

MIDWEST LAND GROUP PRESENTS

37 ACRES IN

OZARK COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

RECREATIONAL TRACT NEAR BULL SHOALS LAKE

Midwest Land Group is proud to present this beautiful recreational tract near Bull Shoals Lake! This 37 +/- acre tract is situated just a few minutes south of Theodosia, Missouri. This is the ideal recreational tract, or a build site for a new lake home.

The property is accessed by a paved county road and features 1,000' of road frontage. As you pull through the gated entrance, you are greeted by 5 +/- acres of pasture and a beautiful southwesterly view, which would make for an incredible build site or camp site for a weekend getaway. A very nice Shadow Hunter box blind has been strategically placed on a concrete pad overlooking the strip of pasture, allowing for plenty of shot opportunities!

The remainder of the 32 +/- acres is comprised of hardwood timber and beautiful cedar glades. A nice wet-weather creek runs through the center of the property, and two wildlife ponds are located on the east side of the property. For travel through the property, a nice UTV trail allows for great access to the creek, ponds, and potential hunting locations. Lastly, the property sits just a mile and a half from Bull Shoals Lake access. With no restrictions or HOA and low taxes, you won't find a more functional lake area tract. Contact Listing Agent, Clay O'Dell, at (417) 414-1808, for more information or to set up a showing.



PROPERTY FEATURES

PRICE: **\$129,500** | COUNTY: **OZARK** | STATE: **MISSOURI** | ACRES: **37**

- Great build sites
- 1.5 miles to Bull Shoals Lake access
- Wet-weather creek
- Two ponds
- Shadow Hunter box blind
- 5 +/- acres of pasture
- 1,000' of paved road frontage
- 2024 taxes were \$9.81
- 15 minutes from Theodosia, MO
- 35 minutes from Gainesville, MO
- 1 hour and 5 minutes from Branson, MO



GREAT BUILD SITES

As you pull through the gated entrance, you are greeted by 5 +/- acres of pasture and a beautiful southwesterly view, which would make for an incredible build site or camp site for a weekend getaway.



WET-WEATHER CREEK



HARDWOOD TIMBER



HUNTING OPPORTUNITIES

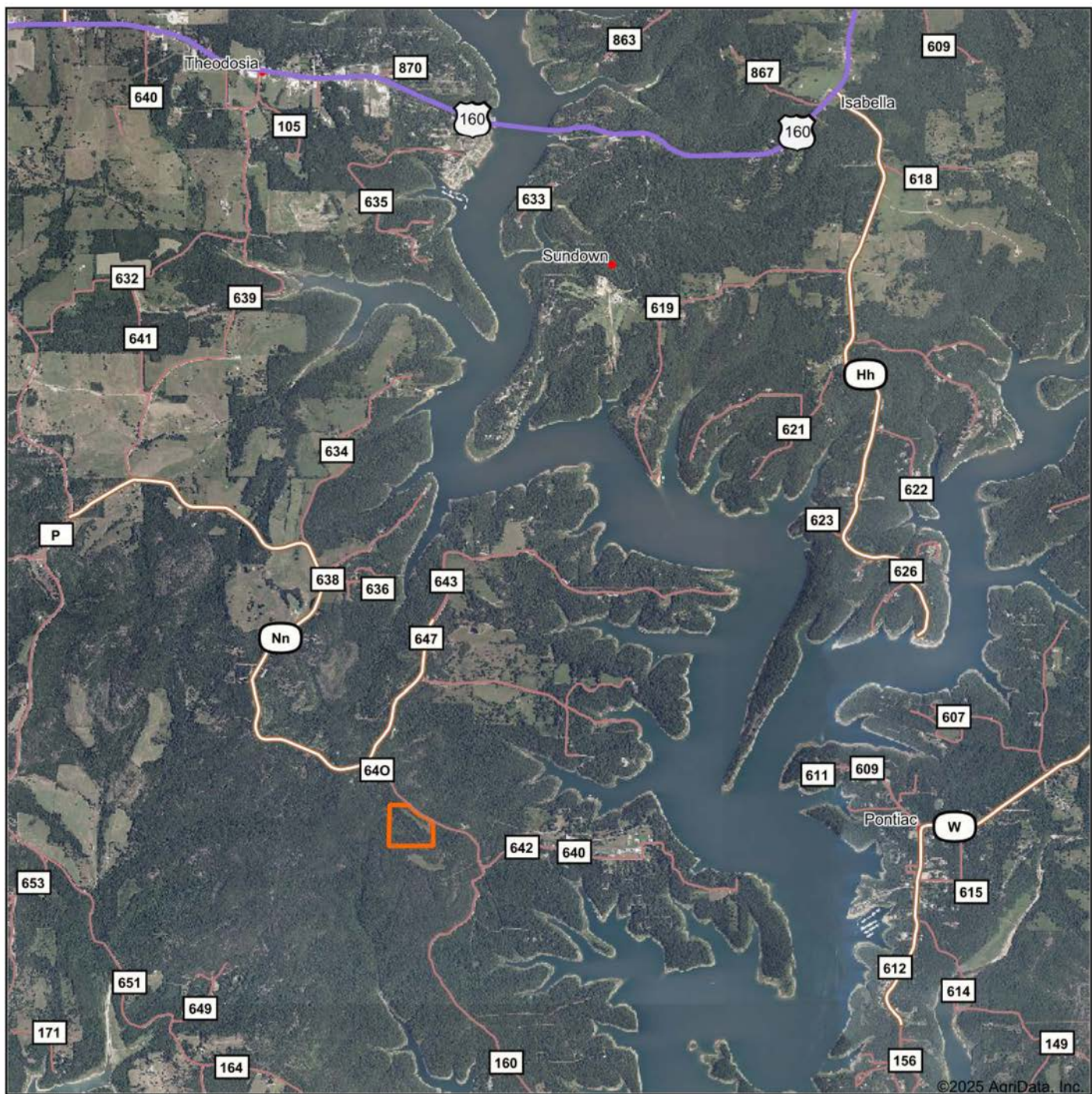
A very nice Shadow Hunter box blind has been strategically placed on a concrete pad overlooking the strip of pasture, allowing for plenty of shot opportunities!



