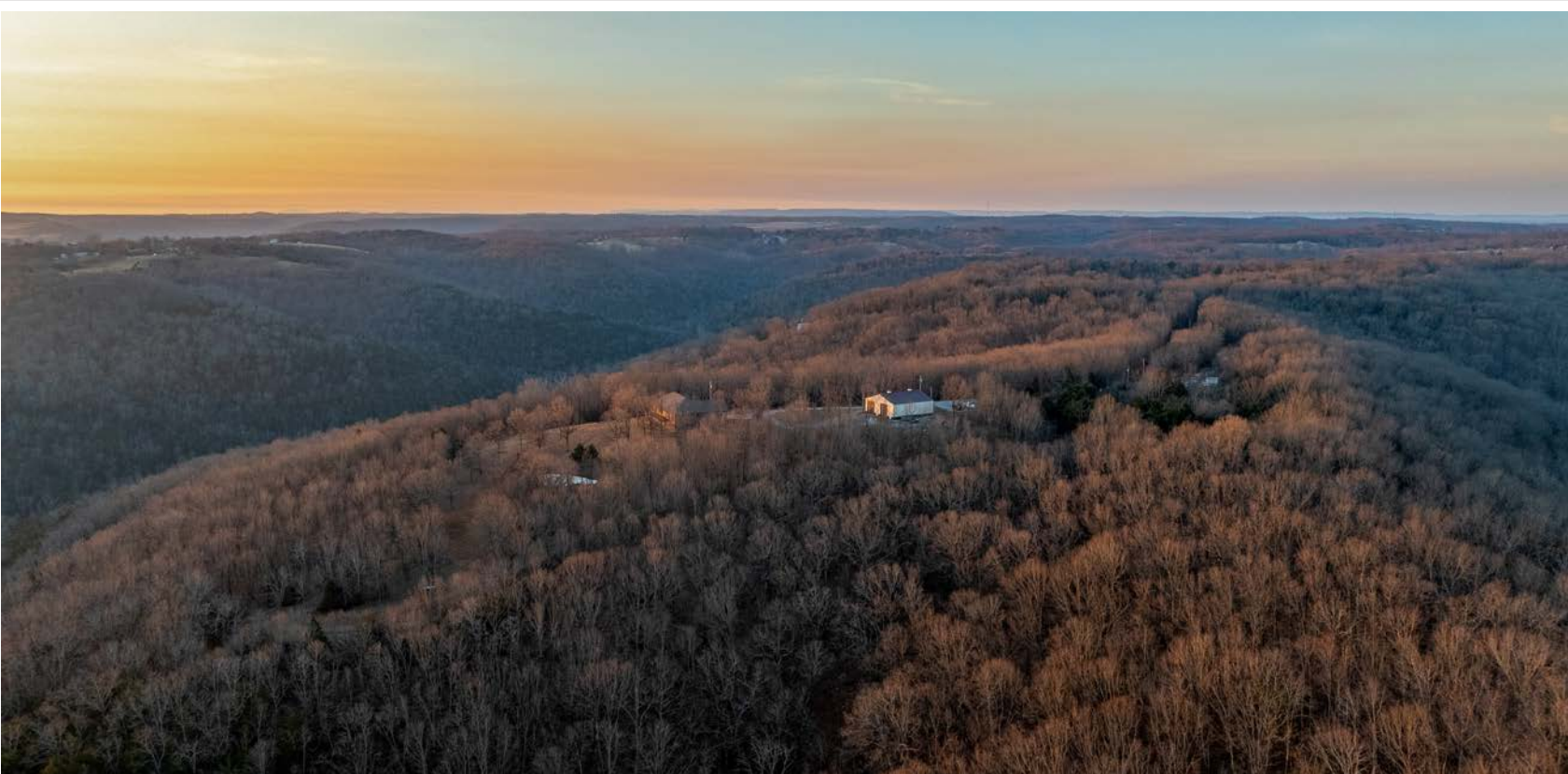


MIDWEST LAND GROUP PRESENTS

120 ACRES

TANEY COUNTY, MO

2131 CARLTON ROAD, HOLLISTER, MISSOURI 65673



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

OZARK'S ESTATE ON 120 +/- ACRES, MINUTES FROM BIG CEDAR LODGE

Positioned in one of the most desirable corridors of the Ozarks, this exceptional 120 +/- acre private estate offers a rare blend of refined living, expansive acreage, and immediate proximity to Big Cedar Lodge. Just minutes away, yet worlds apart in terms of privacy, this property offers both exclusivity and convenience.

