

MIDWEST LAND GROUP PRESENTS

130 ACRES IN

BENTON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

OVER 3,800 FEET OF SHORELINE AT THE LAKE OF THE OZARKS

There is just something about the Lake of the Ozarks in the summertime that brings your mind to a sense of peace. For many, it is the serenity that many seek away from the hustle and bustle of life. Work is a distant second thought when sitting on the lake bank watching the boats motor by. The thoughts of chores at home don't seem to matter when on lake time and on the water. The daily routine gets thrown out into the water along with your baited hook in pursuit of your next catch! The only bad thing about being at the Lake of the Ozarks is that Monday morning is inevitably coming, and then the daydreaming of Friday afternoon starts all over again. If this sounds like something you may want for your family, this is a great opportunity.

The potential with the 130 acres of timbered land in Benton County, Missouri, is great for all types of buyers. The land has been nearly untouched for many years, besides a few trails that lead from the road to the water and parallel the shoreline. Located along Salley Road, a chip and seal road, allows for hard road travel all the way to the property. Small cove within the property that

is fed by a wet-weather creek that flows over beautiful rock formations. When the water is flowing, it provides a peaceful and enjoyable area to enjoy the fresh water spring running by your feet and over the rock edges! With trails cut along the shoreline, the ability to ride or hike the entire width of the property is easily done. With the right mindset and eye for layout, the development of this area would be a great adventure. The topography lies out perfectly for this; gentle slopes from road to water would make excavation a minimal effort. If seclusion and your own recreation property at the lake is what you are after, this one fits the bill nicely! With the property being on the south bank and the channel side being along the north bank, the potential for docks and year-round boating could prove to be more of a challenge.

With over 3,800 feet of shoreline, this kind of property just doesn't come around often. The ability to build your dream lake home, set up a camping resort, subdivide and sell off build sites for others to get their very own lake retreat, the possibilities are numerous and aplenty with a property of this size and location.



