MIDWEST LAND GROUP PRESENTS

## 10 ACRES IN

# TANEY COUNTY
# MISSOURI

MidwestLandGroup.com

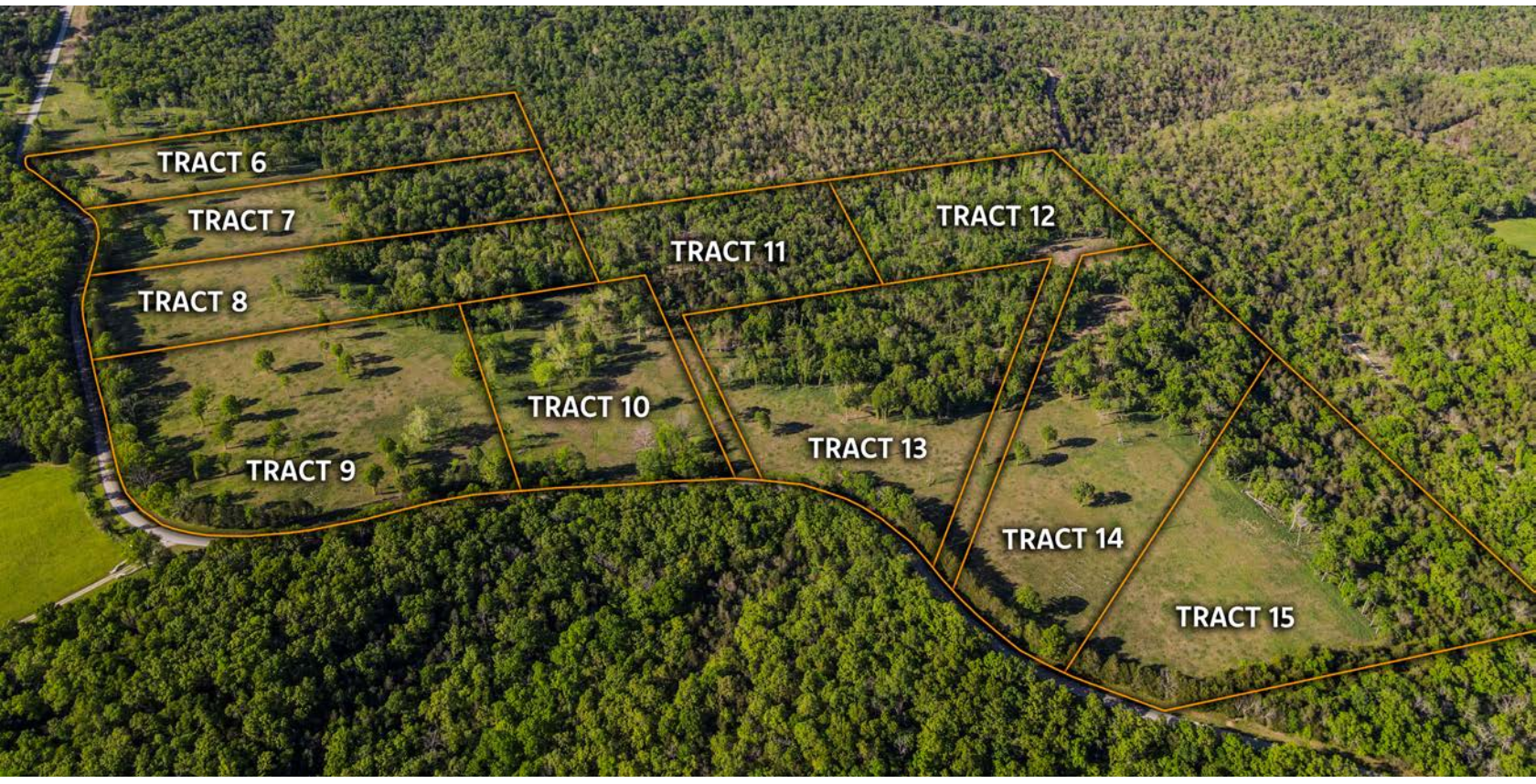
MIDWEST LAND GROUP IS HONORED TO PRESENT

# TRACT 7 - 10 +/- ACRES NEAR BULL SHOALS LAKE

Midwest Land Group is proud to present this affordable 10 +/- acre tract near Bull Shoals Lake. If you've been searching for a place to build, hunt, and spend the weekends near the lake, look no further!