At the heart of the land sits a nearly 5,000 square foot brick residence, thoughtfully designed for comfort, scale, and entertaining. Spacious living areas, abundant natural light, and panoramic views of rolling hills and timbered ridges create a setting that feels both grounded and elevated — a true Ozark luxury retreat.

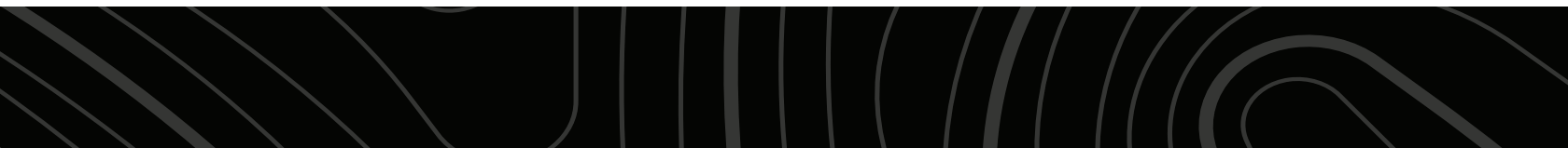
The surrounding 120 +/- acres unfold as a private landscape of rolling terrain, mature timber, open ground, and established trails. Whether used for recreation, hunting, horseback riding, or long-term land stewardship, the acreage offers flexibility and

permanence rarely found this close to premier amenities. A stocked pond adds a peaceful focal point, while an extensive ATV/UTV trail system allows seamless access throughout the property.

A substantial 50'x56' shop building provides high-end utility for equipment, storage, or hobby use — perfectly complementing the estate lifestyle.

Located at the end of the road for maximum privacy, yet just minutes from Big Cedar Lodge, Top of the Rock, Table Rock Lake, and the dining, golf, and entertainment of Hollister and Branson, this property is ideally suited as a primary residence, luxury retreat, or generational holding.

Large acreage, a significant home, and proximity to Big Cedar — this combination is exceptionally rare in today's market.



PROPERTY FEATURES

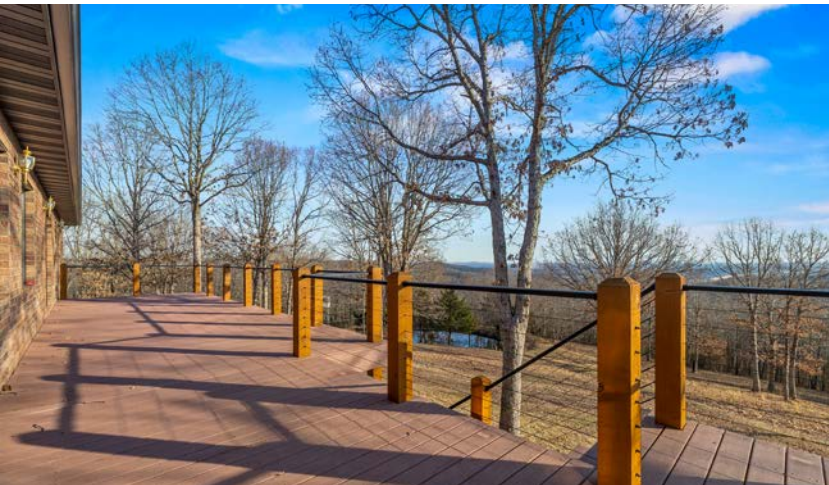
COUNTY: **TANEY** | STATE: **MISSOURI** | ACRES: **120**

- 120 +/- contiguous acres of private Ozark landscape with rolling terrain, timber, and open ground
- Nearly 5,000 square foot brick residence designed for spacious living and entertaining
- Minutes from Big Cedar Lodge and Top of the Rock amenities
- End-of-road privacy offering seclusion without sacrificing accessibility
- Stocked pond providing scenic beauty and recreational value
- Extensive ATV/UTV trail system throughout the property
- 50'x56' shop building ideal for equipment, vehicles, or hobby use
- Panoramic Ozark views from the home overlooking rolling hills and timber
- Excellent recreational potential for hunting, horseback riding, or land stewardship
- Prime location near Table Rock Lake, Hollister, and Branson dining, golf, and entertainment



NEARLY 5,000 SQ. FT. BRICK RESIDENCE

Spacious living areas, abundant natural light, and panoramic views of rolling hills and timbered ridges create a setting that feels both grounded and elevated — a true Ozark luxury retreat.



