

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

CAMDEN COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

80 +/- ACRE WOODED PARADISE NEAR LAKE OF THE OZARKS

This 80 +/- acre property is an absolute gem! It is conveniently located super close to the Lake of the Ozarks and just 20 minutes from Sunrise Beach, Climax Springs, and Camdenton. Talk about a stellar location! If you already have a lake house and want a place to roam and hunt close by, this is it! The property sits just over a half mile off blacktop Highway 7, and electricity runs along the gravel road frontage, making this a great spot for a hunting cabin or dream home. Disappear out the back door and enjoy the peace and quiet that this heavily wooded acreage has to offer. Navigate the woods on the established trail system that provides great access throughout the land. The rolling ridges are awesome and feature a variety of mature oak timber. The property

sets up great for hunting with several stands and blinds already in place. There is plenty of room to spread out family and friends during deer and turkey hunt camp. Speaking of camp, you can access the property from an additional access road that enters the northwest corner, which features a lean-to for storage and a cleared area for camp. Sit around the fire pit and reflect on the memories made on this awesome property! This would make for a great secluded spot to park a camper or construct a cabin.

This property is set up and ready to enjoy from day one! Contact Skyler Wirsig at (816) 500-0168 for more information or to schedule a showing.

PROPERTY FEATURES

PRICE: **\$288,000** | COUNTY: **CAMDEN** | STATE: **MISSOURI** | ACRES: **80**

- Half mile off Highway 7
- Minutes from Lake of the Ozarks
- 20 minutes to Sunrise Beach
- 20 minutes to Camdenton
- 20 minutes to Climax Springs
- Electricity runs along the east side of property
- Heavily wooded
- Variety of mature oak timber
- Great trail system
- Deer and turkey hunting
- Stands and blinds in place
- Cleared area for camp and hosting others
- 1 hour and 30 minutes to Springfield
- 2 hours to the Kansas City area



CLEARED AREA FOR CAMP

You can access the property from an additional access road that enters the northwest corner, which features a lean-to for storage and a cleared area for camp. Sit around the fire pit and reflect on the memories made on this awesome property!



