

MIDWEST LAND GROUP PRESENTS

1.4 ACRES IN

BARRY COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

UNRESTRICTED LAKE LOT WITH TABLE ROCK LAKE VIEWS

Anyone who's ever spent time on Table Rock Lake in Missouri's Ozarks can attest to its rugged beauty. With towering bluffs, wooded hills, and clean water, Table Rock is truly a magnificent place to spend the day swimming, boating, skiing, wakeboarding, fishing, or sightseeing. The only thing better than spending a day on the lake is knowing that you've got your cabin or house to return to for steaks and drinks at the end of the day. If you're ready for lake living, then this is the place for you. Located northeast of Golden and just across the lake from the Viola Public Use Area on the King's River Arm in eastern Barry County, this tract offers plenty of room to build, with 1.4 +/- acres of flat, wooded land.

This parcel is outside of any subdivision, so restrictions, covenants, and HOAs aren't a concern. While it's not a lakefront lot, there is a nice lake view available.

No one likes to drag their boat down a gravel road, so you'll also appreciate the property's location on a paved road. From the time you turn off Highway 86, you'll enjoy a smooth, dust- and rock-free drive to your destination. Electric service is readily available along the road, so running power should be easy. Lake life is the best life. To schedule an appointment to see this great tract before it's gone, call Land Agent Scott Sudkamp at (417) 321-5427 today.



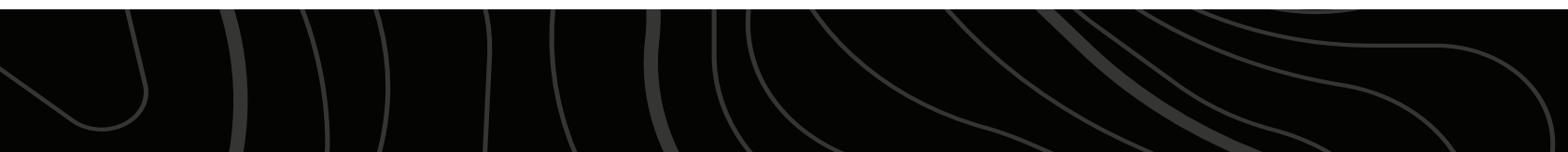
PROPERTY FEATURES

PRICE: **\$58,000** | COUNTY: **BARRY** | STATE: **MISSOURI** | ACRES: **1.4**

- Flat land, perfect for building
- Lake view
- Paved road access
- Electric service at the road
- Beautiful wooded setting
- Mixed hardwood timber
- No restrictions
- 3.6 miles to King's River Public Use Area & boat ramp
- 5.5 miles to Golden, MO
- 30 miles to Kimberling City, MO
- Cassville schools

PERFECT FOR BUILDING

This tract offers plenty of room to build, with 1.4 +/- acres of flat, wooded land. This parcel is outside of any subdivision, so restrictions, covenants, and HOAs aren't a concern.



LAKE VIEW



MIXED HARDWOOD TIMBER



CLOSE AMENITIES

Located northeast of Golden and just across the lake from the Viola Public Use Area on the King's River Arm in eastern Barry County.



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

There are two kinds of knowledge when it comes to land: the kind you get from academics, and the kind that comes from living on it and working it your entire life. If you want a land agent with both, you can't go wrong with Scott Sudkamp. Scott was born in East Central Illinois and has always been the type of person who prefers small town life. An avid hunter for as long as he can remember, Scott cut his teeth hunting rabbits, quail, and pheasants. He's hunted game birds in ten states and counting. "To this day, I still enjoy upland bird hunting behind a good dog with good friends, the same ones I've hunted with for 30 years now," says Scott. "But my greatest passion is bow hunting whitetails on crisp fall mornings. Nothing beats rattling in a rutted-up buck so close that you can see the condensation drops from his breath on his muzzle. I'm also a pretty serious turkey hunter and chase ducks from time to time."

Scott earned a B.S. in environmental biology from Eastern Illinois University and his M.S. in zoology/wildlife management at Southern Illinois University. He was a wildlife biologist for nearly 20 years, in public land management for six years in the states of Texas and Missouri, and private land conservation for 13 years with the Missouri Department of Conservation. Not only has Scott worked daily with landowners and habitat managers to improve their properties for wildlife such as whitetail deer, wild turkey, bobwhite quail, and waterfowl, he is also a Certified Wildlife Biologist® through The Wildlife Society – a credential that very few land agents hold. Perhaps you've seen Scott's name as co-author on a couple of field guides or as editor for a few Missouri Department of Conservation publications.

For land buyers and sellers, his professional expertise, along with experience managing his own 40-acre farm, make him an invaluable resource. Whether you're buying or selling property for farming, recreation, or both, trust Scott to steer you in the right direction on assessment, management issues and opportunities, plus state and federal cost share programs. "In my previous career, land buyers contacted me after the sale to help them with forest, wetland, and grassland management, including techniques such as TSI, native grass establishment and management, and wetland development and management. Now as a land agent, I can save them a lot of headaches by finding property that matches their goals, plus I can market sellers' lands' best attributes to appeal to more buyers," explains Scott. He is a member of QDMA, NWTF, DU and Pheasants Forever, and serves as a deacon on his church board. Hunting, fishing, canoeing, habitat management, and watching movies with his family are his favorite hobbies. Scott and his wife, Tina, have been married for more than 20 years and have two sons, Luke and Ben. With his combination of academic and real-world experience plus a get-it-done attitude, you'll love working with Scott. Give him a call today.



SCOTT SUDKAMP,
LAND AGENT

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