INTERIOR PHOTOS



STOCKED POND

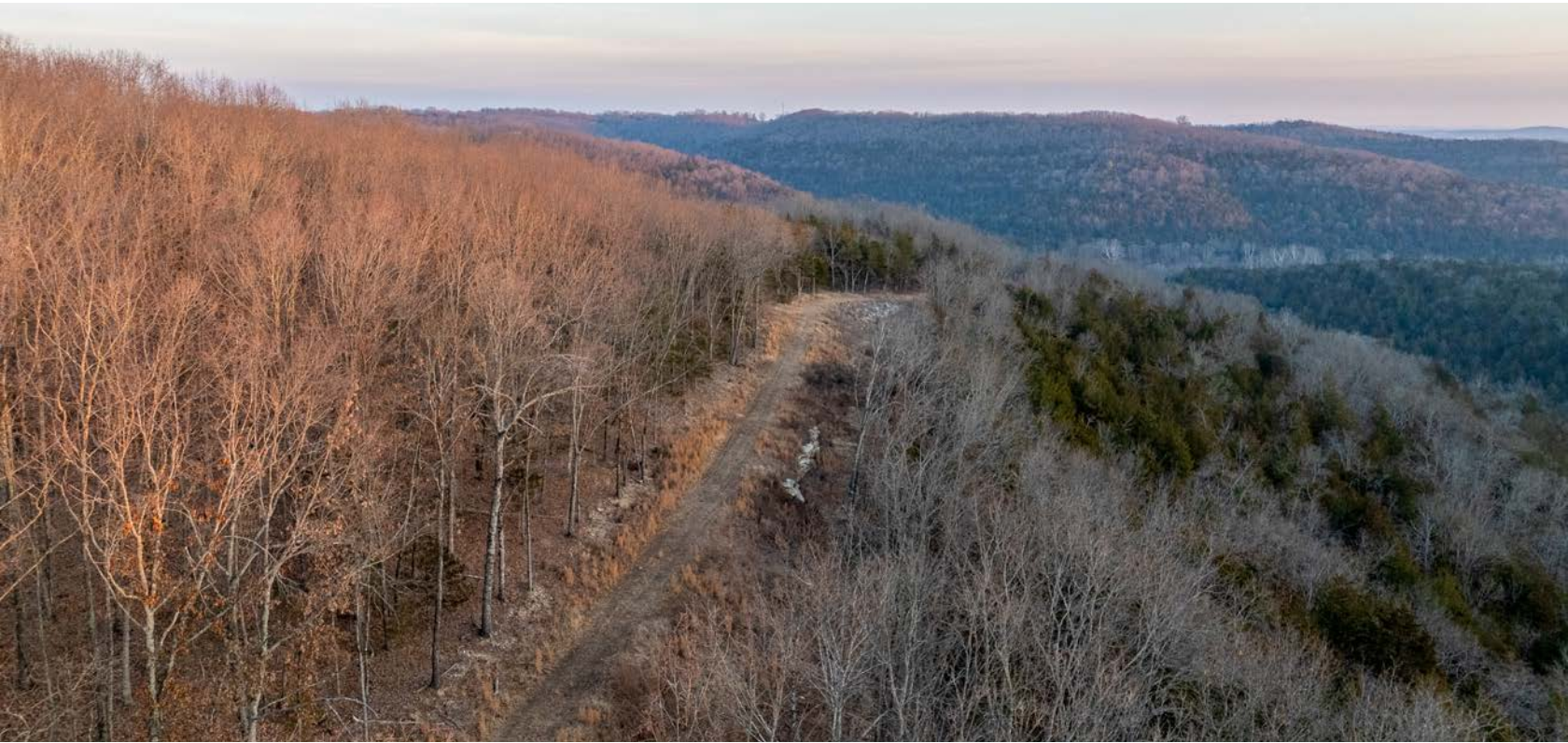


50'X56' SHOP BUILDING



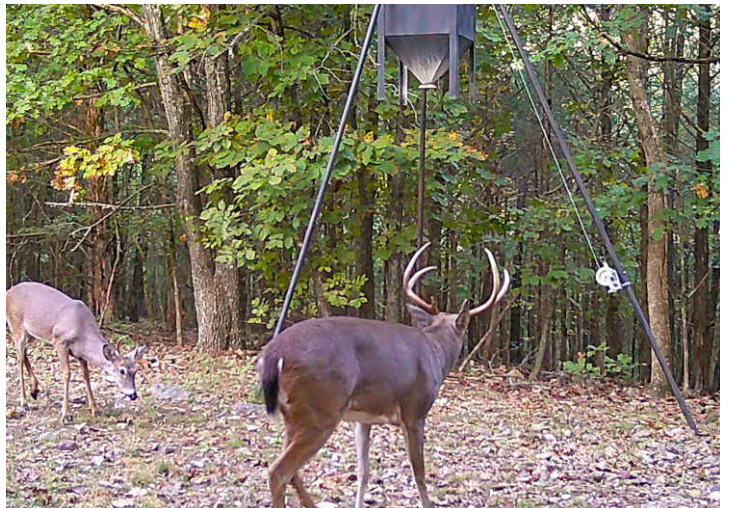
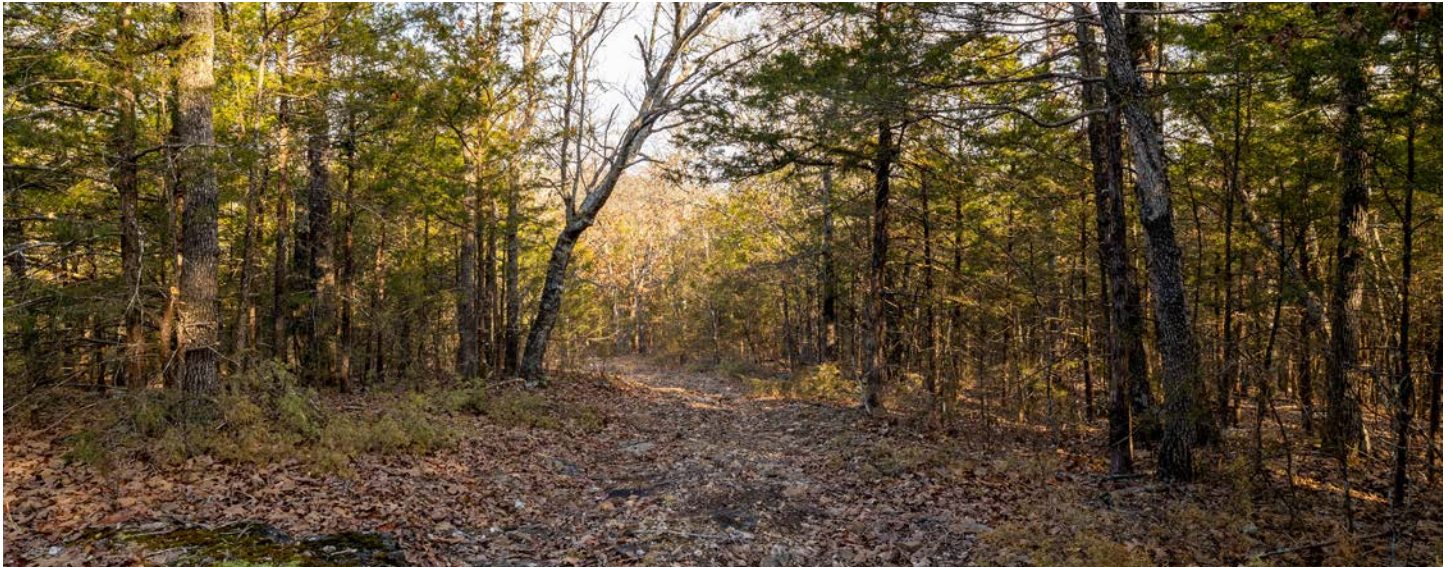
PANORAMIC OZARK VIEWS

Positioned in one of the most desirable corridors of the Ozarks, this exceptional 120 +/- acre private estate offers a rare blend of refined living, expansive acreage, and immediate proximity to Big Cedar Lodge.