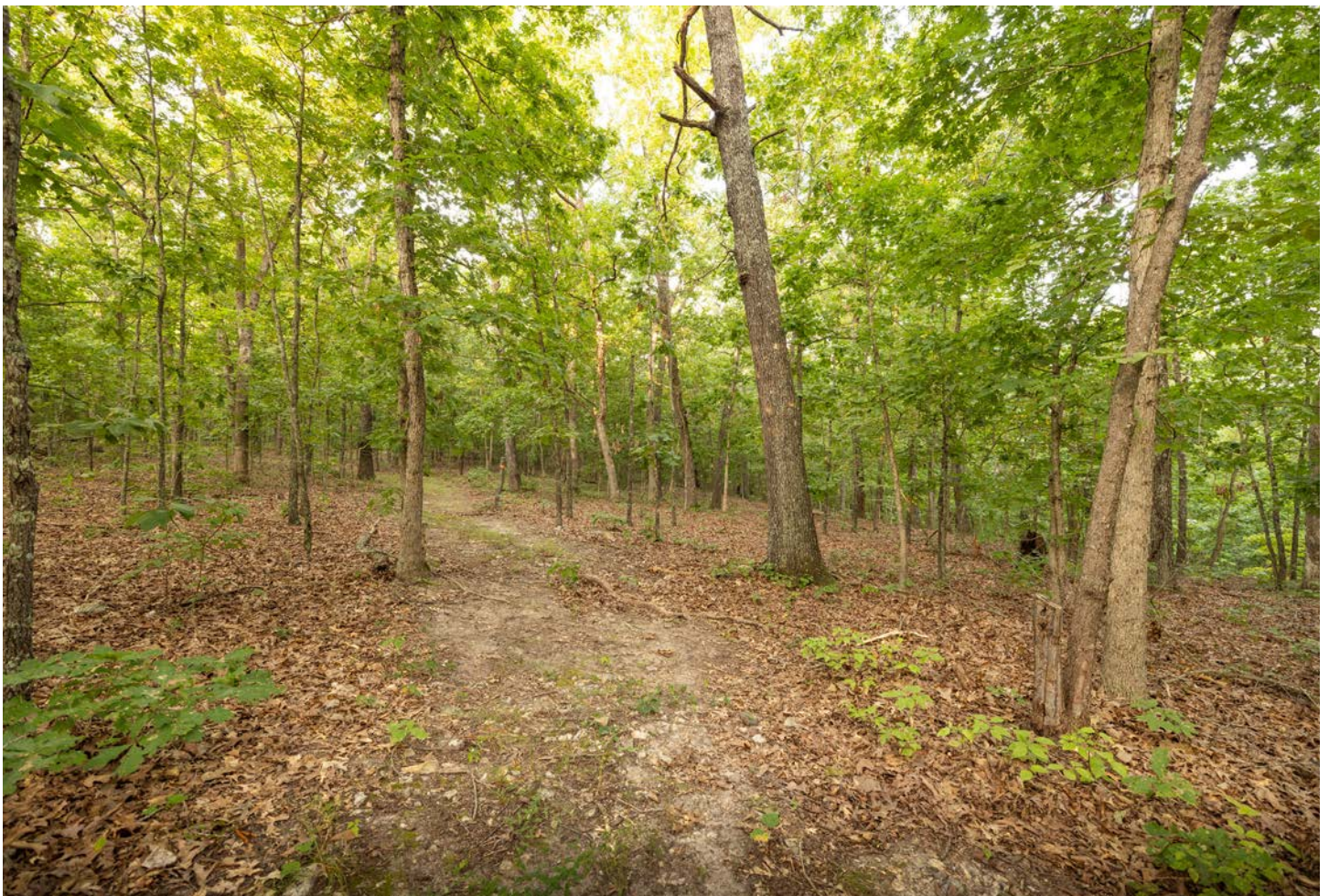
STANDS AND BLINDS IN PLACE



