

MIDWEST LAND GROUP PRESENTS



110 ACRES
STONE COUNTY, MO

State Highway 13, Kimberling City, Missouri, 65686



MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIER LAKE VIEW PROPERTY IN KIMBERLING CITY, MISSOURI

This once-in-a-lifetime property spans 110 +/- acres, offering a park-like setting and prime location within the city limits that offers a very high development potential and simple convenience. Enjoy panoramic, premier lake views from multiple points throughout the property, providing a breathtaking backdrop that changes with the seasons. With two grand entrances with highway frontage, access is highly convenient and valuable, making this property ideal for both private use and future development.

The landscape is meticulously maintained, with a new road and trail system that winds through the property, boasting intermittent lake views, mature timber, cleared areas, and multiple building locations. Allowing you to

explore the expansive grounds with ease, you'll meander on this road through the entire property, beginning and ending at two of the most picturesque views of Table Rock Lake. Along the way, you'll likely see deer and turkey only adding to the tranquility this amazing tract has.

Located within city limits, this acreage has the potential for residential zoning, offering endless possibilities for developers looking to create a unique residential community or for those dreaming of a secluded, lake-view private estate. Property can be sold as a whole or in two parts! Inquire for more details. Don't miss your chance to see this amazing property, call for a showing today!



PROPERTY FEATURES

PRICE: **\$1,499,000** | COUNTY: **STONE** | STATE: **MISSOURI** | ACRES: **110**

- In Kimberling City
- Multiple lake view locations
- New road
- Park-like setting
- Manicured
- Highway frontage
- Trail system
- Wildlife
- Great hunting
- Can be rezoned

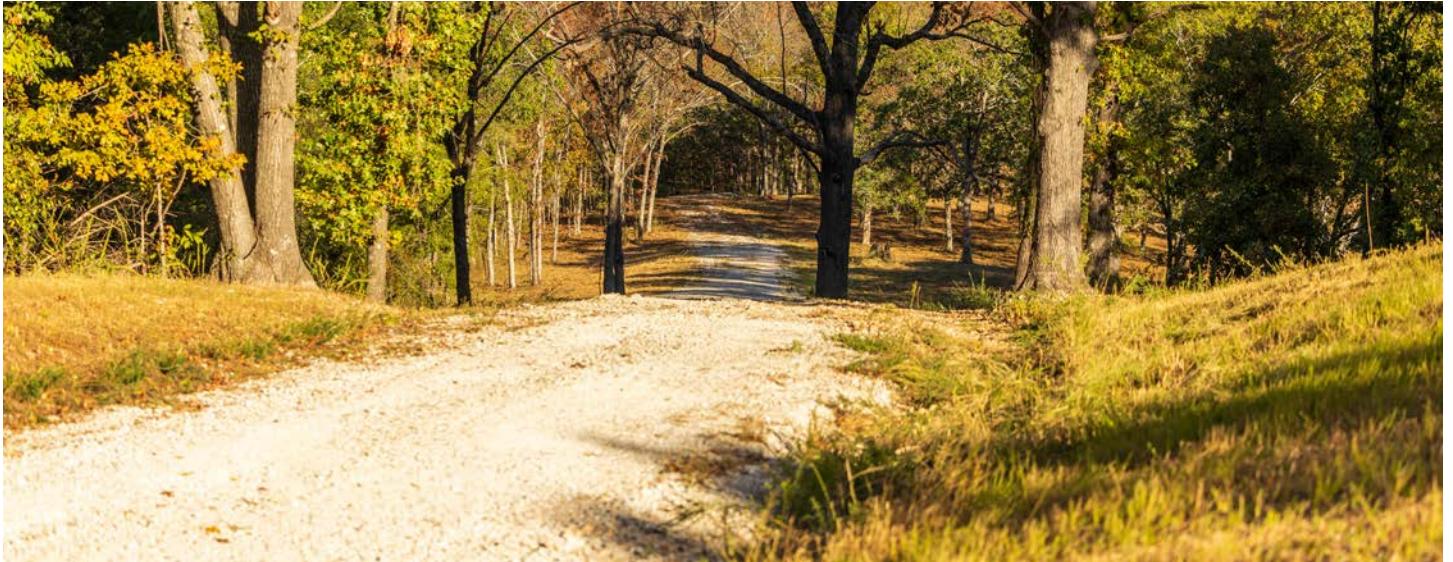


POTENTIAL BUILD SITES

Located within city limits, this acreage has the potential for residential zoning, offering endless possibilities for developers looking to create a unique residential community or for those dreaming of a secluded, lake-view private estate.