PROPERTY FEATURES

COUNTY: **BENTON**

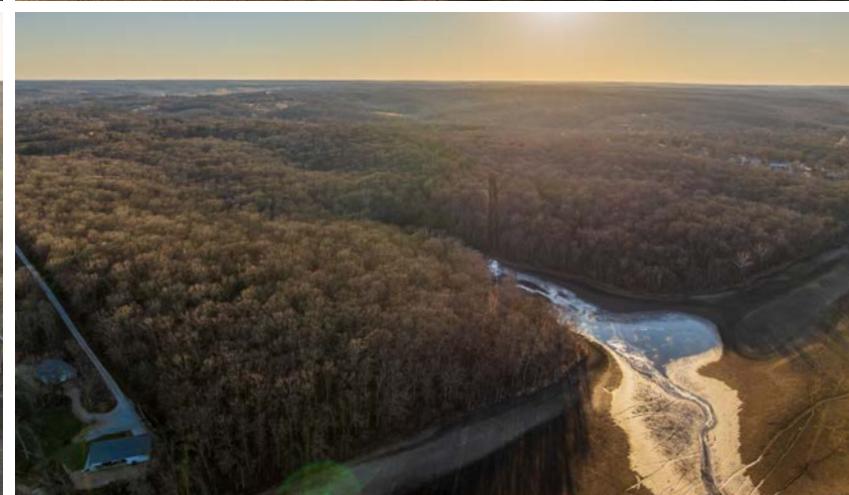
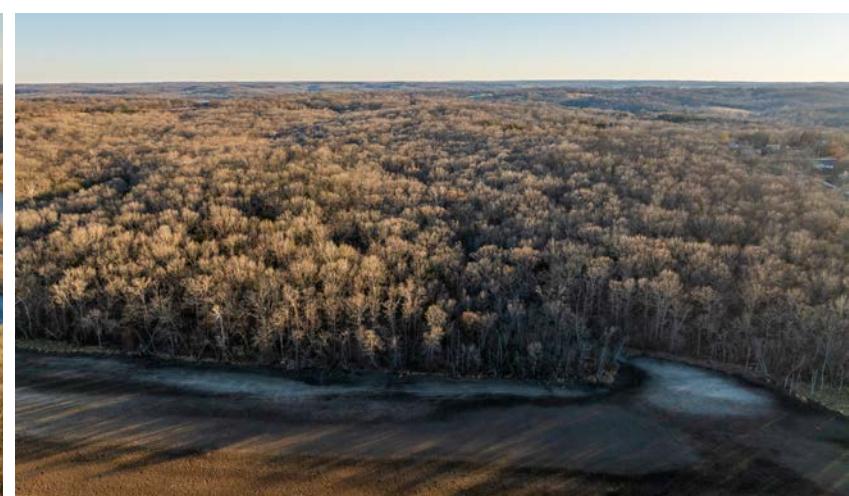
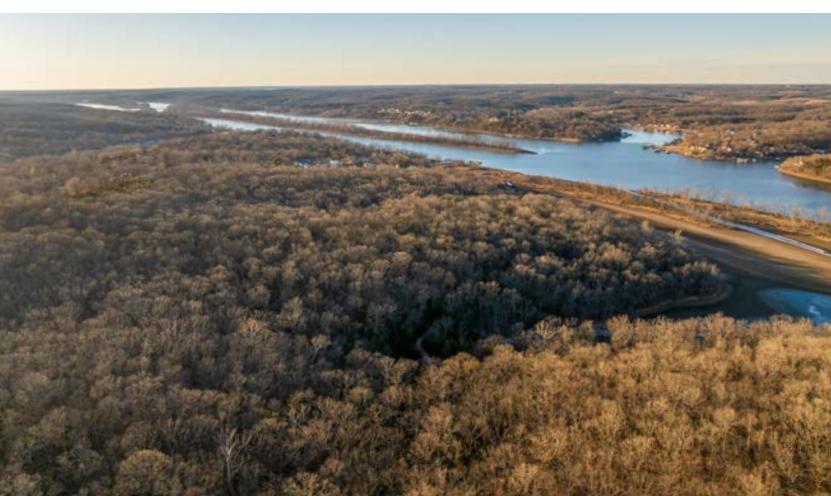
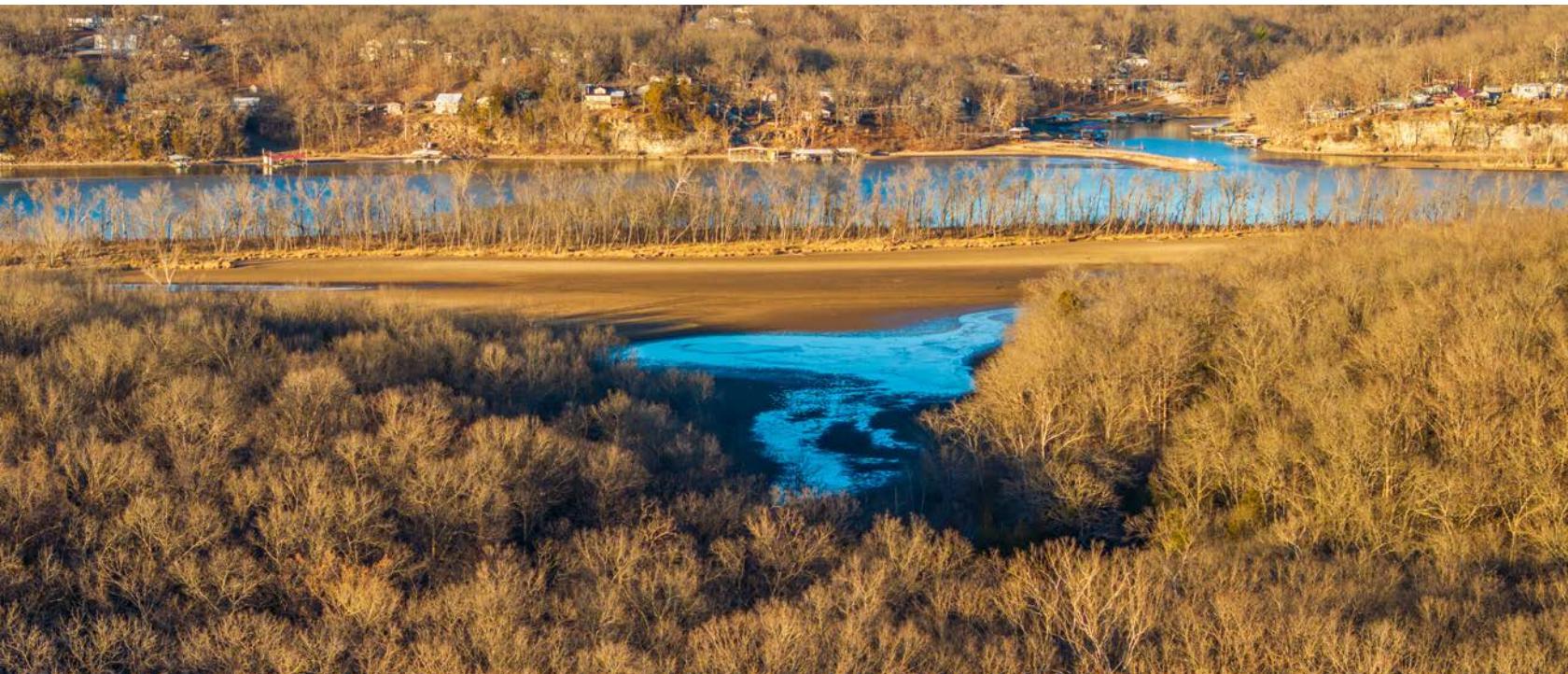
STATE: **MISSOURI**