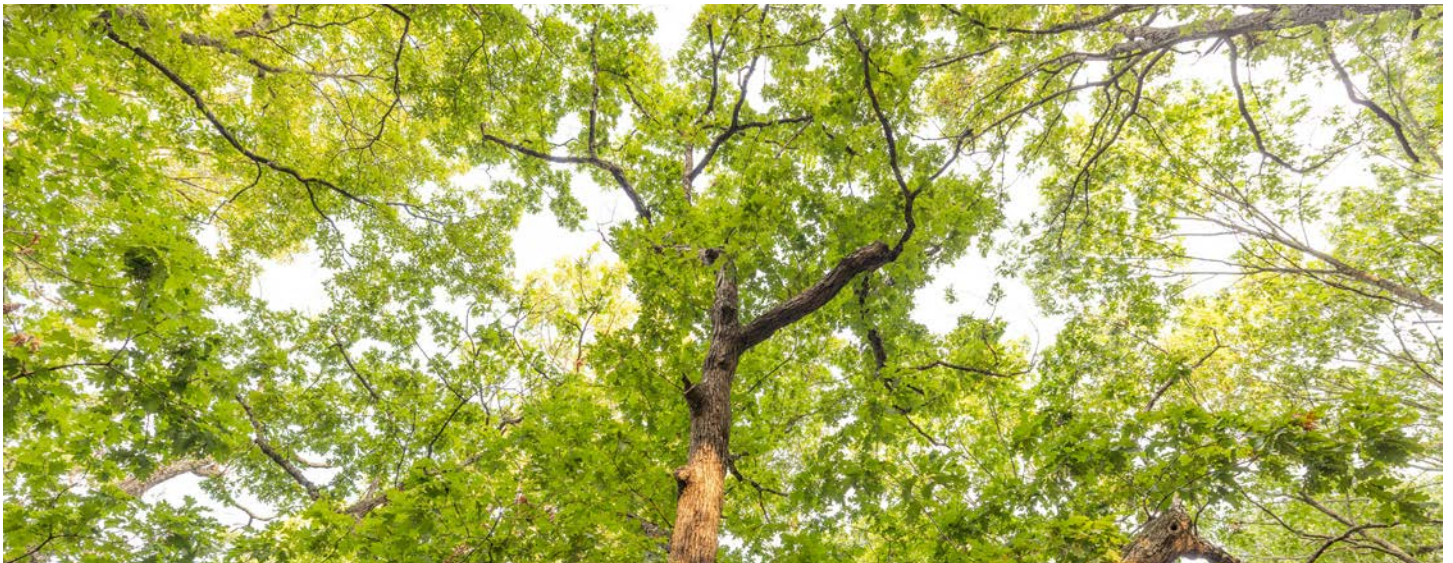
HEAVILY WOODED



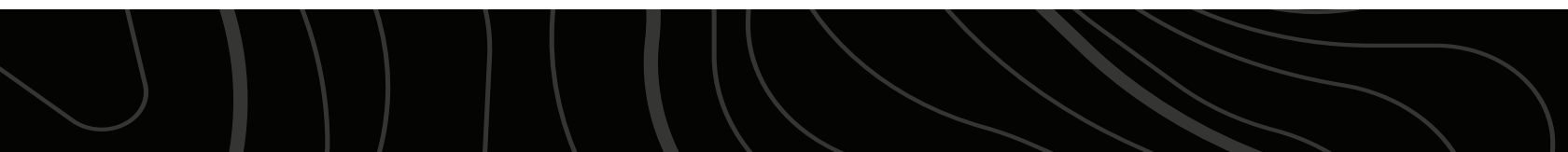
