

MIDWEST LAND GROUP PRESENTS

207 ACRES IN

CAMDEN COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

ULTIMATE OUTDOOR PLAYGROUND - LARGE TIMBER ACREAGE NEAR LAKE OF THE OZARKS

Nestled in the rolling hills of northwest Camden County and very close to Lake of the Ozarks, this expansive 207 +/- acre property offers a rare combination of seclusion, accessibility, and natural beauty. Located 27 miles east of Warsaw, 12 miles north of Climax Springs, and only 1 mile from Brown Bend public access boat ramp on Lake of the Ozarks, you won't have any problem finding time to get in a morning and evening hunt and a day out on the water. This tract is ideal for outdoor enthusiasts, hunters, or those seeking a private retreat with an extraordinary amount of opportunities. The property boasts paved road frontage along its western boundary, offering year-round access. Towering stands of mature hardwood timber blanket the land, presenting

both aesthetic appeal and potential income from future logging. This 207 +/- acre property supports abundant wildlife, making it a premier destination for deer and turkey hunting, further enhanced by a small wildlife pond that draws in game throughout the year. The rolling topography and large number of acres would support several hunters and many stand locations. Navigating the property is made easy by using the established trail system. Build your dream home or perfect getaway cabin located just off the paved road, where 200-amp electric service and a deep well are already in place. Whether you're looking for a recreational haven or just a peaceful getaway location near the Lake of the Ozarks, this property offers it all.



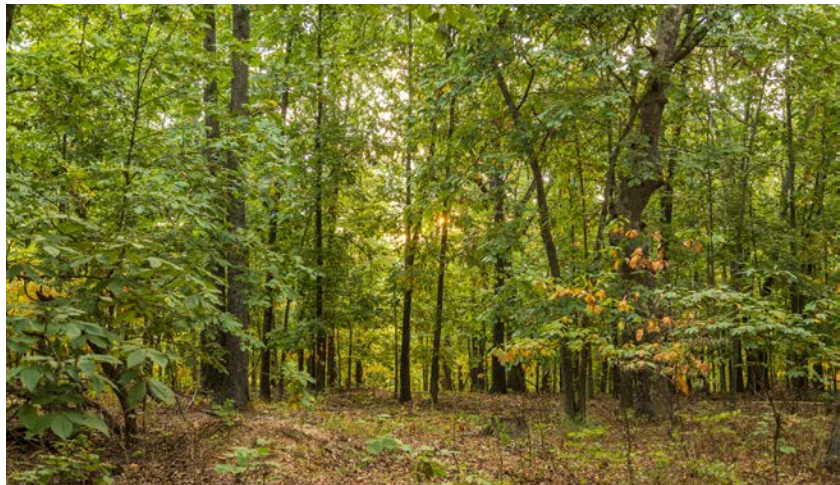
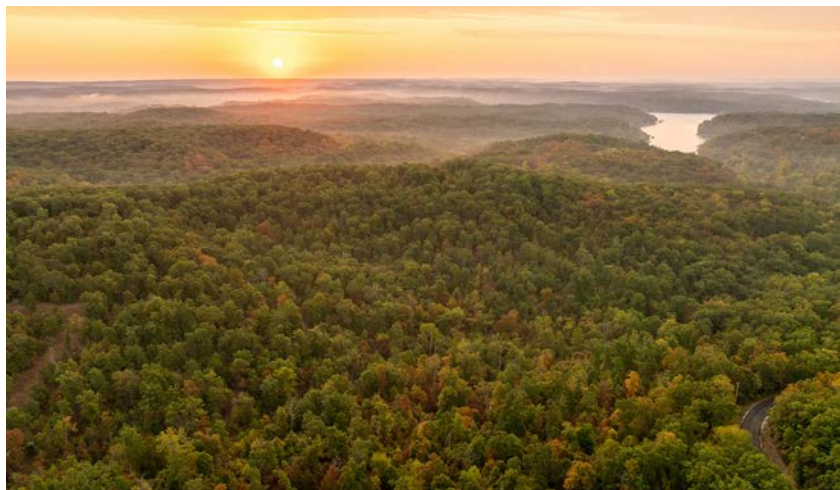
PROPERTY FEATURES

