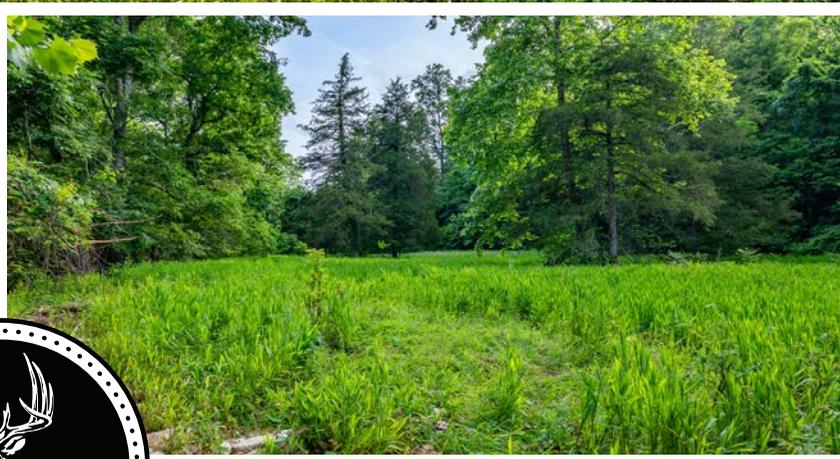
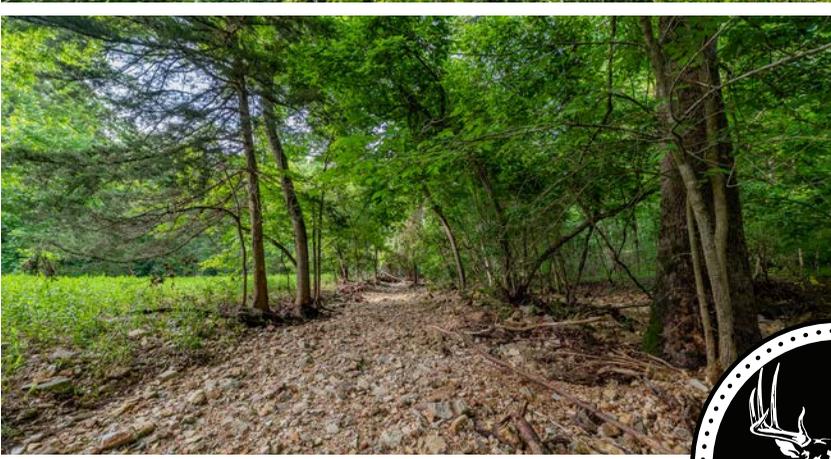


MIDWEST LAND GROUP PRESENTS

275 ACRES

OZARK COUNTY, MO

237 LAWRENCE LANE, THEODOSIA, MISSOURI, 65761



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CUSTOM BRICK HOME ON 275 +/- ACRES IN SOUTHERN MISSOURI

Midwest Land Group is proud to present this incredible hunting and recreational property in southern Missouri. Since the early 1980s, the sellers have designed and managed this property for functionality and longevity. They have made great strides to promote quality wildlife habitat and keep the landscape in its native state. The property includes a custom brick home and a large shop, all situated on a sprawling 275 acres with Corps of Engineers frontage on Bull Shoals Lake. If you've been searching for a family retreat or a primary residence with acreage, look no further than this southern Missouri gem.

These 275 +/- acres sit just south of Theodosia, Missouri, off of State Highway NN. After you enter through the main gate, a short drive down the hill will lead you to the beautiful custom home. This brick home was built in 2010 and boasts five spacious bedrooms and six full bathrooms. The upper level is finished with rustic log siding and a mix of wood and tile floors. Just outside of the main living area is the wrap-around porch, which offers a view of Bull Shoals Lake. The walk-out basement has an additional washer and dryer hookup, a large utility area, and a second unfinished living area. The home also features an attached two-car garage, granite countertops, and a large wood-burning fireplace.