NEW ROAD



HUNTING OPPORTUNITIES

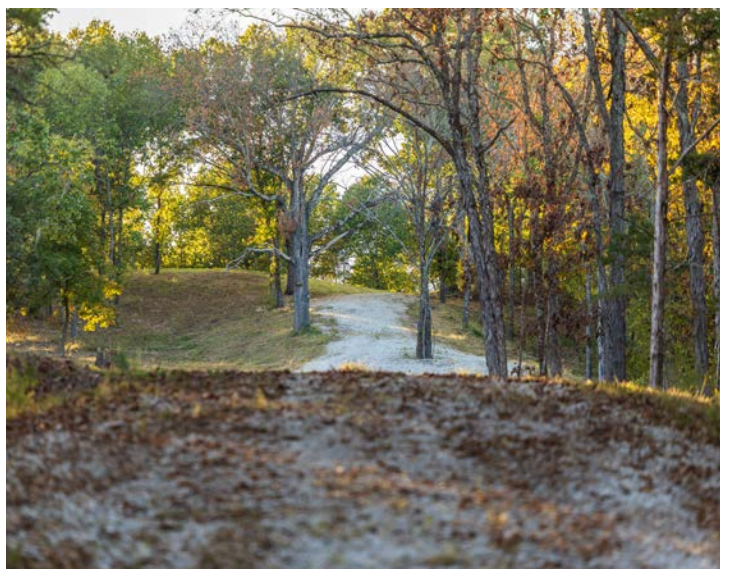
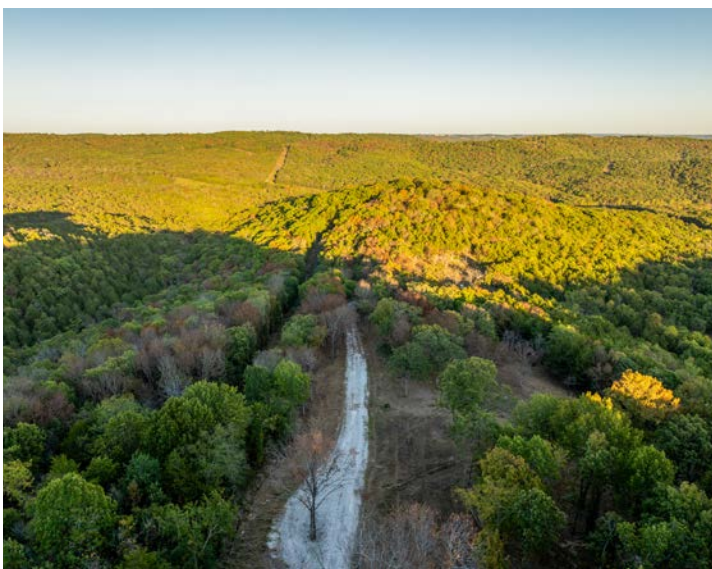


MULTIPLE LAKE VIEW LOCATIONS

Enjoy panoramic, premier lake views from multiple points throughout the property, providing a breathtaking backdrop that changes with the seasons.