PRICE: **\$499,000** | COUNTY: **CAMDEN** | STATE: **MISSOURI** | ACRES: **207**

- 1 mile from Lake of the Ozarks, Brown Bend public access
- Electricity and a deep well at build site
- Paved road frontage
- Heavily wooded
- Variety of mature oak timber
- Existing trail system
- Deer and turkey hunting
- Wildlife opening ready to convert to a food plot
- Wildlife pond
- 1 hour and 30 minutes to Springfield
- 2 hours to the Kansas City area



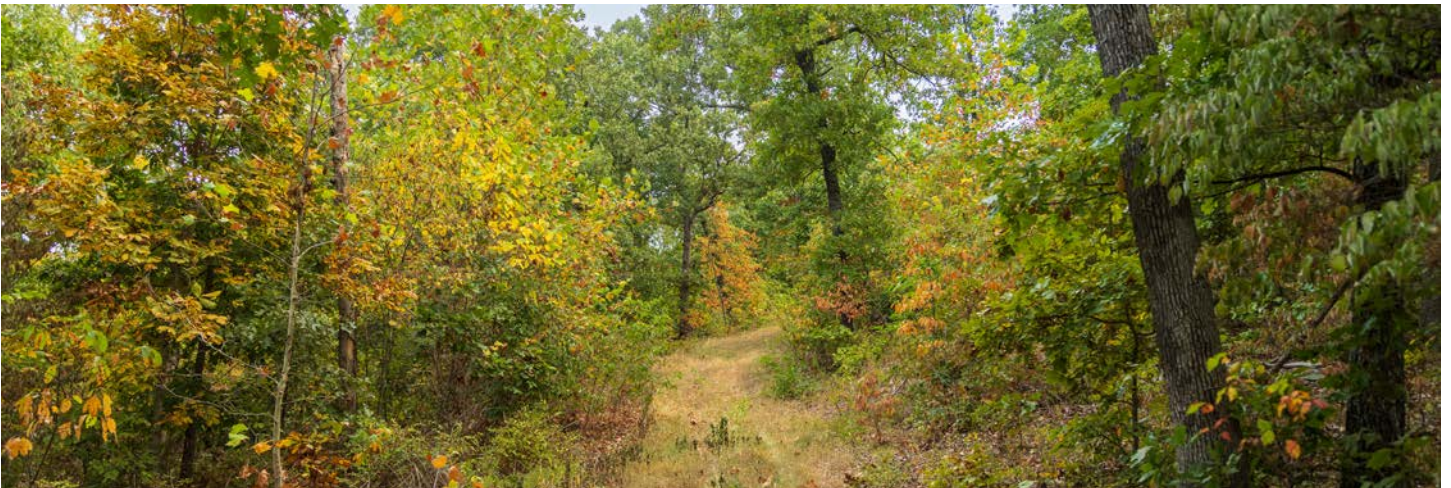
VARIETY OF MATURE OAK TIMBER



PAVED ROAD FRONTAGE



EXISTING TRAIL SYSTEM



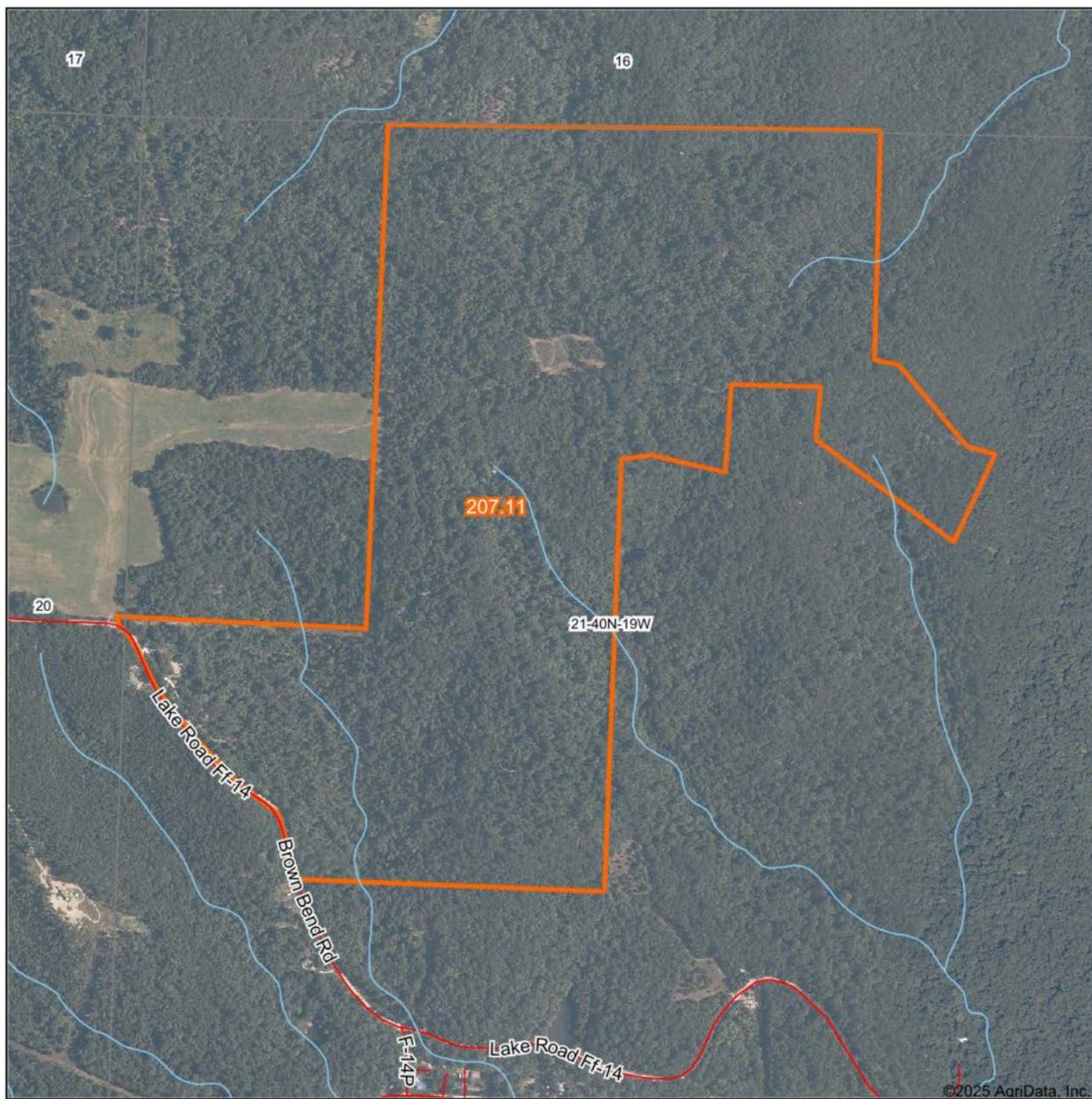
WILDLIFE OPENING



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 38° 13' 23.3, -93° 2' 8.23

0ft 834ft 1667ft



Maps Provided By:



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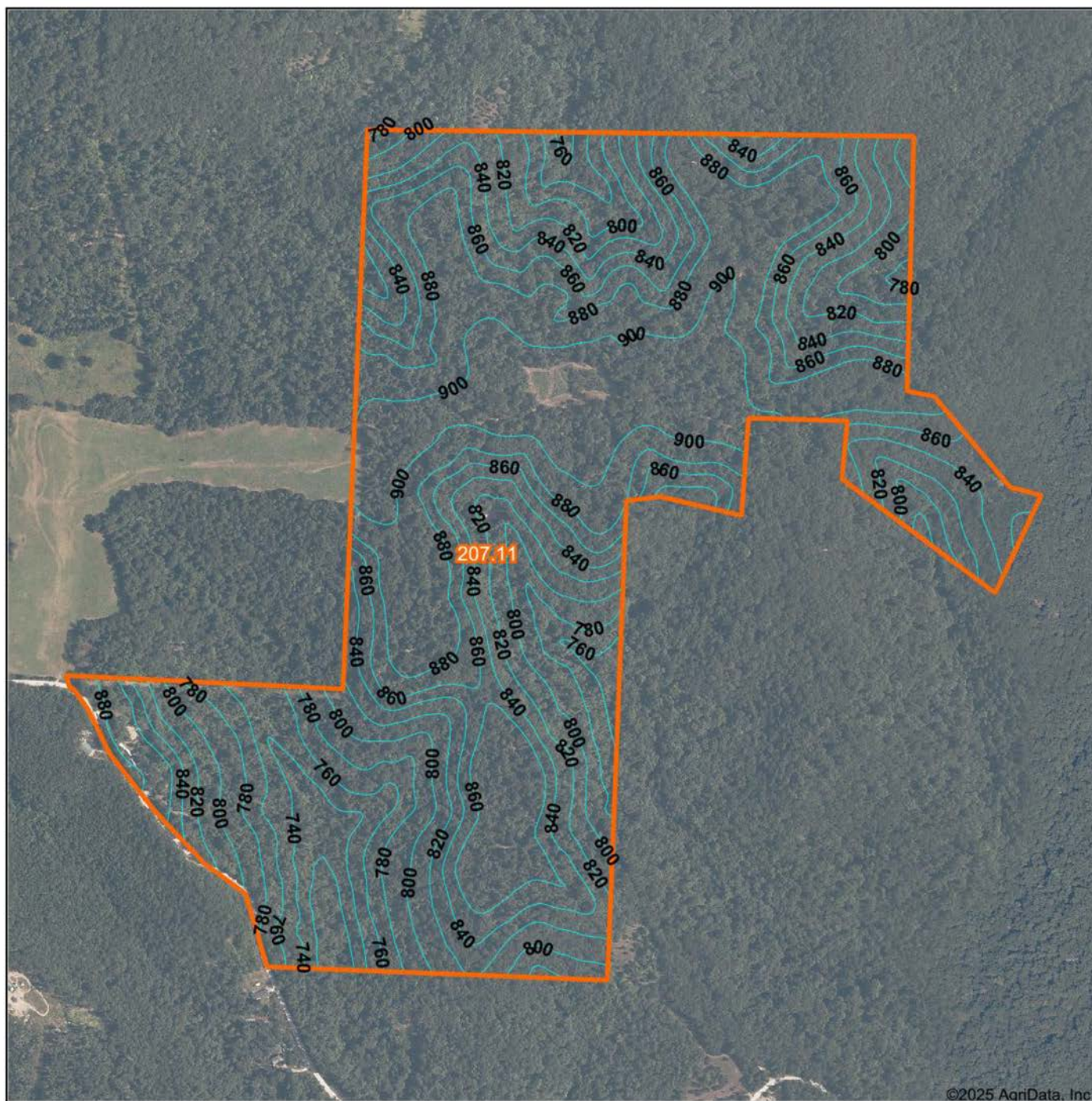
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21-40N-19W
Camden County
Missouri