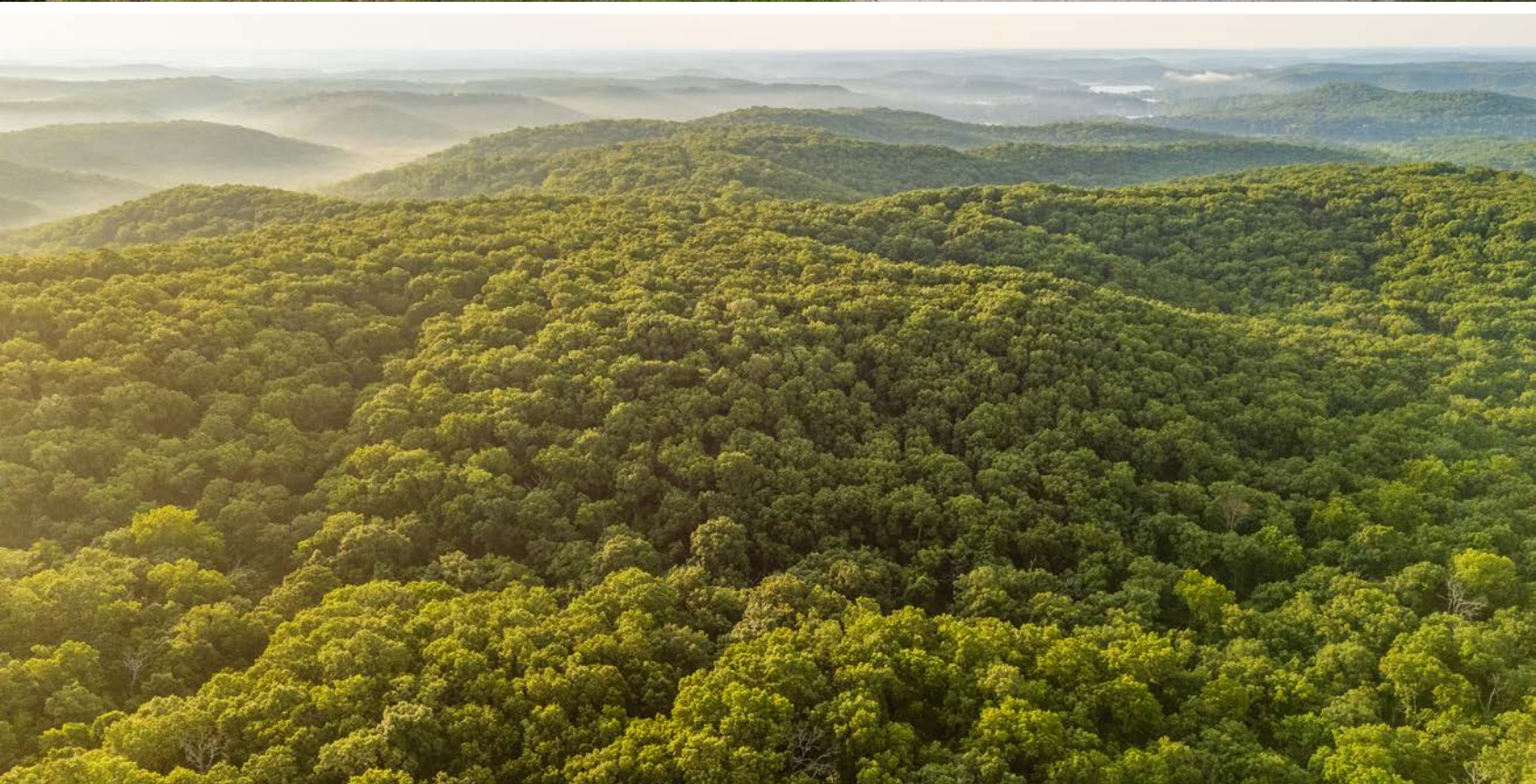
GREAT TRAIL SYSTEM