This 10 +/- acre tract has recently been surveyed and features paved road frontage, great build sites, access to electricity, and offers a secluded setting. This particular tract has a great mix of open pasture ground and timber, which is often hard to find in a lake area tract. This tract is located off State Highway OO, which dead ends at the lake just 2.5 miles down the road from the property. From here, you can launch a boat or kayak, or simply fish from the bank at this public access point. A second lake access and boat launch is located just southwest of the property at the end of Barton Road. If you're searching for additional hunting opportunities, this area of Taney County has a tremendous amount of Mark Twain National Forest, and US Army Corps of Engineers land that is open to public hunting, hiking, and other recreational uses. This 10 +/- acre tract would make a great basecamp for your outdoor adventures.

For more information or to schedule a showing, contact Land Agent Clay O'Dell at (417) 414-1808.



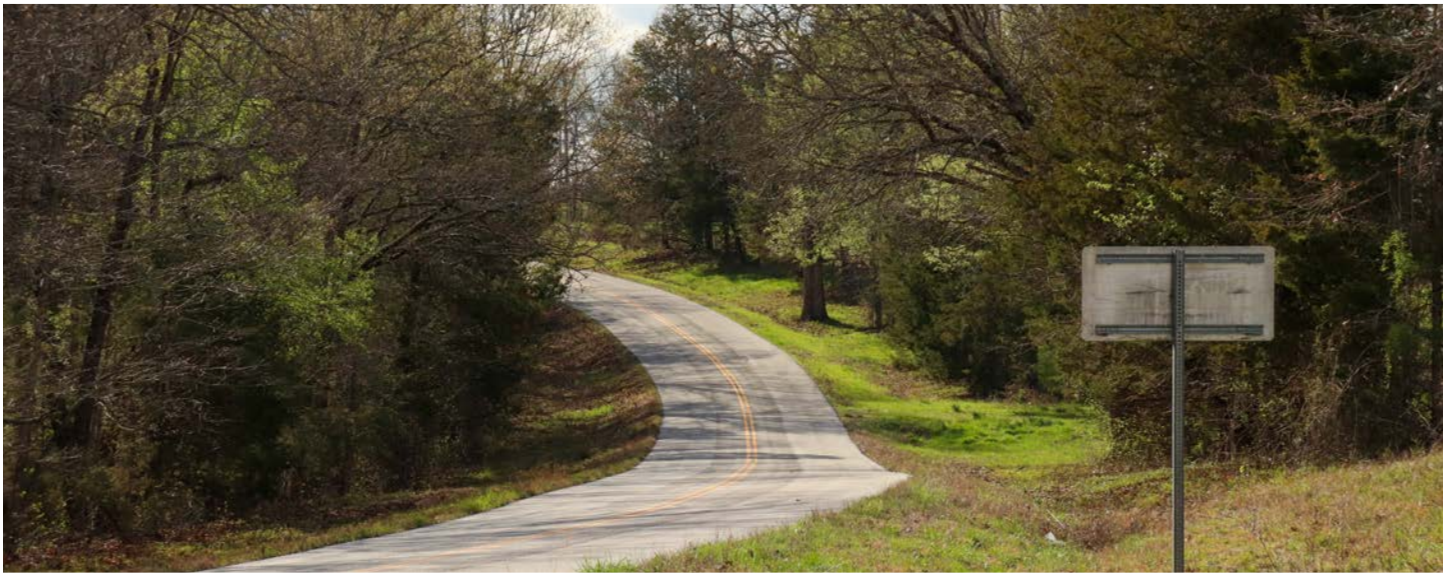
# PROPERTY FEATURES

PRICE: **$69,000** | COUNTY: **TANEY** | STATE: **MISSOURI** | ACRES: **10**

- 10.88 acres
- Recently surveyed
- Paved road frontage
- Located off of dead-end road
- Pasture and timber mix
- Great access to electric
- Great recreational opportunities
- 35 minutes from Branson, MO
- 1 and 10 minutes from Springfield, MO
- 1 hour and 15 minutes from Harrison, AR