ADDITIONAL PHOTOS



AERIAL MAP



©2025 AgriData, Inc.

Boundary Center: 36° 30' 57.37, -92° 39' 34.72

0ft	5000ft	9999ft
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Maps Provided By:



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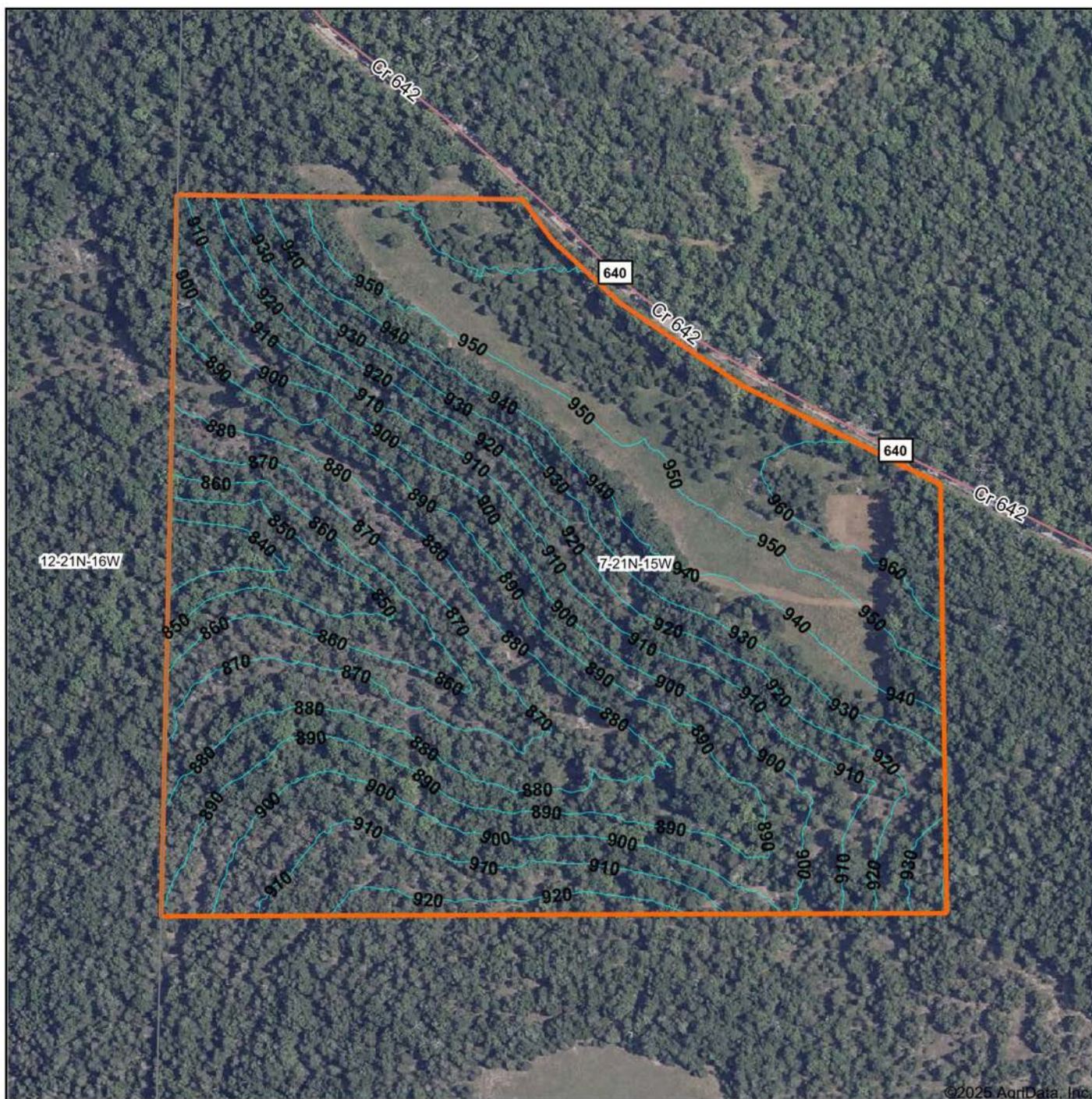
www.AgriDataInc.com