In addition to the main residence, the property includes a 40'x50' shop equipped with electricity, a partial concrete floor, two power overhead doors, and one dual sliding door. This space is perfect for various projects

and storage needs. Adjacent to the shop is a 15'x70' trailer house that is conveyed at no additional value. Also located on the property is a two-room bunk house that adds some additional storage value and nostalgia to the property. In total, the property has three wells. With over one mile of state highway frontage, access for maintenance or hunting is no issue.

The outdoorsman and aspiring land manager will appreciate the 275 +/- acres of recreational opportunities available right out your back door! From glades to hardwood ridges and draws, this property is truly a recreational paradise. One wet-weather creek runs through the property, along which sit a series of clearings that would make for ideal food plot locations. The northeast edge of the property joins the Corps of Engineers frontage around Bull Shoals Lake, further adding to the property's appeal. A year-round spring flows into the main creek, and several wildlife ponds are dotted around the property, attracting wildlife and offering some great hunting opportunities. A management plan has been in place for many years to maintain the nearly 130 acres of restored native glade habitat. Typically lost in a sea of hardwood saplings and cedars, these glades are lush savannahs that provide crucial wildlife habitat. Additionally, these areas offer great hunting opportunities for rifle hunters to cover large areas where deer are bedding during the fall and winter months. The property features five established prescribed fire units with fire breaks, ensuring the ability to promote the early succession habitat of this native

grassland and hardwood timber ecosystem.

This exceptional property is truly a rare find, combining modern amenities with a turn-key hunting and recreational tract. Whether you are looking for a family hunting retreat or a place to pursue any number of outdoor activities

offered in a lake area tract, look no further! Don't miss the opportunity to own this exceptional property. The seller is open to a short-term seller financing option. Call listing agent Clay O'Dell at (417) 414-1808 for more information or to schedule a private showing.



PROPERTY FEATURES

COUNTY: **OZARK** | STATE: **MISSOURI** | ACRES: **275**

- Custom brick home
- 5 bedrooms and 6 full bathrooms
- Two living areas
- Walk-out basement
- Attached two-car garage
- Wrap-around back porch
- Lake view from the back porch
- 40'x50' shop w/ electric, partial concrete floor, and power overhead door
- Historic two-room bunk house
- Three wells on the property
- Over 1 mile of state highway frontage
- Established glade management plan
- Nearly 130 acres of restored native glade habitat
- 5 established prescribed fire units with fire breaks
- Wet-weather creeks
- Corps of Engineers frontage
- Three wildlife ponds
- Great hunting potential
- 30 minutes from Gainesville, MO
- 1 hour and 10 minutes from Branson, MO
- Short-term seller financing available

CUSTOM BRICK HOME

After you enter through the main gate, a short drive down the hill will lead you to the beautiful custom home. This brick home was built in 2010 and boasts five spacious bedrooms and six full bathrooms.