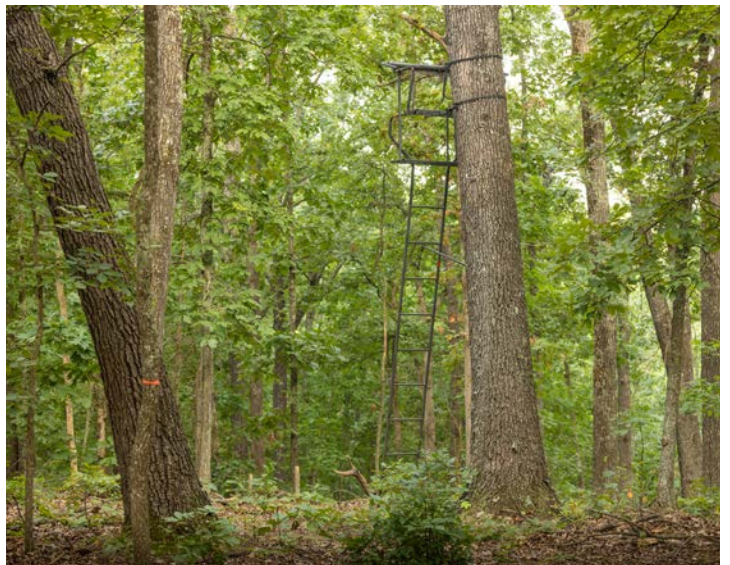
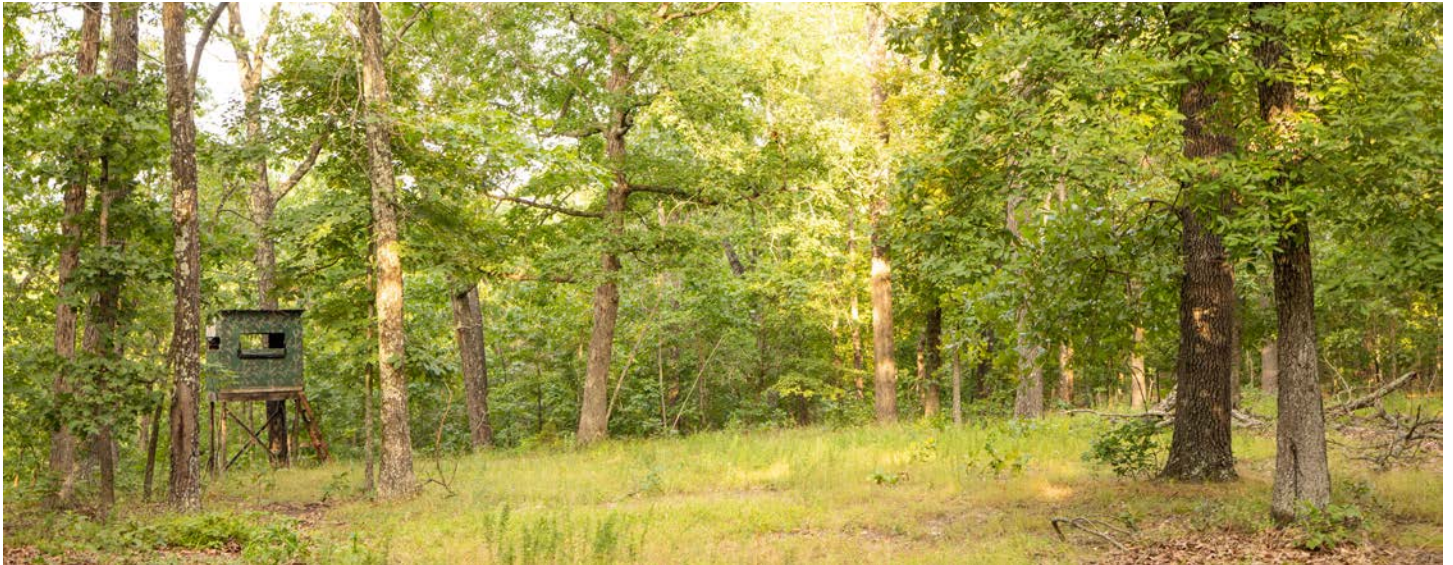
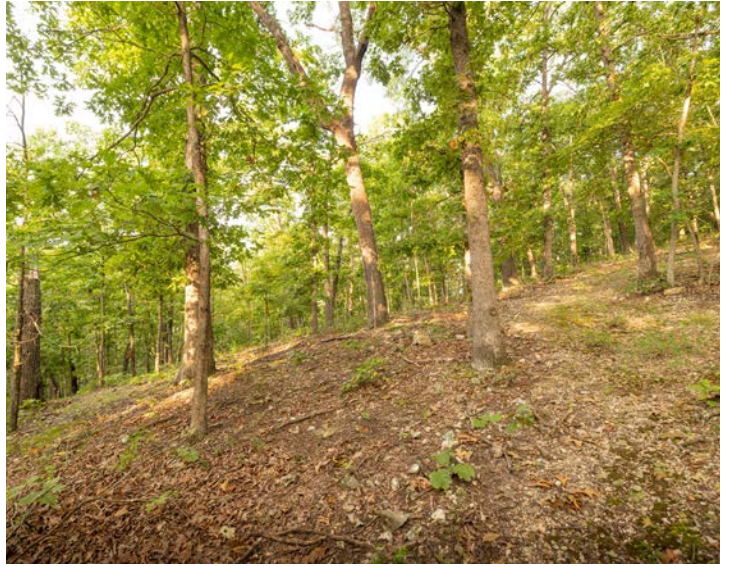
MATURE OAK TIMBER



