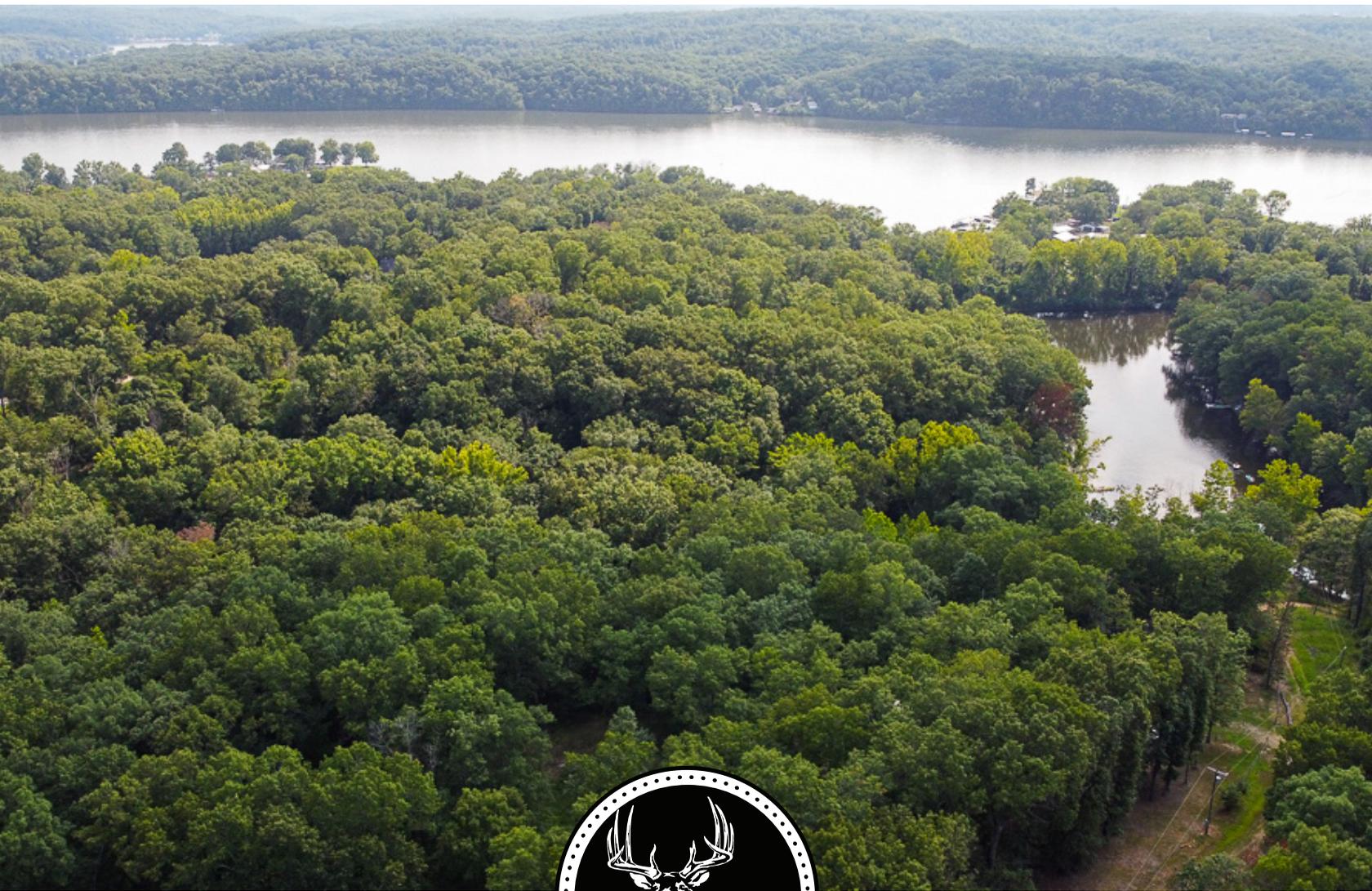


MIDWEST LAND GROUP PRESENTS

0.50 ACRES IN

MORGAN COUNTY MISSOURI

DRIFTWOOD DRIVE, STOVER, MO 65078



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

UNRESTRICTED LAKE LOT IN MORGAN COUNTY

Welcome to Driftwood Drive in Morgan County. Here you will find nearly a half-acre of timber with a clearing, ready for your tiny home or camper for summer living. Per the seller, there are no land restrictions. Enjoy the convenience of connecting to Ivy Bend water, eliminating

the hassle and expense of drilling a well. Electricity is at the road and septic hook up is on site. Deer are seen frequently on the property. Located just a short drive from various restaurants and a boat ramp, perfect for enjoying the Lake of the Ozarks.



PROPERTY FEATURES

PRICE: **\$17,999** | COUNTY: **MORGAN** | STATE: **MISSOURI** | ACRES: **0.50**

- Lake of the Ozarks
- Unrestricted land
- County water
- County sewer
- Electricity at the road
- Secluded location
- Near fishing and floating
- Deer in abundance
- New speedway nearby
- 1.5 hours from Lebanon, MO
- 2 hours from Columbia, MO