**7-21N-15W
Ozark County
Missouri**



10/13/2025

TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 831.7

Max: 968.7

Range: 137.0

Average: 910.3

Standard Deviation: 33.23 ft

0ft 286ft 571ft

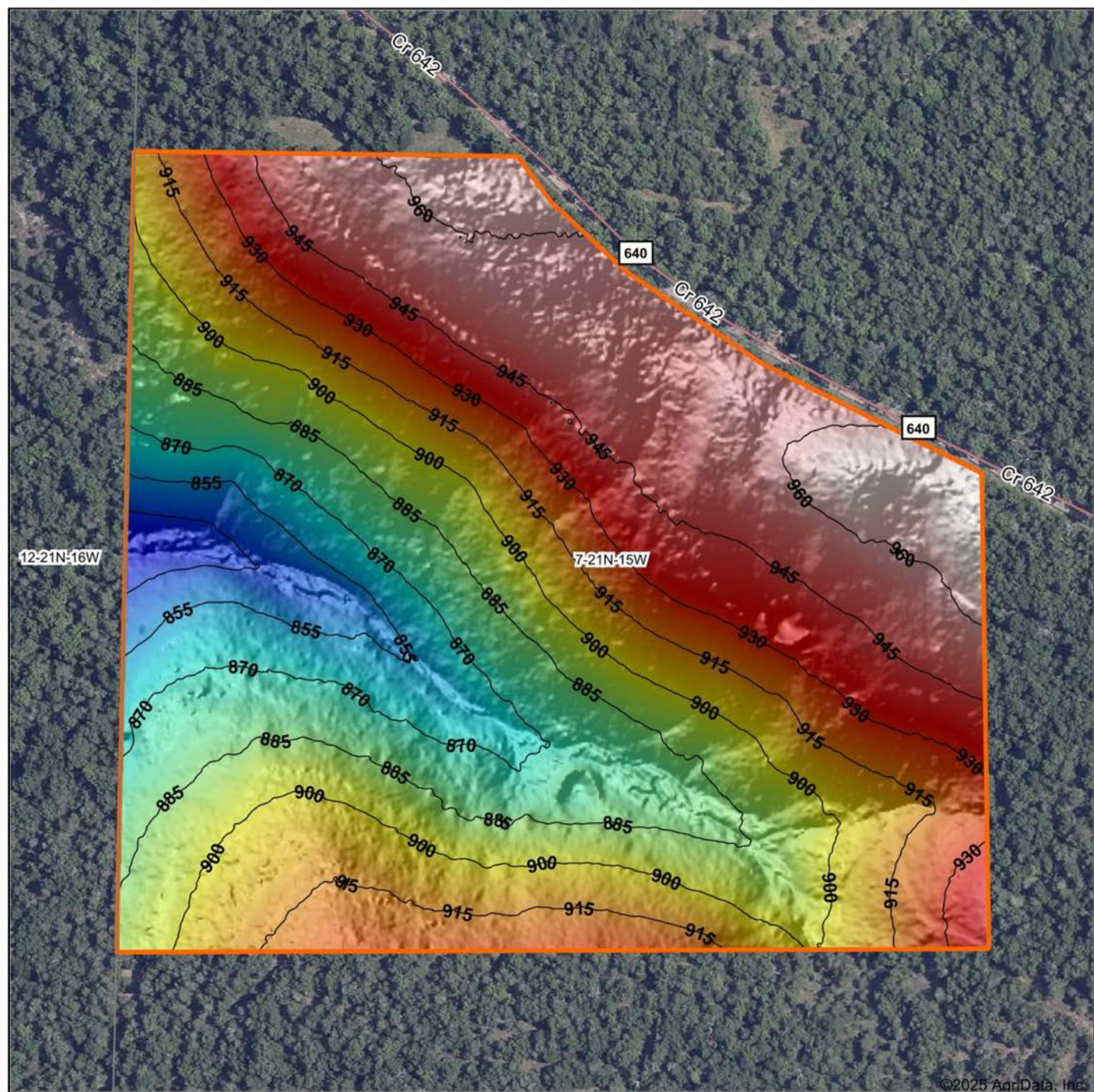


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7-21N-15W
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Missouri

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HILLSHADE MAP



©2025 AgriData, Inc.