# 10 +/- ACRES

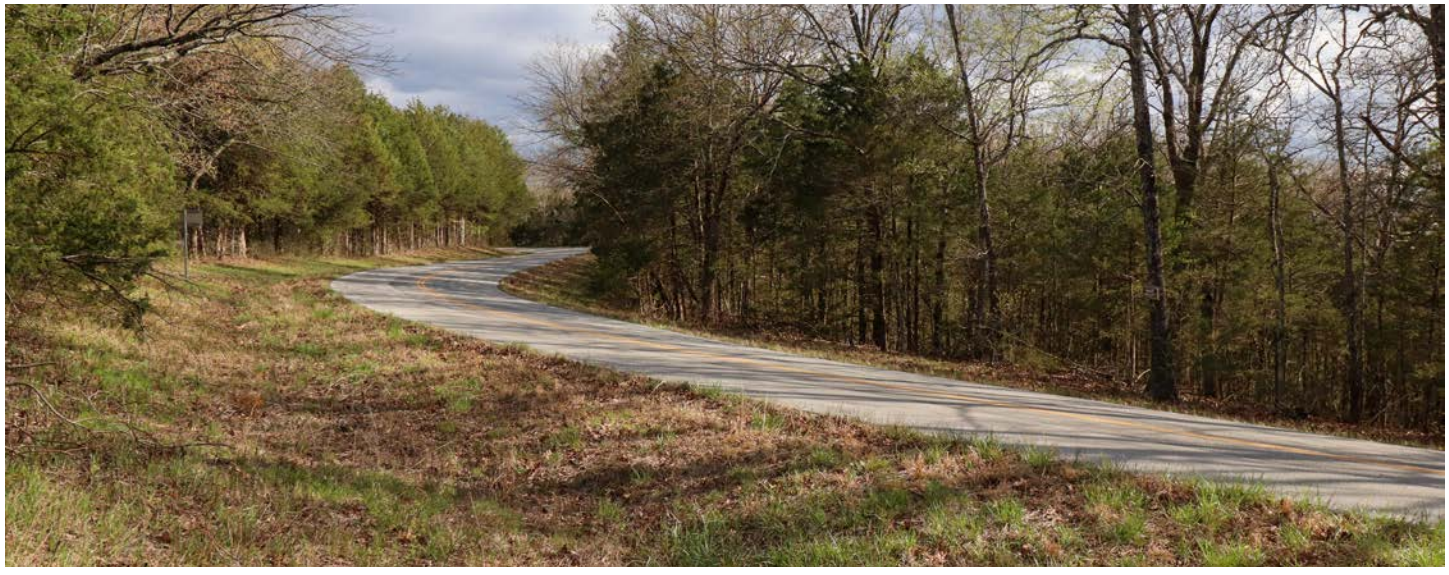
# PAVED ROAD FRONTAGE



# PASTURE AND TIMBER MIX

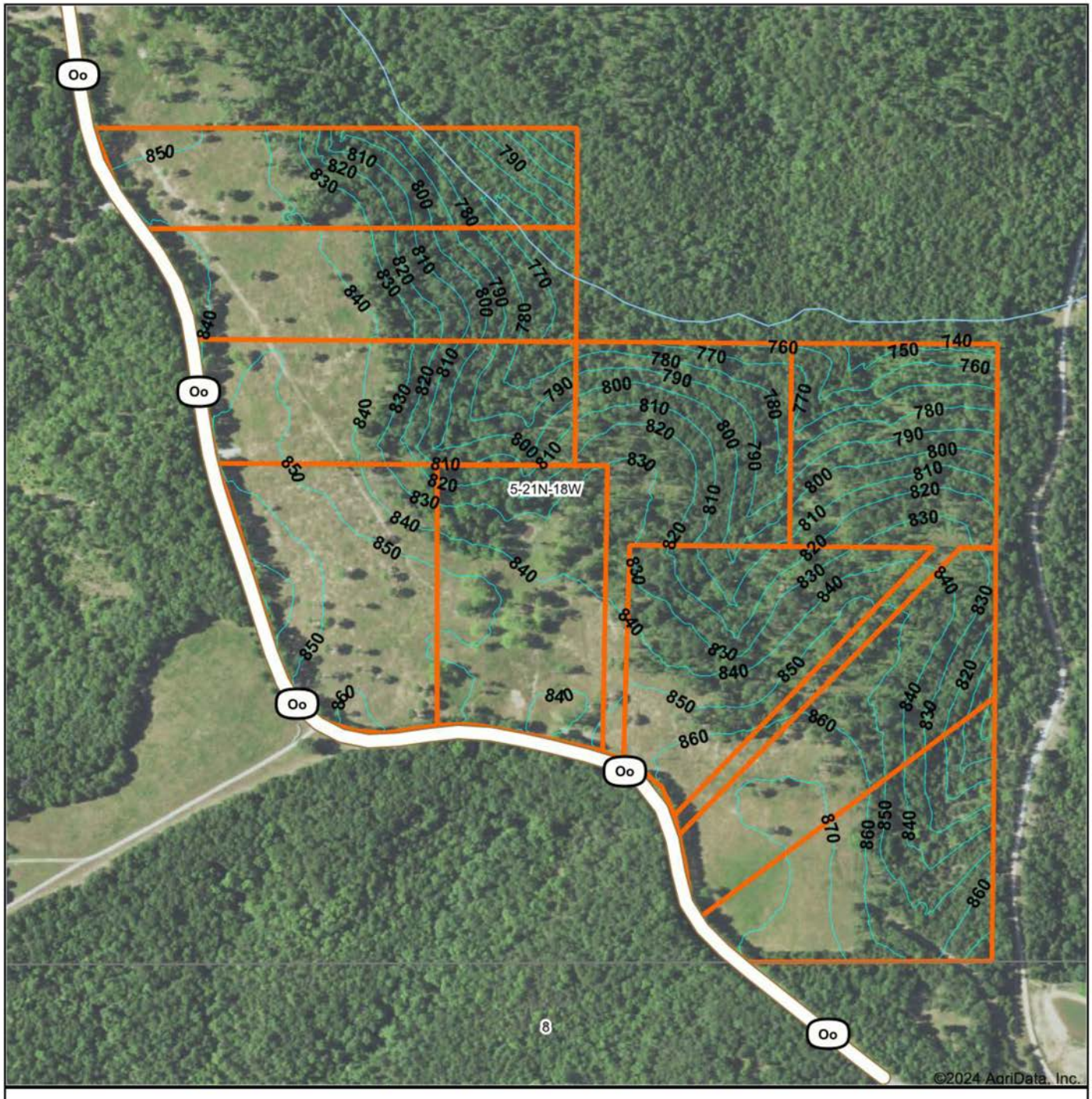
# RECENTLY SURVEYED

# ADDITIONAL PHOTOS



# AERIAL MAP

# TOPOGRAPHY MAP




Maps Provided By:
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| | |
|---|---|
| **Source:** | USGS 1 meter dem |
| **Interval(ft):** | 10.0 |
| **Min:** | 740.3 |
| **Max:** | 878.6 |
| **Range:** | 138.3 |
| **Average:** | 829.5 |
| **Standard Deviation:** | 28.64 ft |