ACRES: **130**

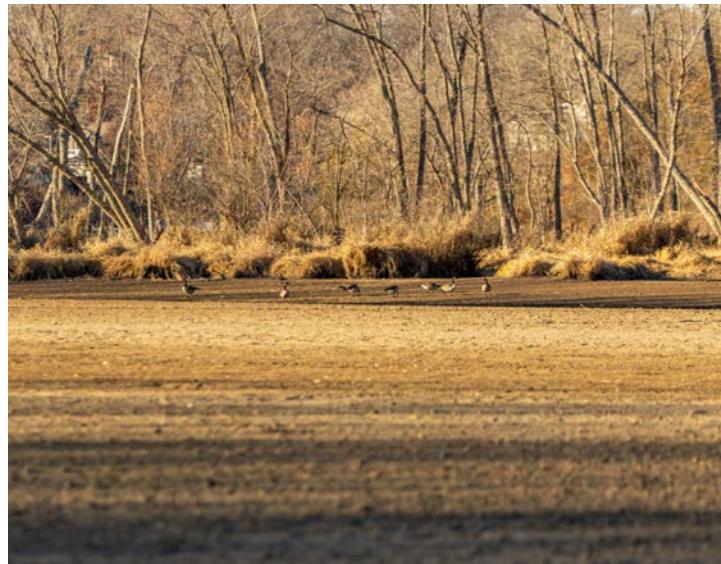
- 3,800+ feet of shoreline
- Fully timbered
- South bank of the Lake of the Ozarks
- 83 mile marker
- Chip and seal road
- Beautiful rock formations in the cove
- 10 +/- minutes outside of Warsaw, Missouri
- Close to Oar House Inn and Marina
- Wildlife
- Development potential