ADDITIONAL INTERIOR PHOTOS



WRAP-AROUND BACK PORCH



40'X50' SHOP



RESTORED NATIVE GLADE HABITAT

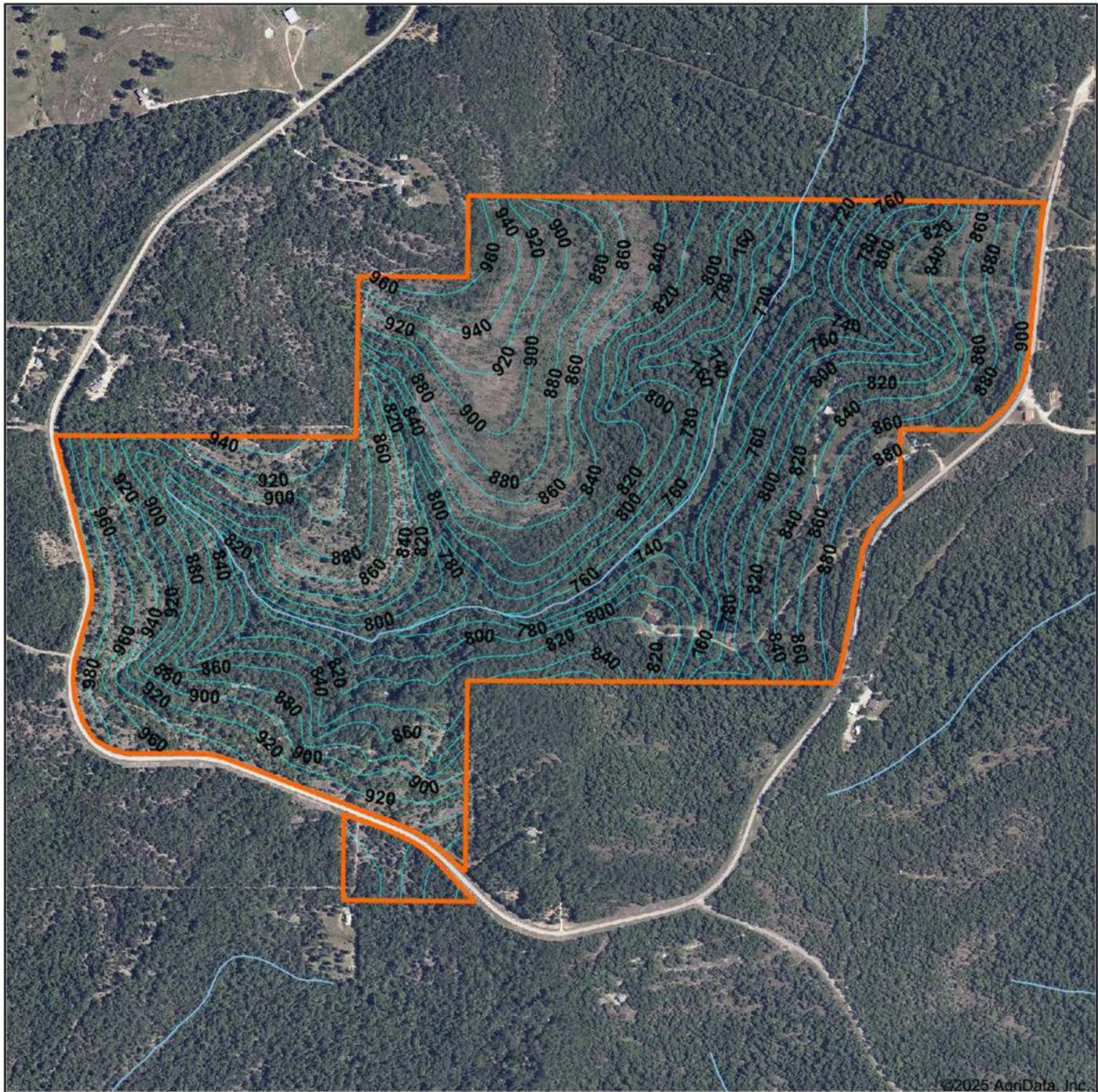
The outdoorsman or aspiring land manager will appreciate the established glade management plan and nearly 130 acres of restored glade habitat.