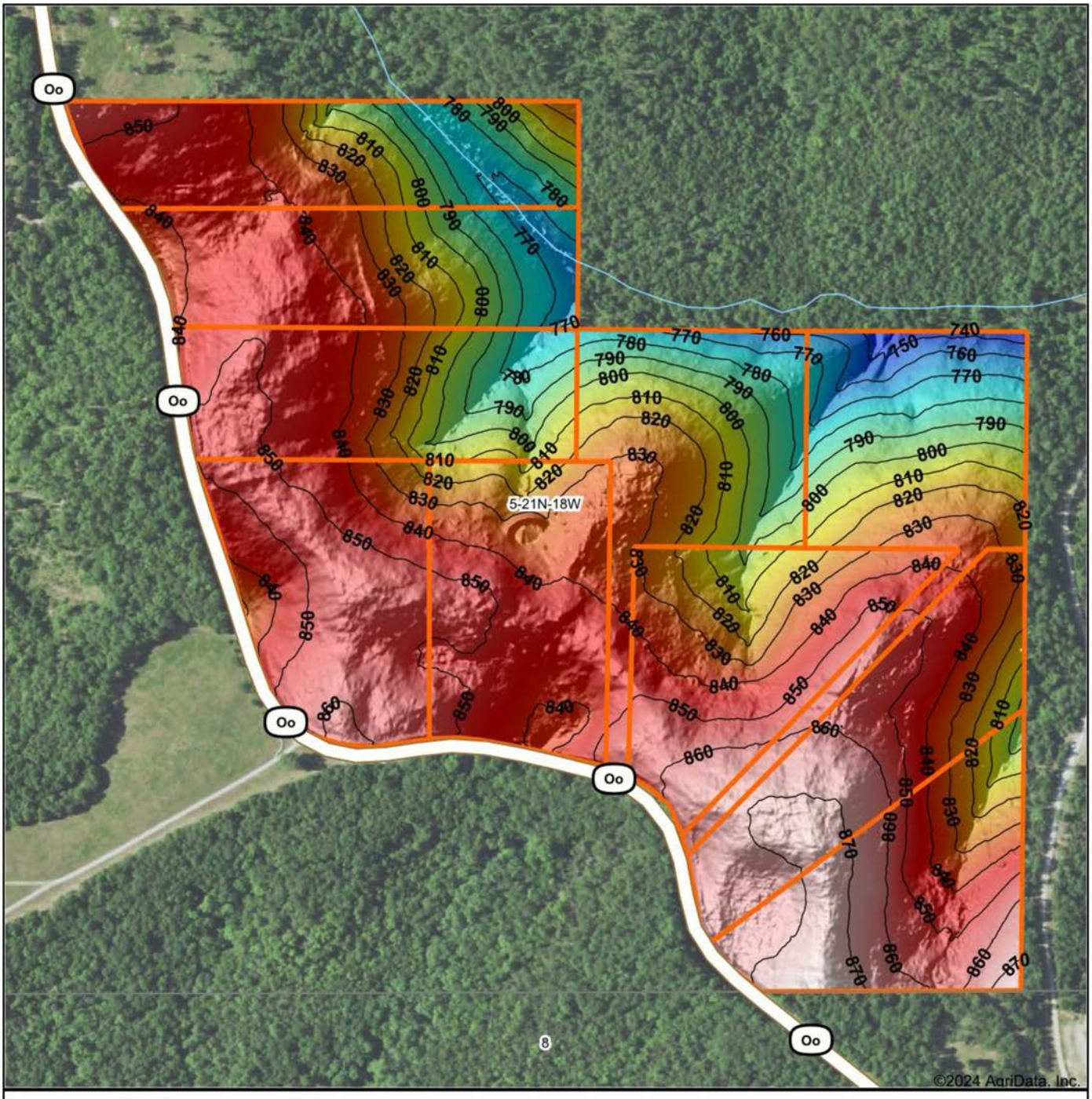
0ft 495ft 990ft

6/10/2024

**5-21N-18W**
**Taney County**
**Missouri**

Boundary Center: 36° 31' 44.4, -92° 57' 41.12

# HILLSHADE MAP




Low Elevation High

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**Missouri**