3,800+ FEET OF SHORELINE



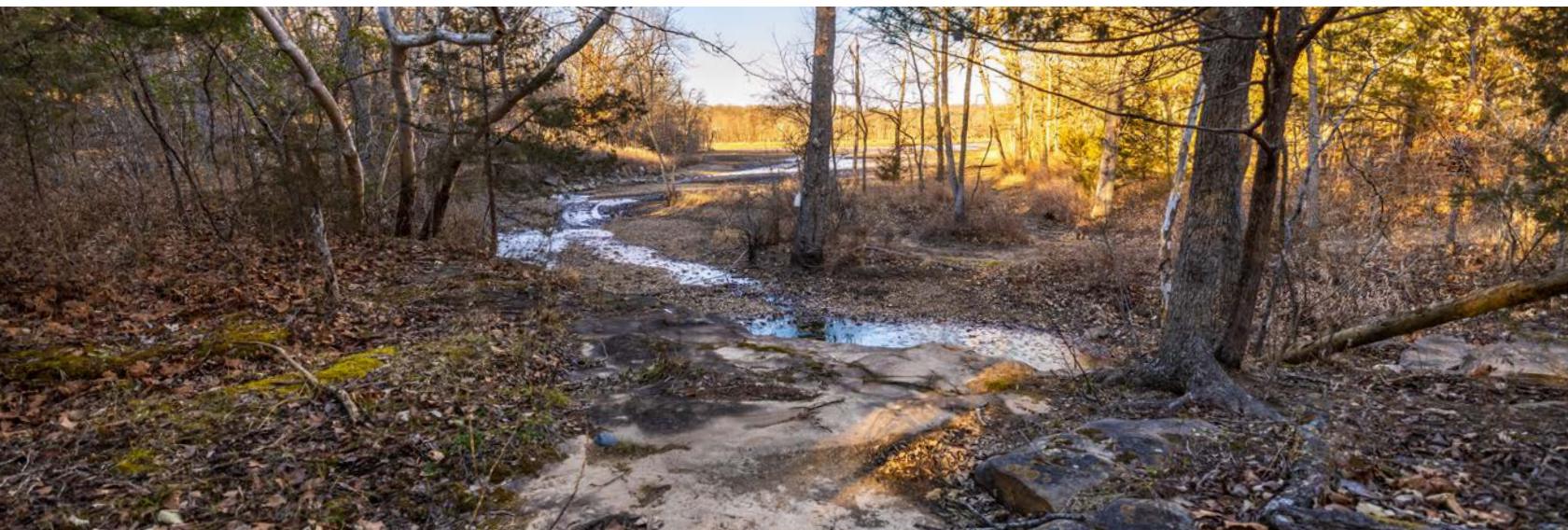
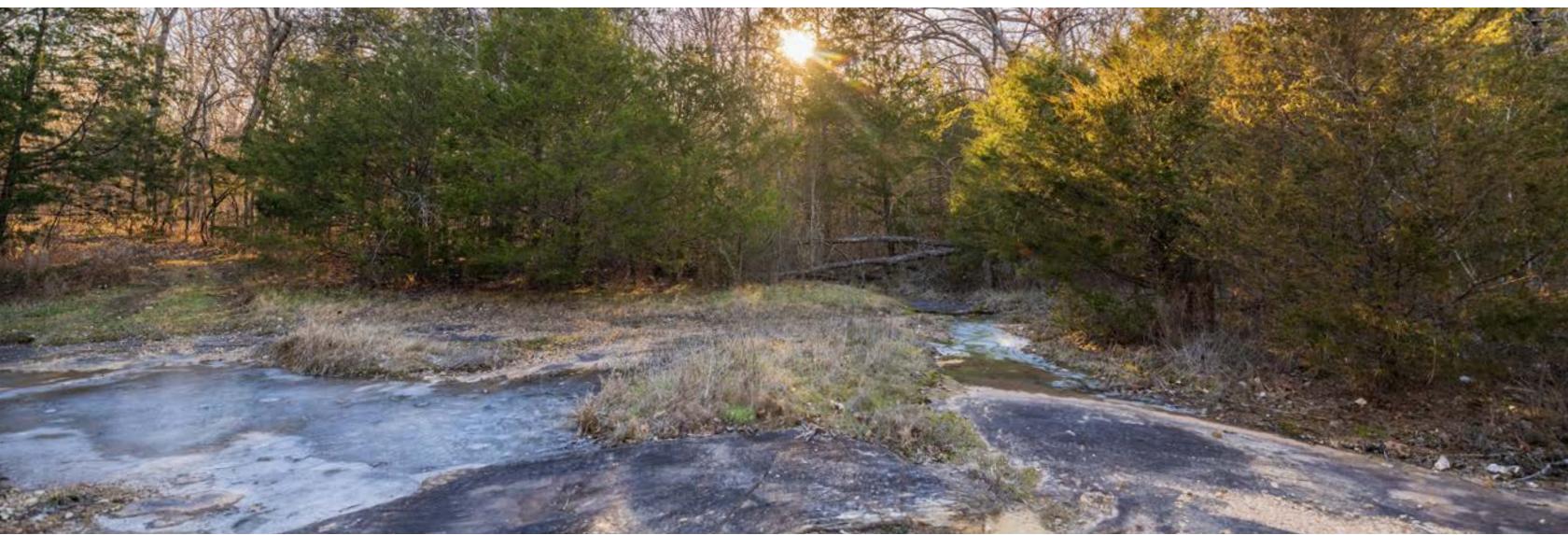
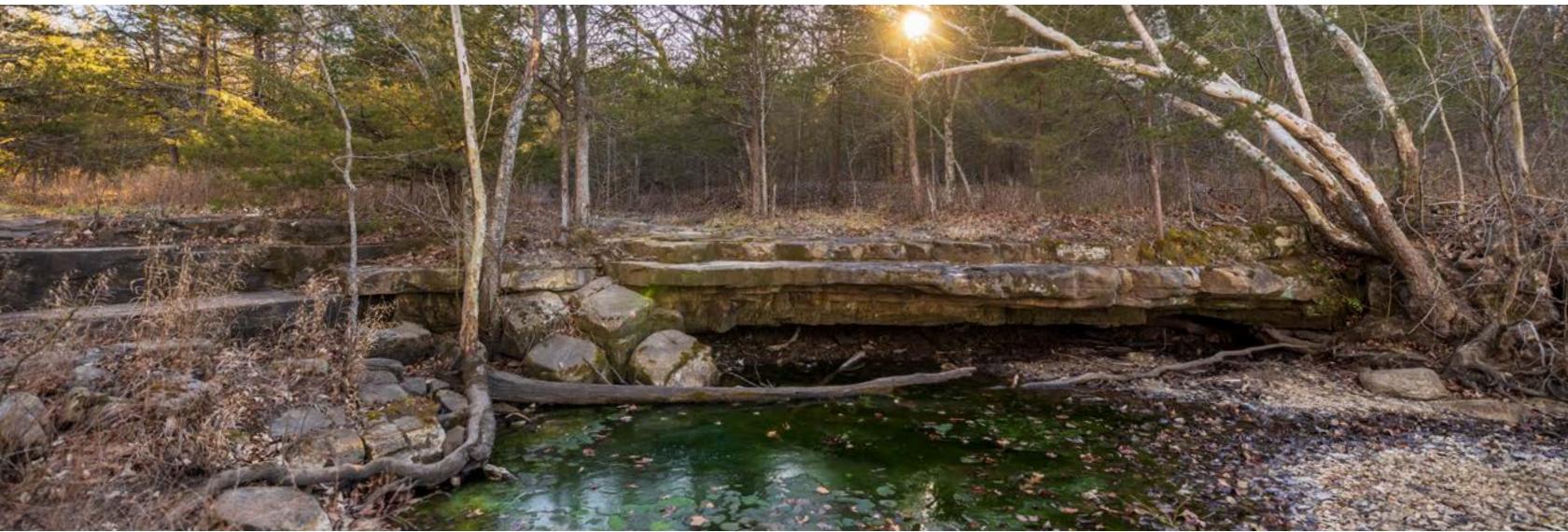
WILDLIFE