9/23/2025

TOPOGRAPHY MAP



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Source: USGS 10 meter dem

Interval(ft): 20.0

Min: 706.5

Max: 915.0

Range: 208.5

Average: 841.7

Standard Deviation: 48.52 ft

0ft 754ft 1508ft

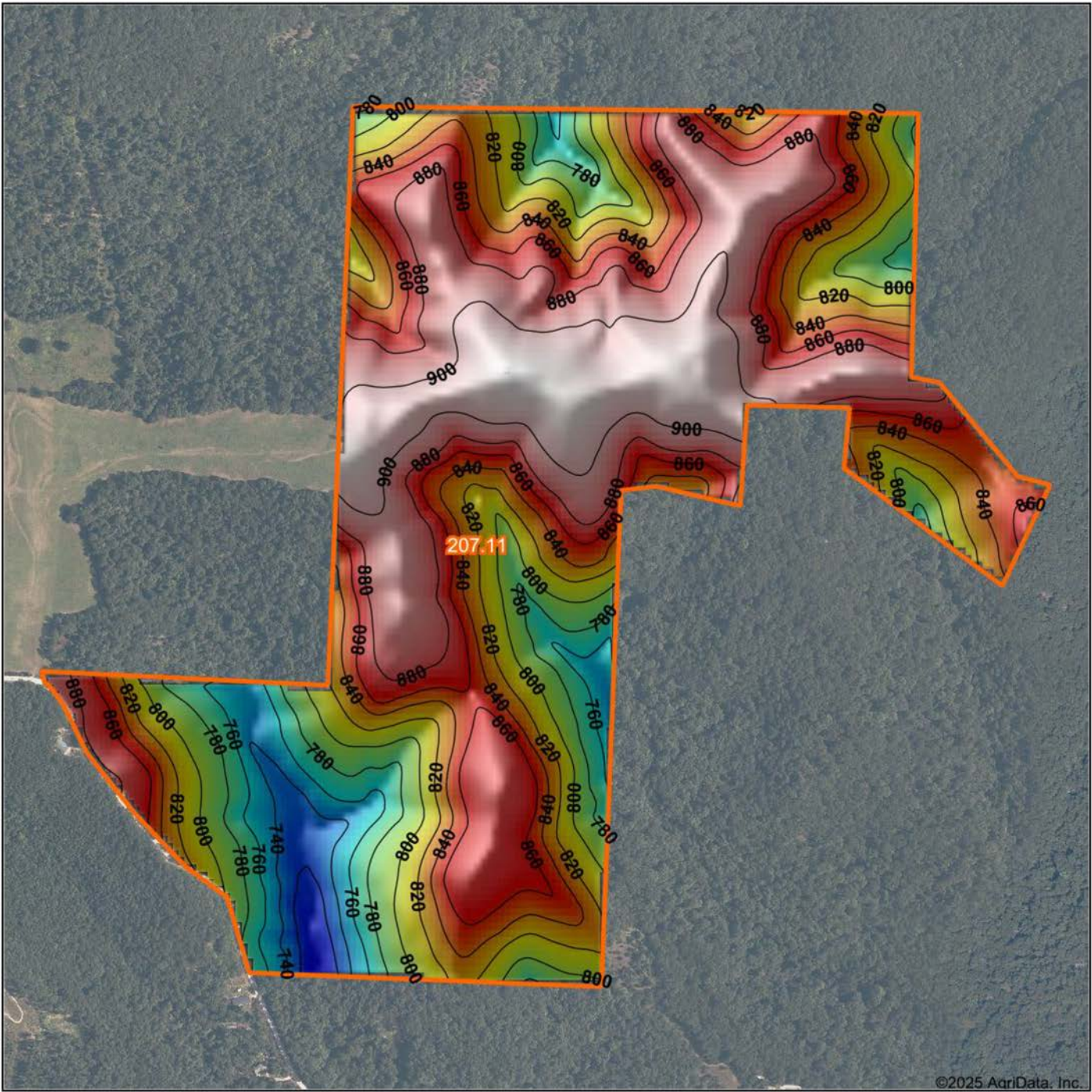


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21-40N-19W
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Boundary Center: 38° 13' 23.3, -93° 2' 8.23

HILLSHADE MAP



©2025 AgriData, Inc.

Low Elevation High



Maps Provided By:



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Source: USGS 10 meter dem
Interval(ft): 20
Min: 706.5
Max: 915.0
Range: 208.5
Average: 841.7
Standard Deviation: 48.52 ft