WET-WEATHER CREEKS



TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 20.0

Min: 695.8

Max: 996.8

Range: 301.0

Average: 844.8

Standard Deviation: 64.14 ft

0ft 870ft 1739ft

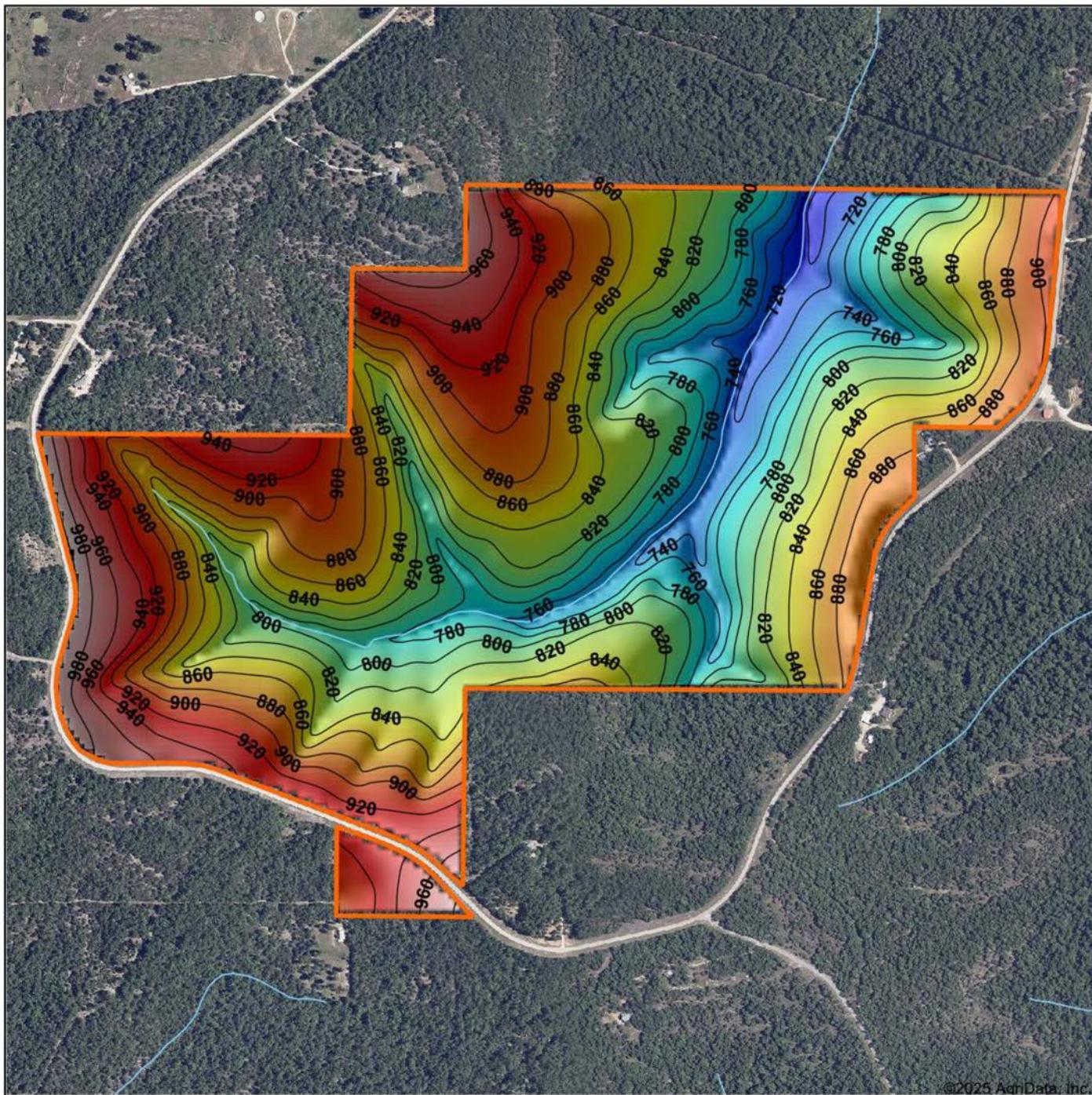


6/18/2025

1-21N-16W
Ozark County
Missouri

Boundary Center: 36° 31' 36.54, -92° 40' 2.95

HILLSHADE MAP



©2025 AgriData, Inc.