Maps Provided By:



CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem

Interval(ft): 15

Min: 831.7

Max: 968.7

Range: 137.0

Average: 910.3

Standard Deviation: 33.23 ft

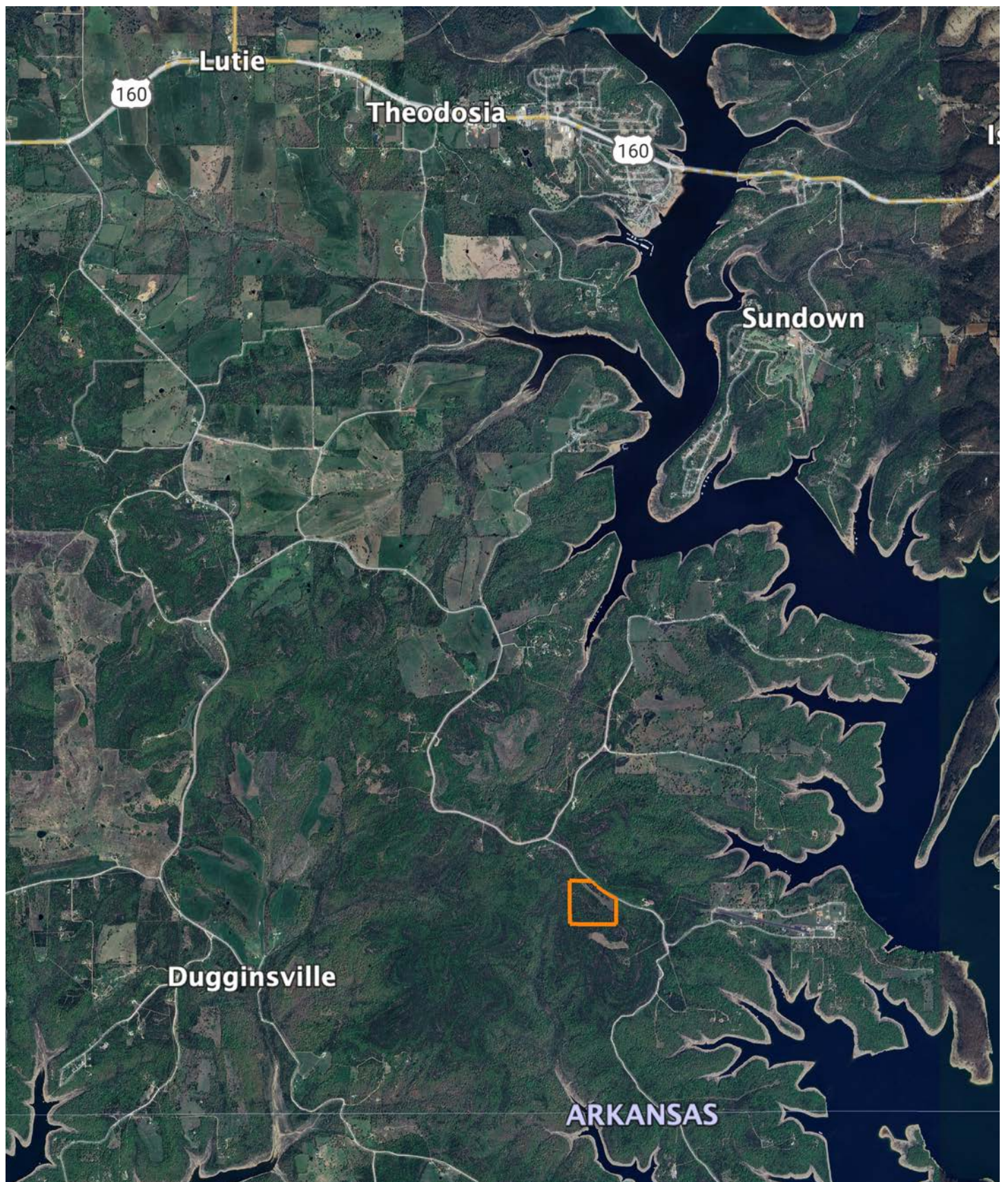


10/13/2025

7-21N-15W
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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
417.612.8215
COdell@MidwestLandGroup.com



MidwestLandGroup.com

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