0ft 724ft 1447ft

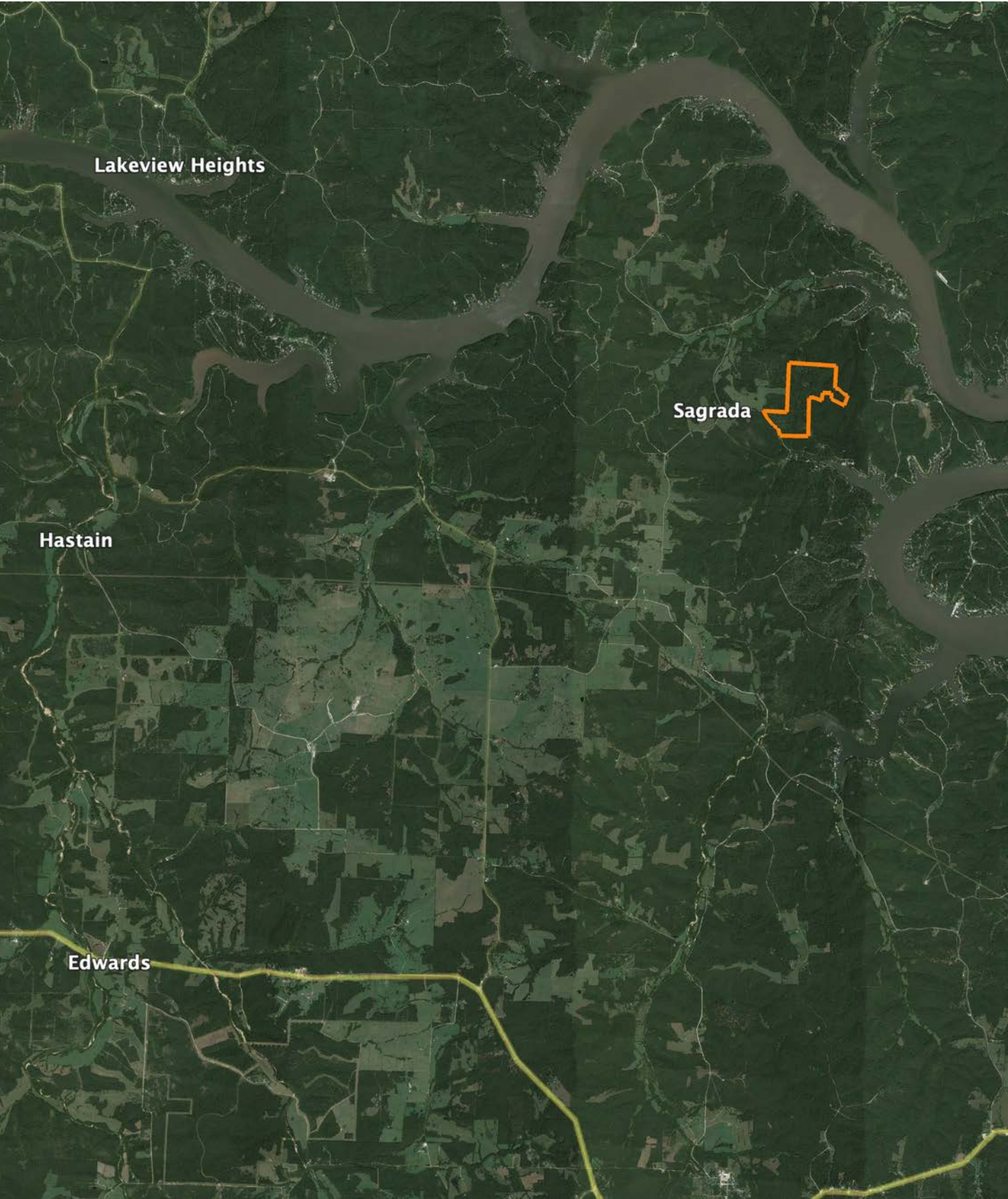


9/23/2025

21-40N-19W
Camden County
Missouri

Boundary Center: 38° 13' 23.3, -93° 2' 8.23

OVERVIEW MAP



AGENT CONTACT

Raised on a working farm in Northeast Missouri and now living in Sedalia, with his wife Laura and two daughters, Josie and Hallie. Ryan Peck has spent his life immersed in agriculture, conservation, and the outdoors. He brings over 25 years of experience from the USDA-Natural Resources Conservation Service, where he worked side-by-side with landowners to improve soil health, manage wildlife habitat, and enhance overall land value. With a degree in Agriculture from the University of Missouri, and a passion for bow hunting, turkey hunting, and fishing, Ryan understands land both technically and recreationally.

Ryan's clients benefit from his unique ability to see a property's full potential. Whether it's enhancing wildlife habitat, planning a profitable crop rotation, or identifying the perfect recreational getaway, Ryan combines practical expertise with a heartfelt appreciation for rural life. His strong relationships with landowners, land managers, and government agencies allow him to offer insights few others can match.

An active member of his local church, the National Wild Turkey Federation, and Whitetails Unlimited, Ryan is a trusted advisor rooted in his community. If you're looking to sell your land or find your dream property, Ryan's integrity, knowledge, and commitment make him the ideal partner to guide your journey from the first handshake to the final signature.



RYAN PECK,

LAND AGENT

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