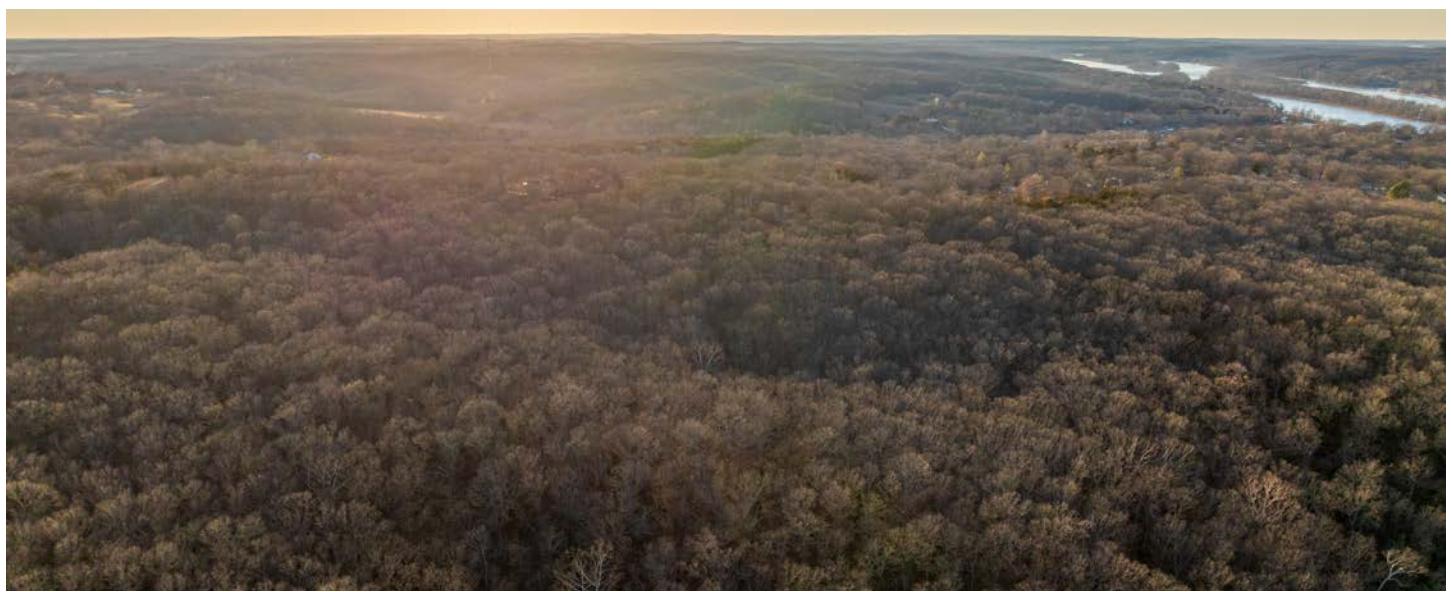
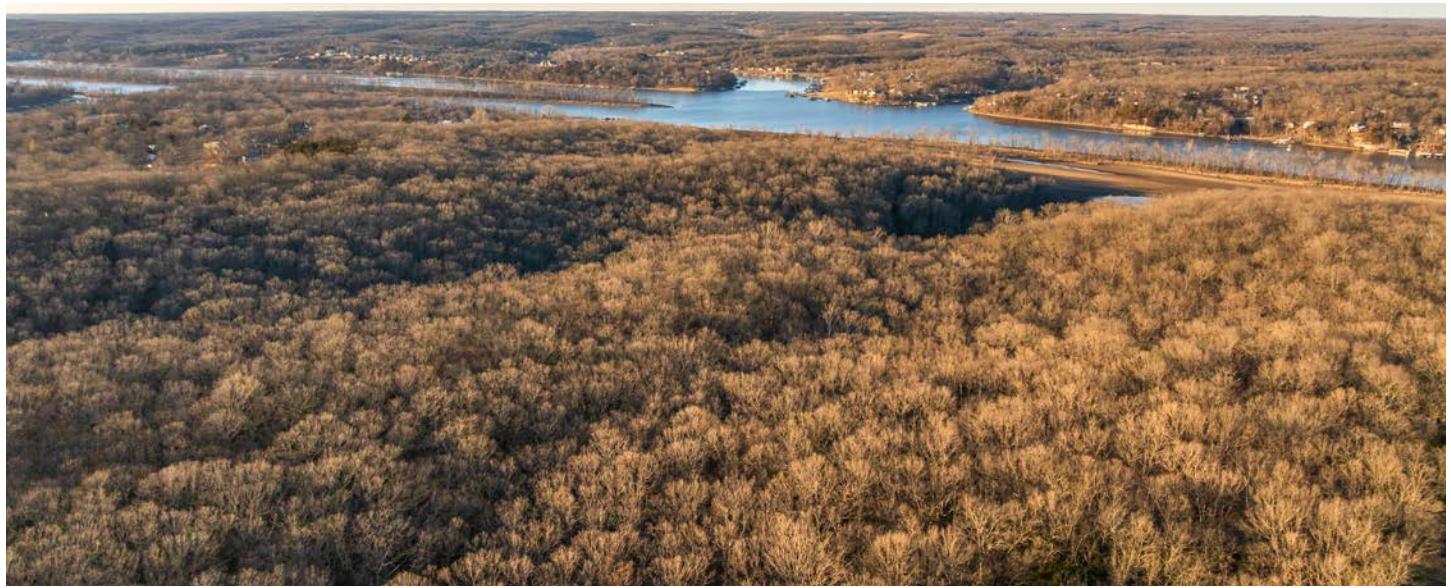
10 +/- MINUTES OUTSIDE OF WARSAW



