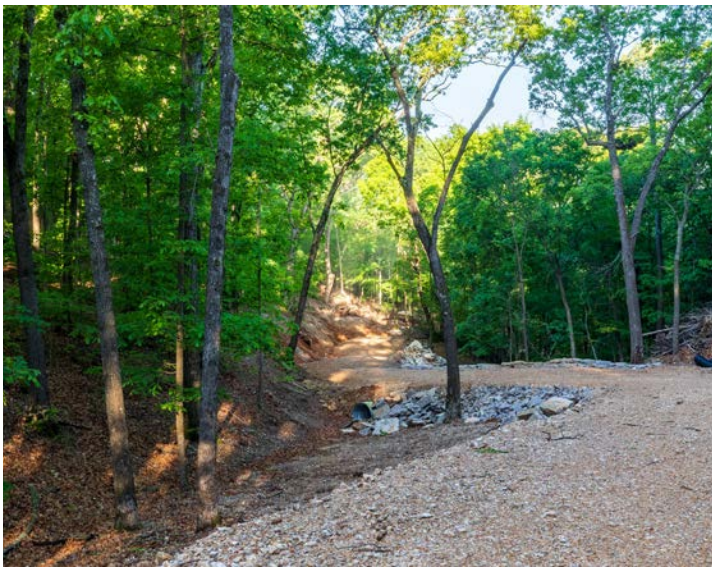
HIGHWAY FRONTAGE



YEAR-ROUND CREEK



NEWLY BUILT ROAD



AERIAL MAP



©2024 AgriData, Inc.

Boundary Center: 36° 33' 15.94, -93° 21' 50.08

0ft 1043ft 2086ft



Maps Provided By:

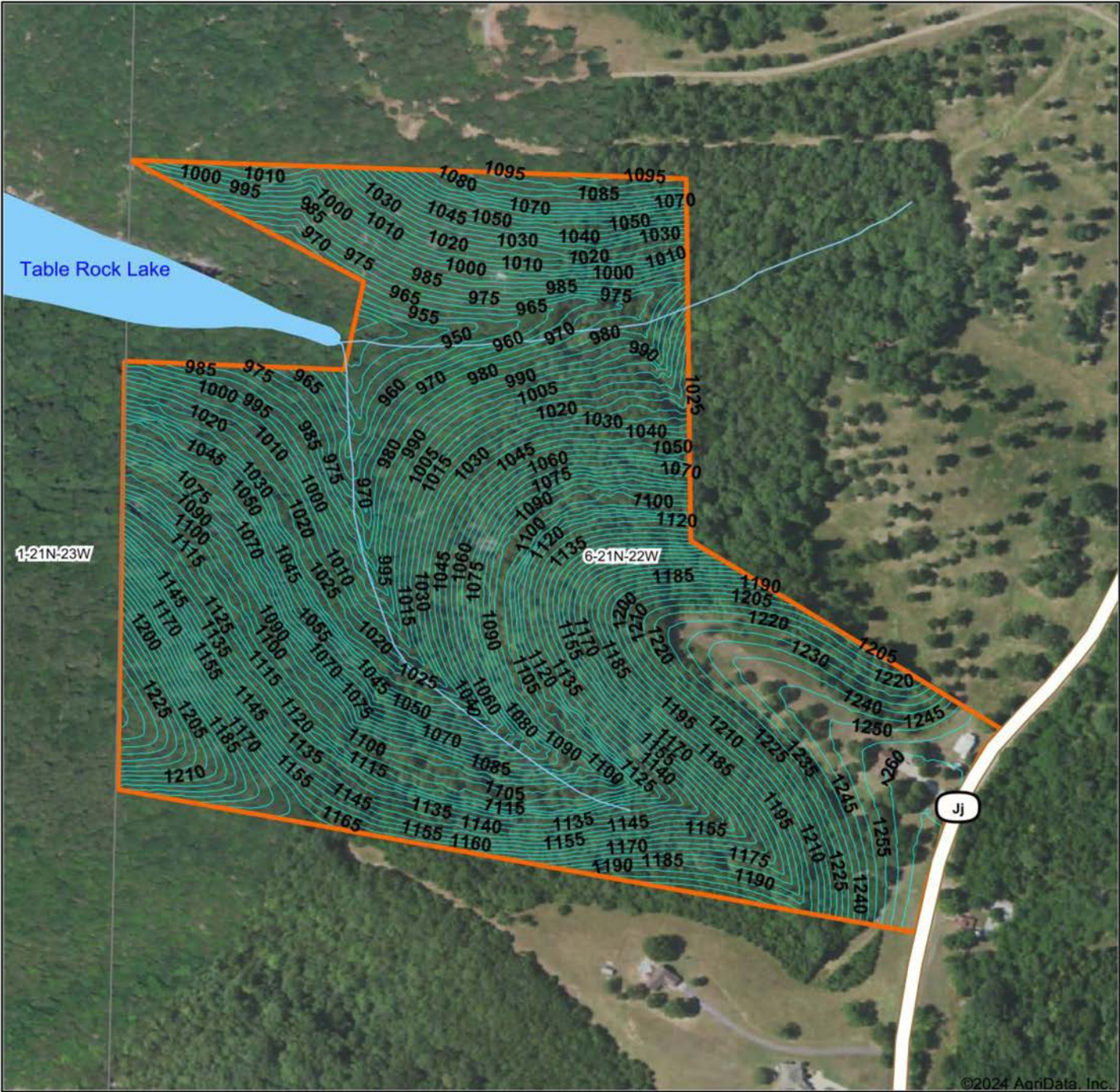
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CUSTOMIZED ONLINE MAPPING
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6-21N-22W
Stone County
Missouri



5/1/2024

TOPOGRAPHY MAP



©2024 AgriData, Inc.