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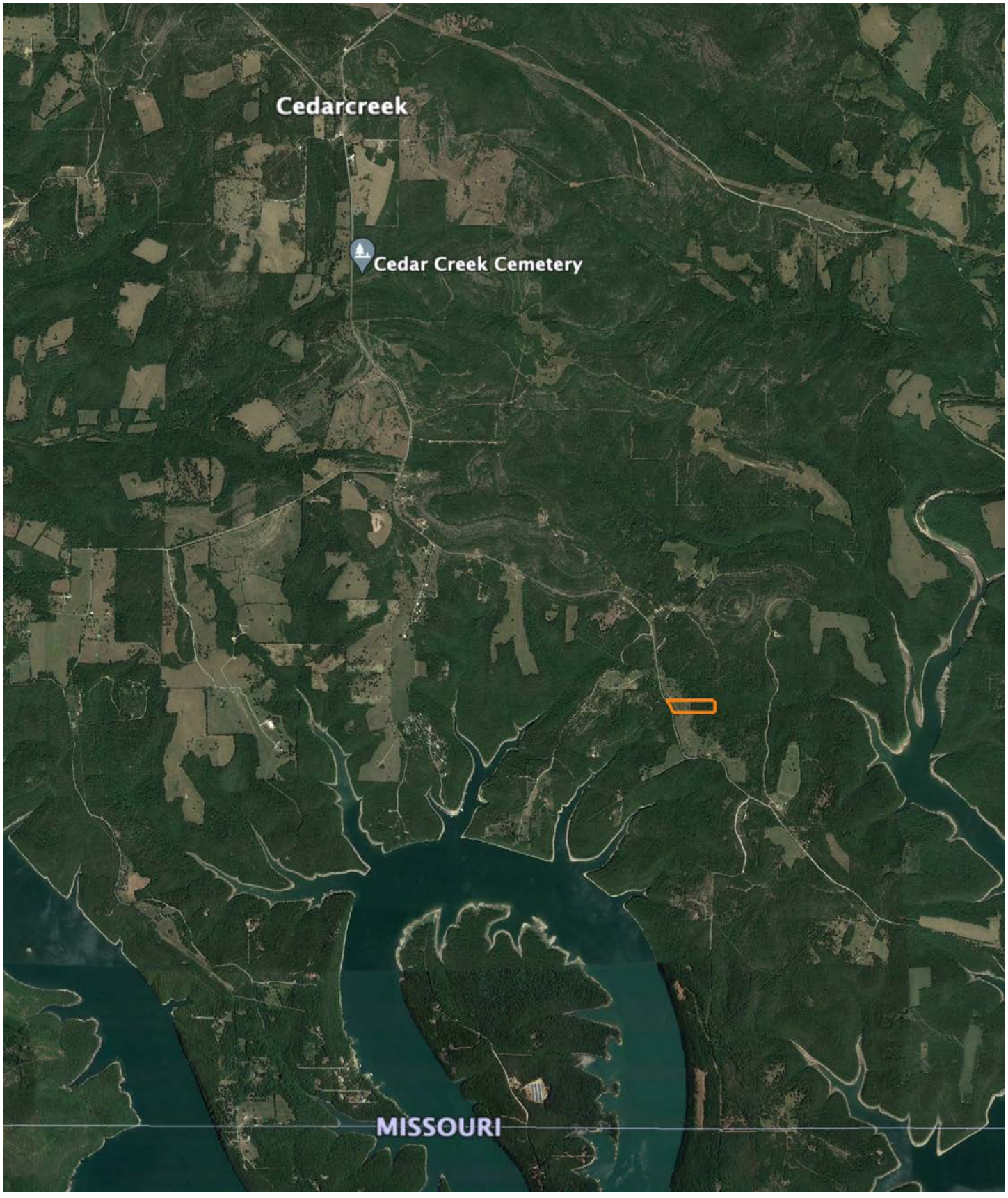
# OVERVIEW MAP



# 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
**417.612.8215**
COdell@MidwestLandGroup.com

**MidwestLandGroup.com**

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