UNRESTRICTED LAND



AERIAL MAP



Boundary Center: 38° 12' 0.38, -93° 0' 31.32



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

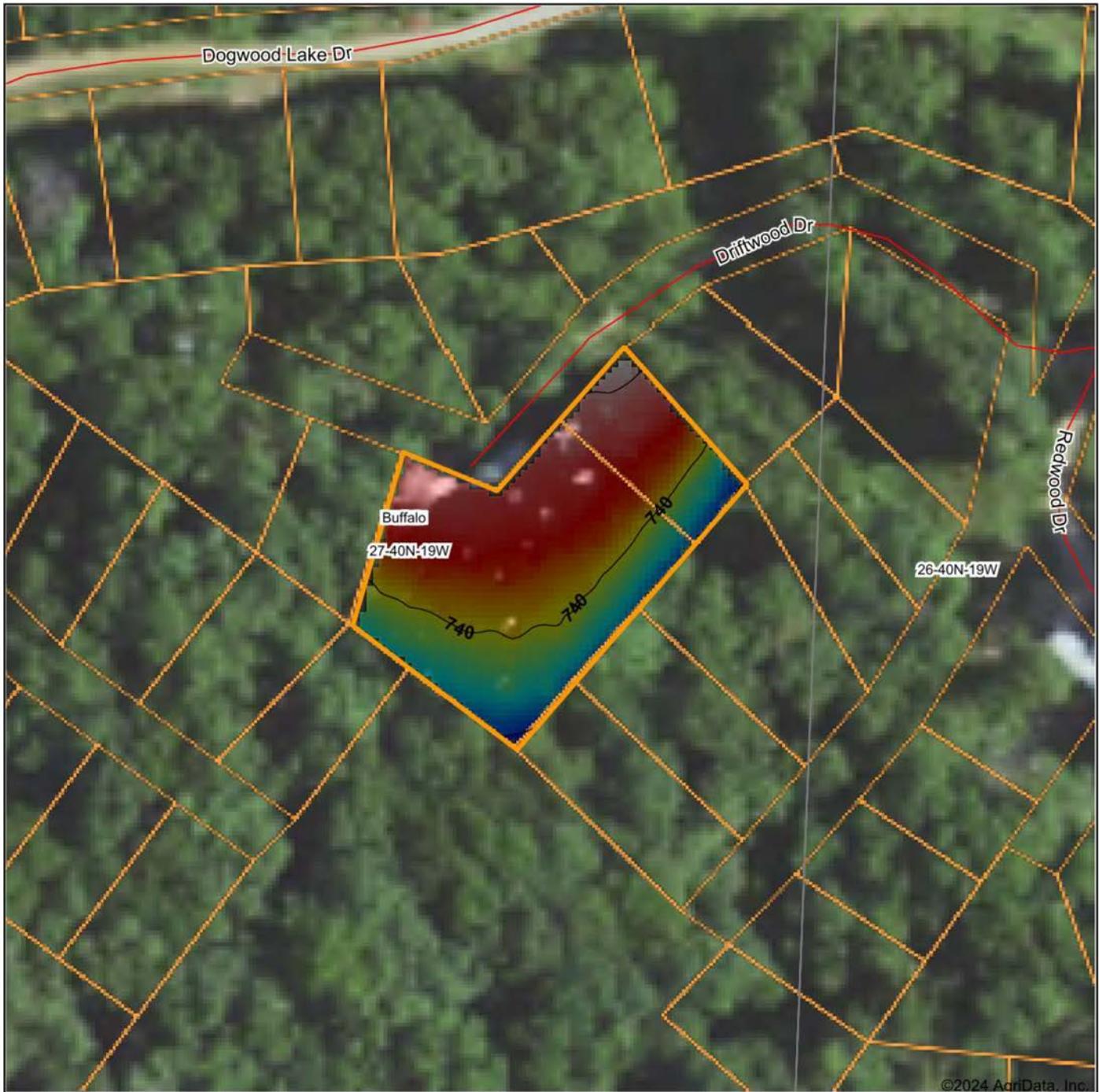
27-40N-19W
Morgan County
Missouri



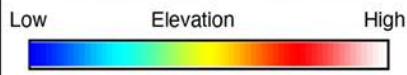
7/29/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

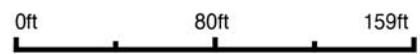
HILLSHADE MAP



©2024 AgriData, Inc.



Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 729.3
 Max: 751.6
 Range: 22.3
 Average: 742.1
 Standard Deviation: 5.15 ft



27-40N-19W
Morgan County
Missouri

Boundary Center: 38° 12' 0.38, -93° 0' 31.32



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

AGENT CONTACT

Amber Miller, a Missouri native, brings a wealth of experience and passion to Midwest Land Group. Hailing from Springfield and now residing in Long Lane, Missouri, with her husband Logan, and their sons, Case and Cole, Amber's roots run deep in the region she serves, particularly in Southwest Missouri. Her educational background in Agriculture Business from Missouri State University, coupled with a minor in Finance and Marketing, equips her with a solid foundation for navigating the complexities of real estate transactions.

With over 120 transactions closed since becoming a licensed REALTOR® in 2018, Amber has demonstrated her commitment to excellence in real estate. Amber's journey into land sales is deeply personal, rooted in her upbringing on a small farm in Dade County. From hunting to antique shopping and sourdough baking, she embodies the essence of rural living. Her active involvement in community organizations like Pisgah Baptist Church, Dallas County Elementary School PTO, and Buffalo Women's Professional Development group underscores her commitment to serving others beyond real estate transactions.

What sets Amber apart is her genuine passion for real estate and her unwavering dedication to her clients. Whether it's leveraging her deep understanding of land management or going the extra mile to exceed expectations, Amber's clients trust her to guide them through their land journey with integrity and expertise. With her husband Logan also on board at Midwest Land Group, the Millers offer a dynamic duo poised to deliver unparalleled service and results in land sales across Southwest Missouri.



AMBER MILLER

LAND AGENT

417.322.6995

AMiller@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.