BEAUTIFUL ROCK FORMATIONS IN COVE



FULLY TIMBERED



AERIAL MAP



Maps Provided By:

surety[®]
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgroDataInc.com

Boundary Center: 38° 16' 7.4, -93° 16' 0.17

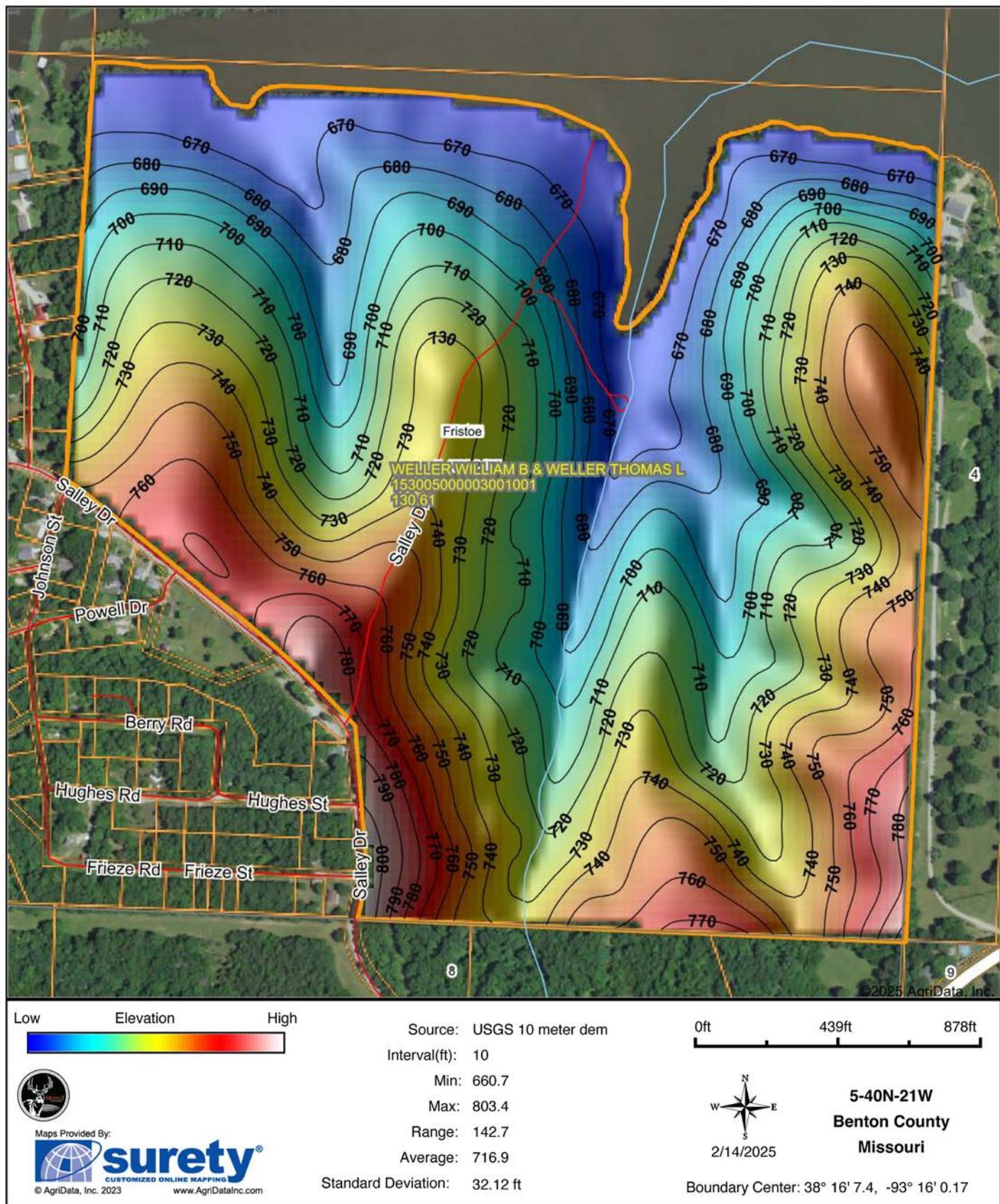
0ft 655ft 1309ft

5-40N-21W
Benton County
Missouri

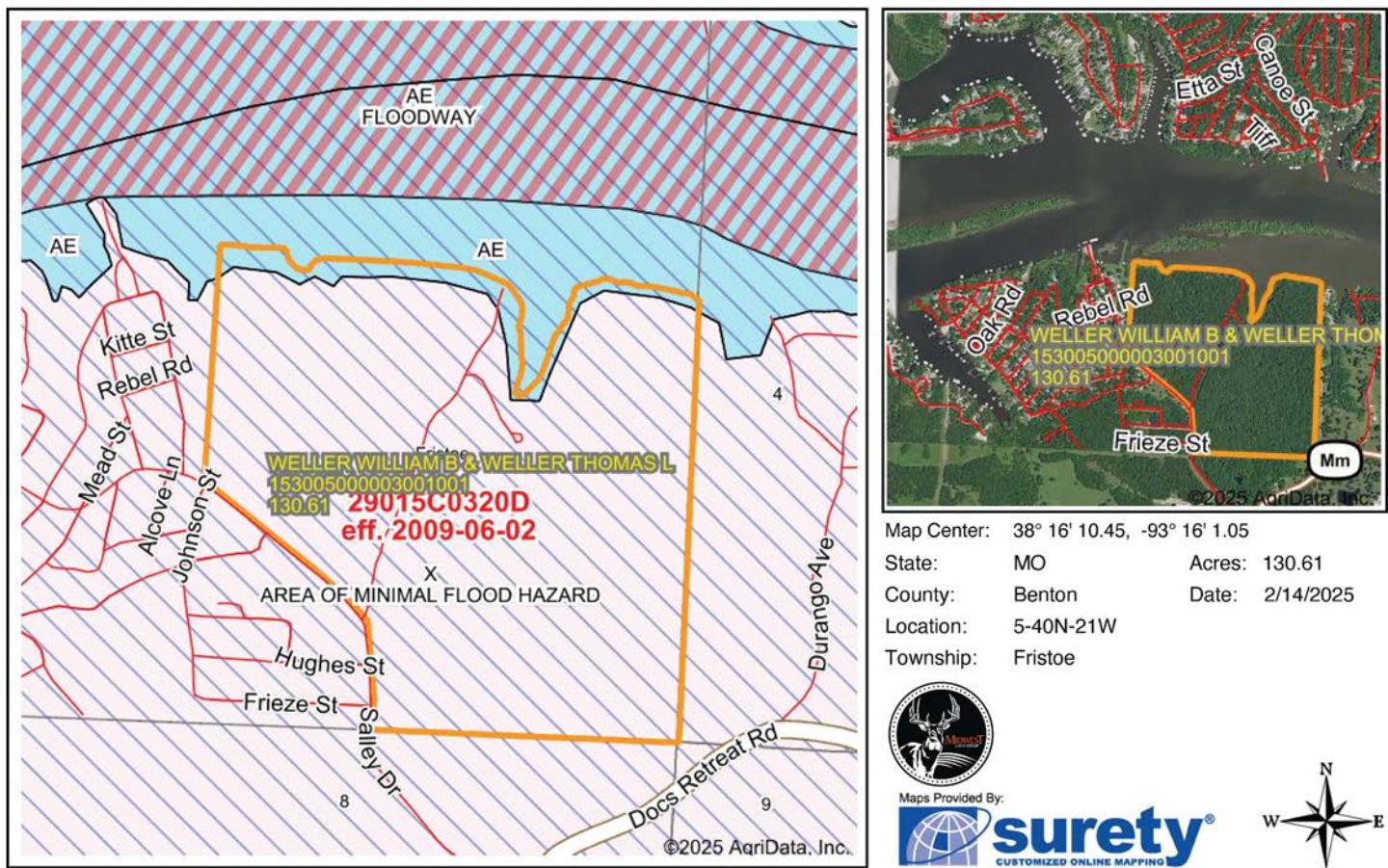


2/14/2025

HILLSHADE MAP

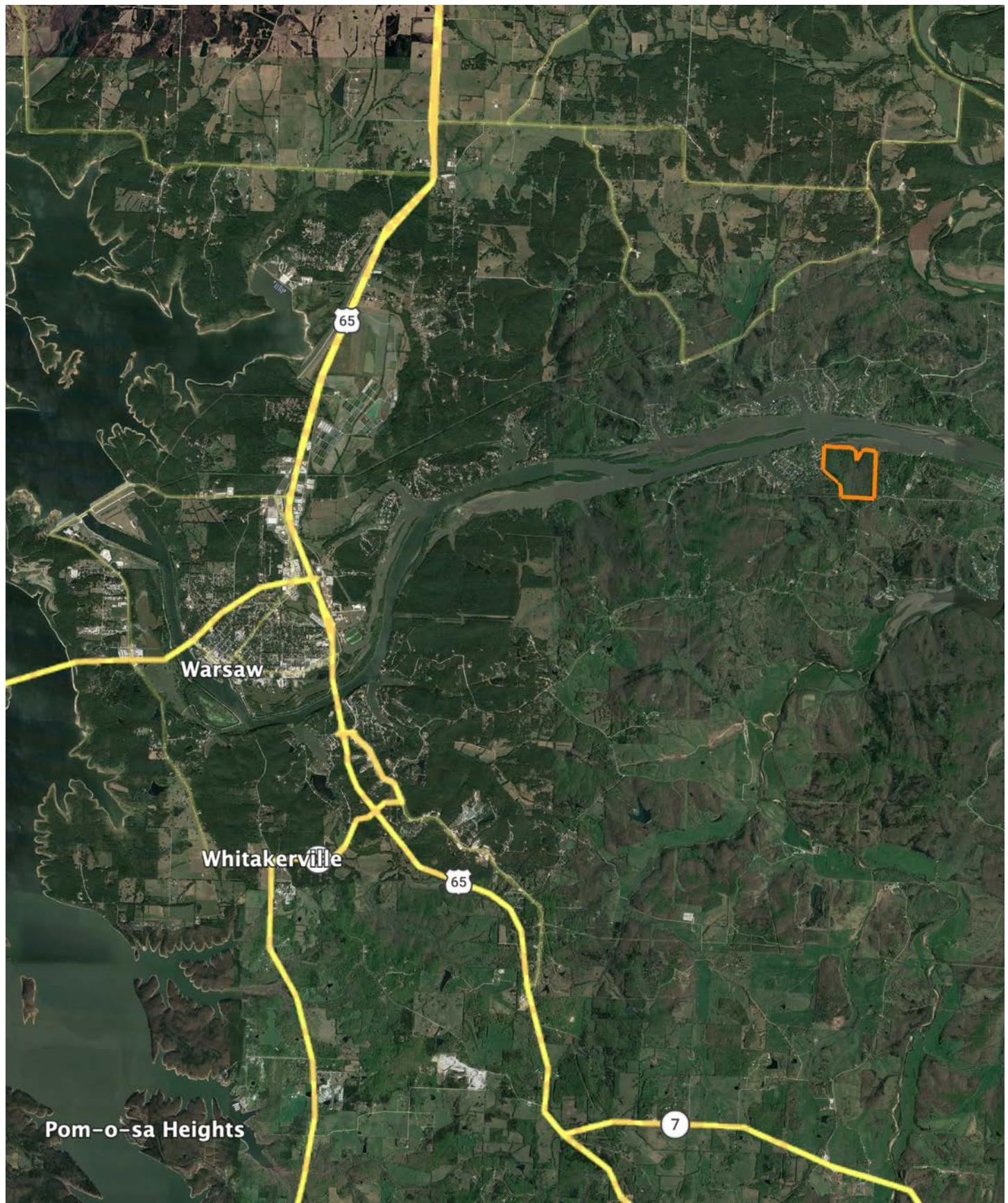


FEMA MAP



Name	Number	County	NFIP Participation	Acres	Percent
BENTON COUNTY	290027	Benton	Regular	130.61	100%
				Total	130.61 100%
Map Change	Date	Case No.		Acres	Percent
No				0	0%
Zone	SubType	Description		Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain		123.91	94.9%
AE		100-year Floodplain		6.7	5.1%