Maps Provided By:

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CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem

Interval(ft): 5.0

Min: 931.8

Max: 1,269.6

Range: 337.8

Average: 1,099.1

Standard Deviation: 91.04 ft

0ft 393ft 785ft



5/1/2024

6-21N-22W
Stone County
Missouri

Boundary Center: 36° 33' 15.94, -93° 21' 50.08

Topographic map showing contour lines and elevation data. The map includes a blue area labeled "Table Rock Lake" on the left. Contour lines are labeled with elevations ranging from 950 to 1260. A road labeled "Jj" is visible on the right. The map is overlaid on an aerial photograph of the terrain.



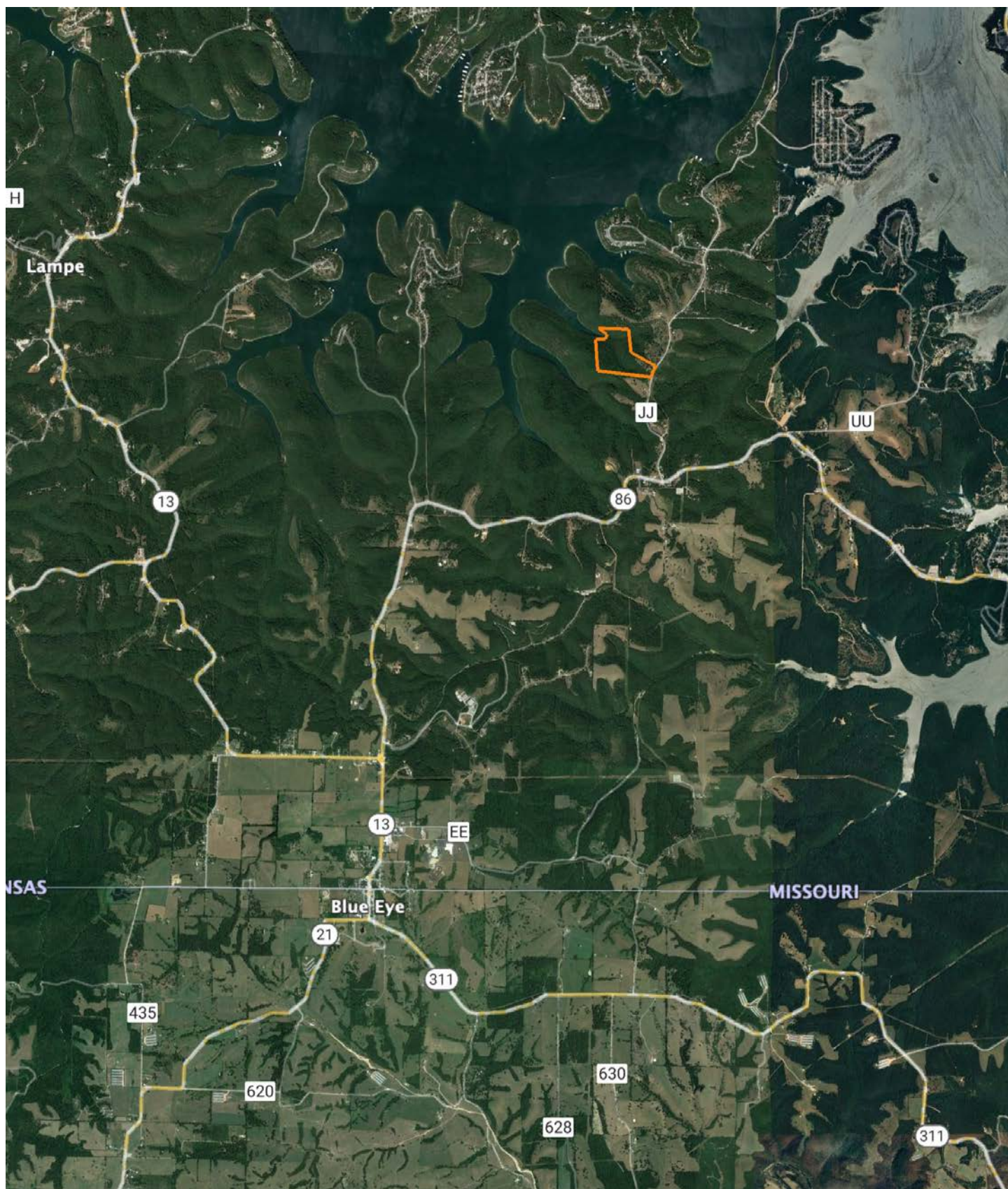
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6-21N-22W
Stone County
Missouri

Boundary Center: 36° 33' 15.94, -93° 21' 50.08

OVERVIEW MAP



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

417.233.1243

BWilkerson@MidwestLandGroup.com



MidwestLandGroup.com

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