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 36° 39' 10.42, -93° 24' 45.7

0ft 869ft 1738ft



Maps Provided By:



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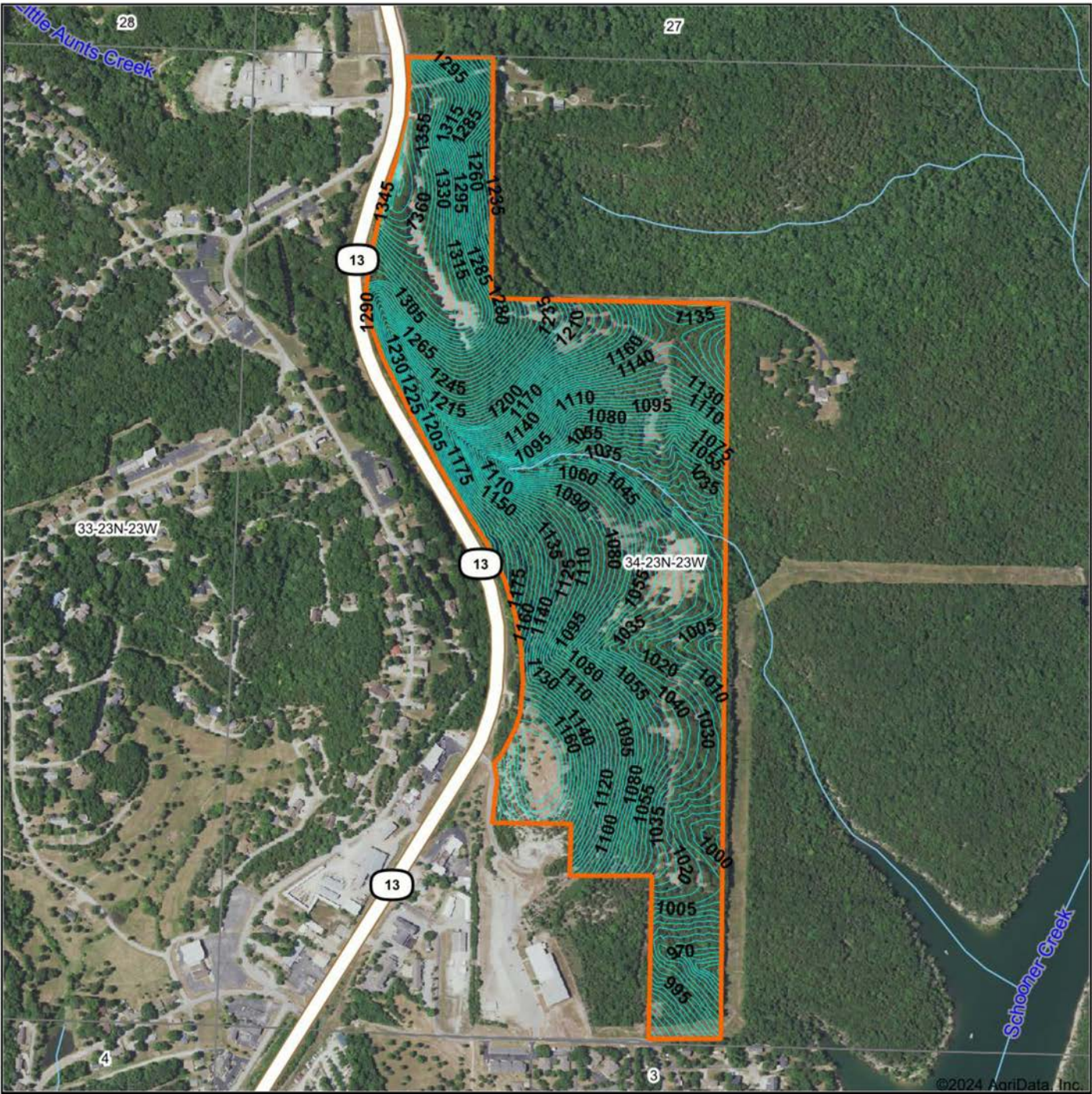
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34-23N-23W
Stone County
Missouri



10/9/2024

TOPOGRAPHY MAP



Maps Provided By:



CUSTOMIZED ONLINE MAPPING
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Source: USGS 3 meter dem