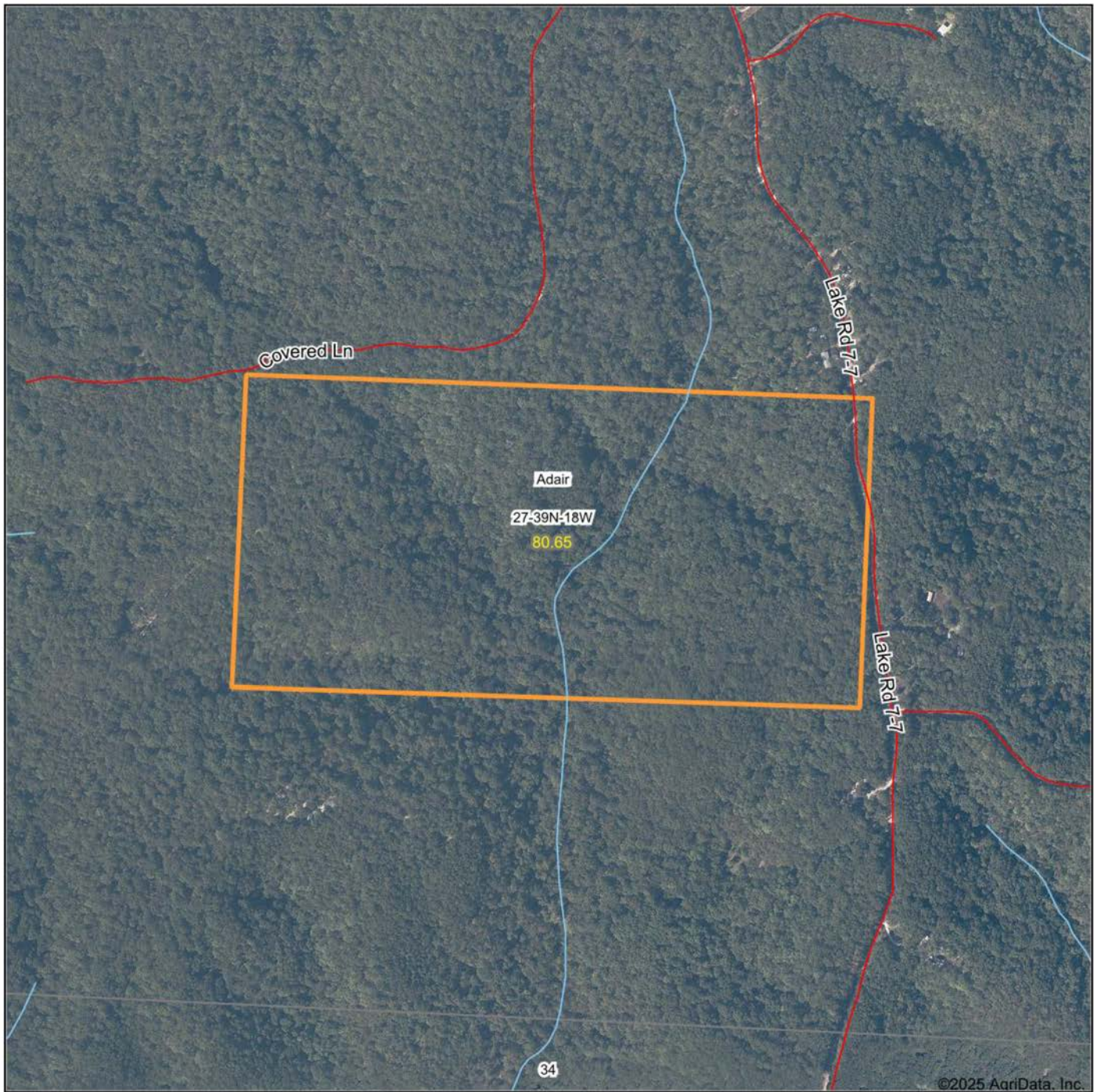
HALF MILE OFF BLACKTOP HIGHWAY 7



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 38° 5' 32.65, -92° 53' 32.17

0ft 658ft 1317ft



Maps Provided By:



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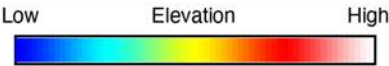
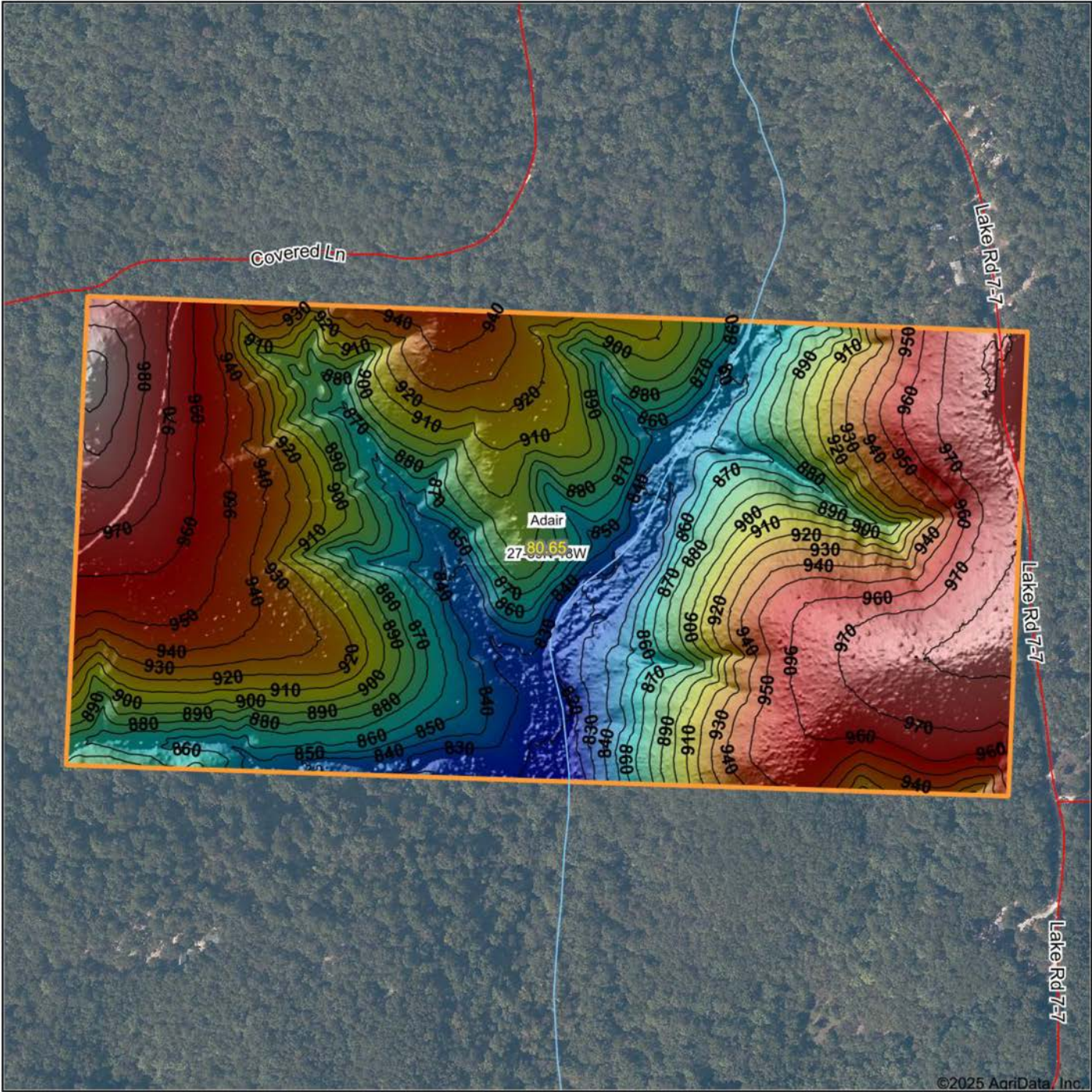
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27-39N-18W
Camden County
Missouri



7/22/2025

HILLSHADE MAP



Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 10
Min: 813.9
Max: 1,006.6
Range: 192.7
Average: 912.3
Standard Deviation: 46.78 ft



7/22/2025

27-39N-18W
Camden County
Missouri

Boundary Center: 38° 5' 32.65, -92° 53' 32.17

OVERVIEW MAP



AGENT CONTACT

Skyler Wirsig is a seasoned steward of the land with a firm focus on developing and managing agricultural properties. Over 15 years, he has gained invaluable experience filming and hunting for the Outdoor Channel's Heartland Bowhunter, which has earned several accolades under his watch.

Hailing from Kansas City, Missouri, Skyler graduated from William Jewell College with degrees in Business Administration and Critical Thought & Inquiry. His previous role as an operations manager, handling sales and customer relationships across 20 countries, enhances his effectiveness as a real estate agent.

A dedicated sportsman, Skyler proudly holds the Archery Missouri State Record for an 8-point whitetail. Despite his professional accomplishments, he remains approachable, enjoying fishing, sports, and travel with his family. Skyler also volunteers for the Wounded Warriors in Action Foundation. Residing on his farm in Grain Valley, Missouri, with his wife and sons, Skyler brings a wealth of expertise and a down-to-earth attitude to land sales in the Midwest.



SKYLER WIRSIG

LAND AGENT

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