Low Elevation High



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 10 meter dem

Interval(ft): 20

Min: 695.8

Max: 996.8

Range: 301.0

Average: 844.8

Standard Deviation: 64.14 ft

0ft 839ft 1679ft

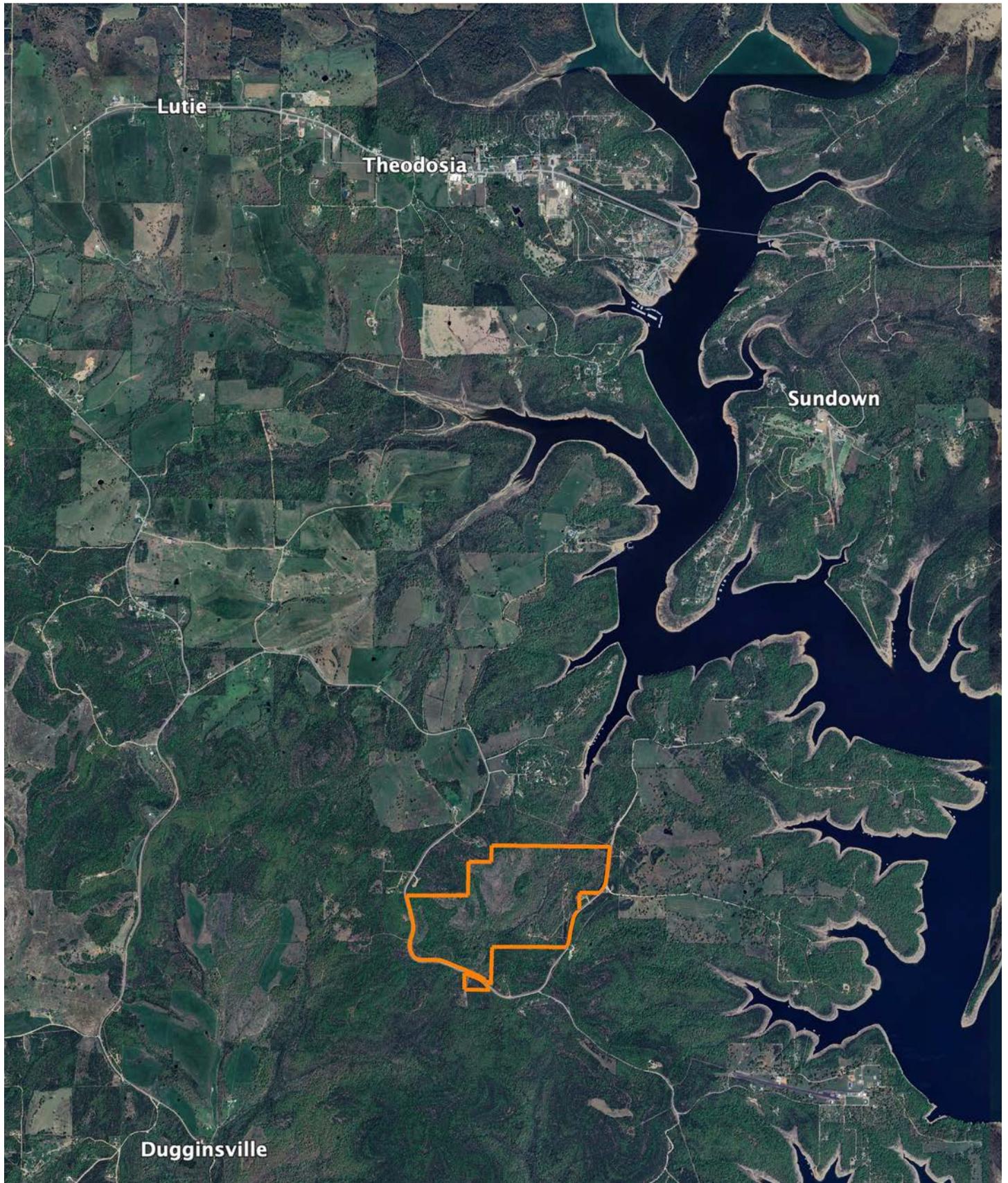


6/18/2025

1-21N-16W
Ozark County
Missouri

Boundary Center: 36° 31' 36.54, -92° 40' 2.95

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
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MidwestLandGroup.com

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