Interval(ft): 5.0

Min: 945.0

Max: 1,376.4

Range: 431.4

Average: 1,135.6

Standard Deviation: 105.81 ft

0ft 830ft 1661ft

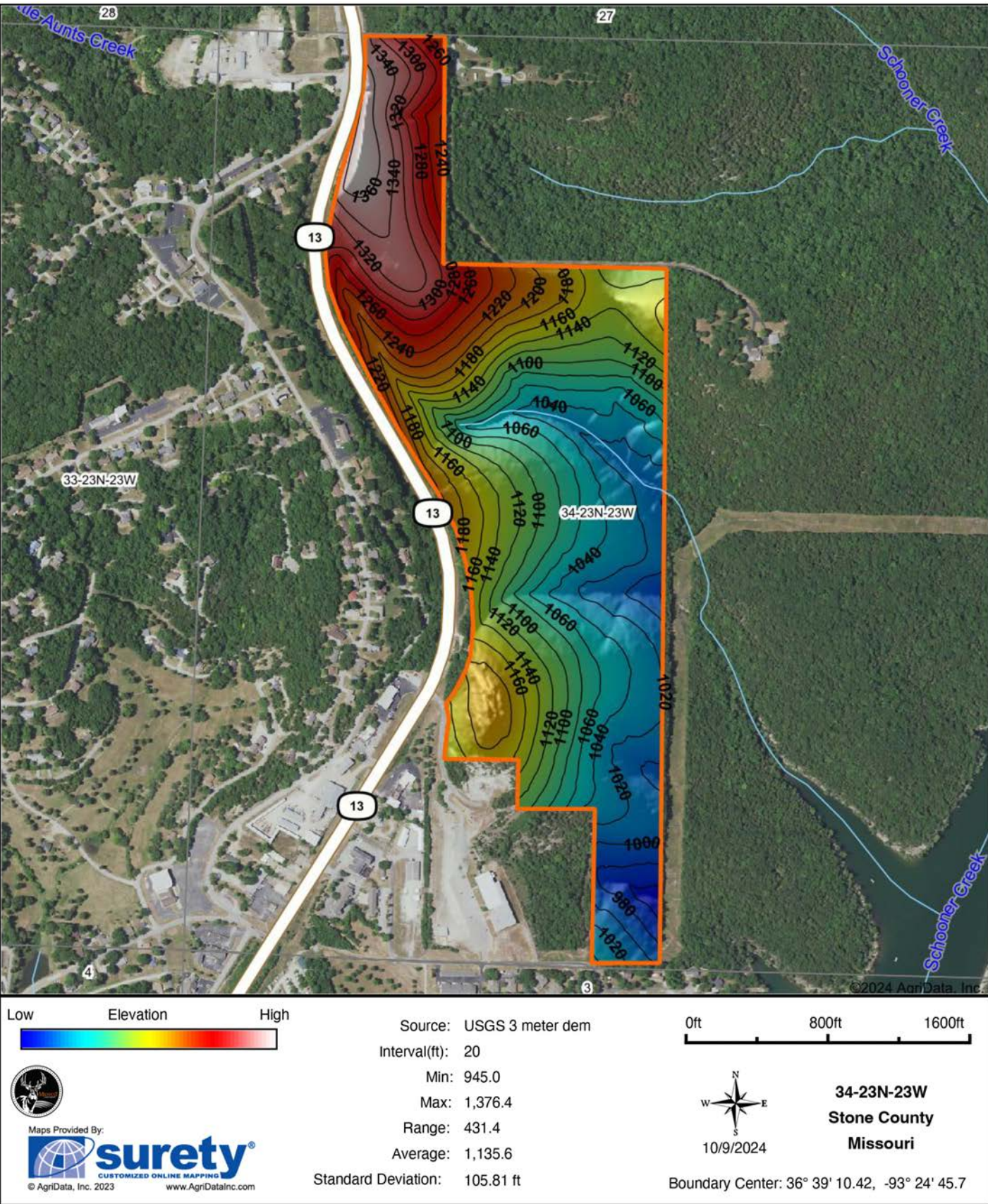


10/9/2024

34-23N-23W
Stone County
Missouri

Boundary Center: 36° 39' 10.42, -93° 24' 45.7

HILLSHADE MAP



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,
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