				Total	130.61 100%
Panel	Effective Date		Acres	Percent	
29015C0320D	6/2/2009		130.61	100%	
				Total	130.61 100%

OVERVIEW MAP



AGENT CONTACT

Jason Hilbrenner has been hunting his whole life, everything from waterfowl, turkey, and deer to mushrooms and just about anything in between. Born in Lexington, MO, he graduated from Santa Fe High School in Alma, MO, where he played football, basketball, and baseball. He went on to study at Missouri Valley College in Marshall, MO, earning a Bachelor's degree in business administration with an emphasis in finance.

For 20 years, Jason worked in agriculture for Central Missouri AgriService holding several jobs, including those of a custom applicator and agronomy salesman. Here, at Midwest Land Group, he's able to realize his passion for working in the outdoors and sharing that love with his clients. With great appreciation for the land, this hard-working agent is able to serve his clients greatly and make their real estate dreams come true for buyers and sellers alike.

Jason serves on the MU Extension Council (Lafayette County), is a member of the Waverly JC's, and also coaches little league baseball. When he's not working, you can most likely find him hunting, golfing, fishing, riding ATVs and spending time with his family. Jason lives with his wife Kristen, and children Maryn and Myles, in Waverly, MO.



JASON HILBRENNER, LAND AGENT

660.770.3165

JHilbrenner@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.