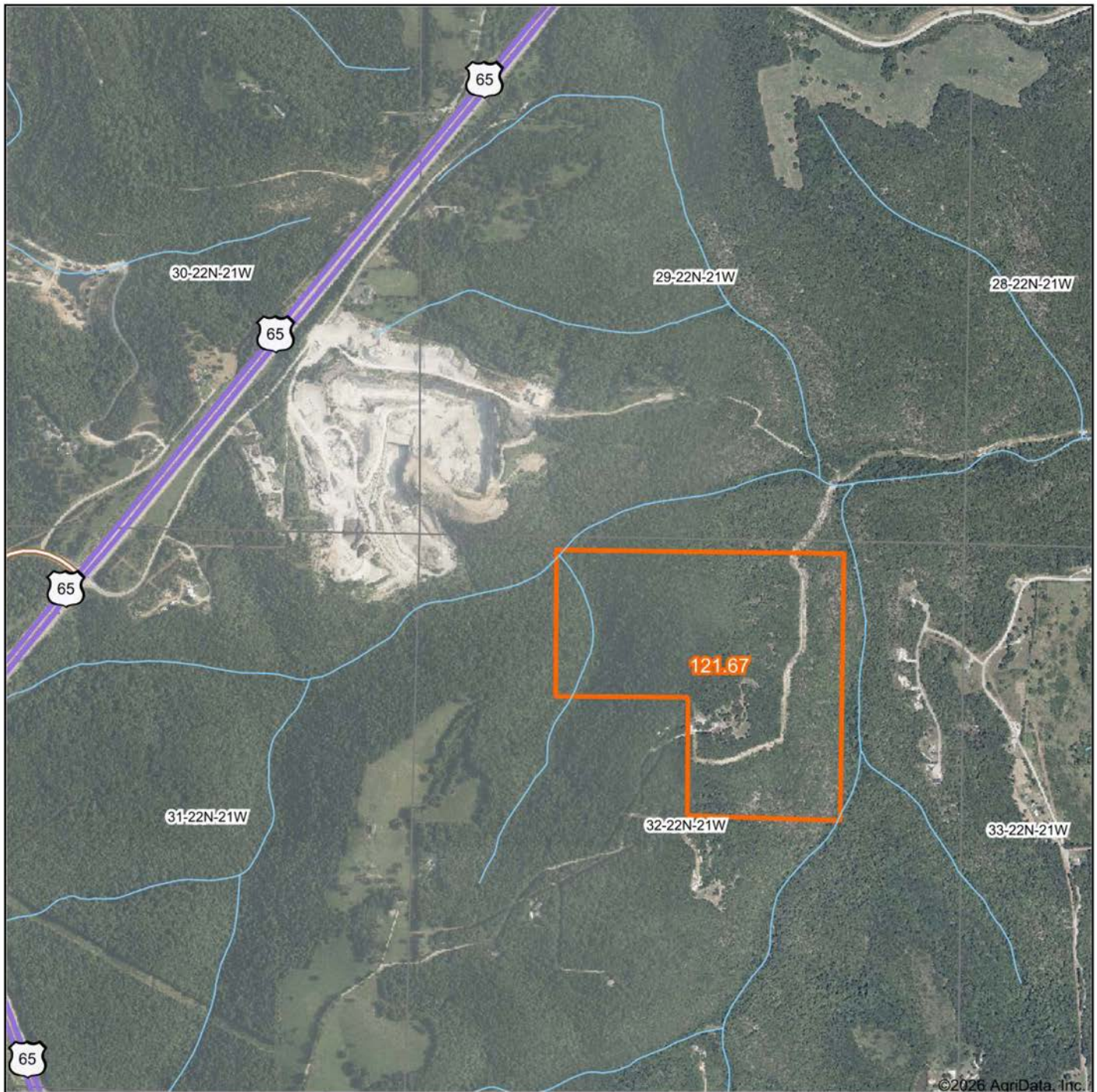


EXCEPTIONAL RECREATIONAL POTENTIAL

The surrounding 120 +/- acres unfold as a private landscape of rolling terrain, mature timber, open ground, and established trails. Whether used for recreation, hunting, horseback riding, or long-term land stewardship, the acreage offers flexibility and permanence rarely found this close to premier amenities.



AERIAL MAP



Boundary Center: 36° 34' 0.52, -93° 13' 49.37

0ft 1458ft 2916ft



Maps Provided By:



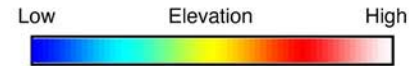
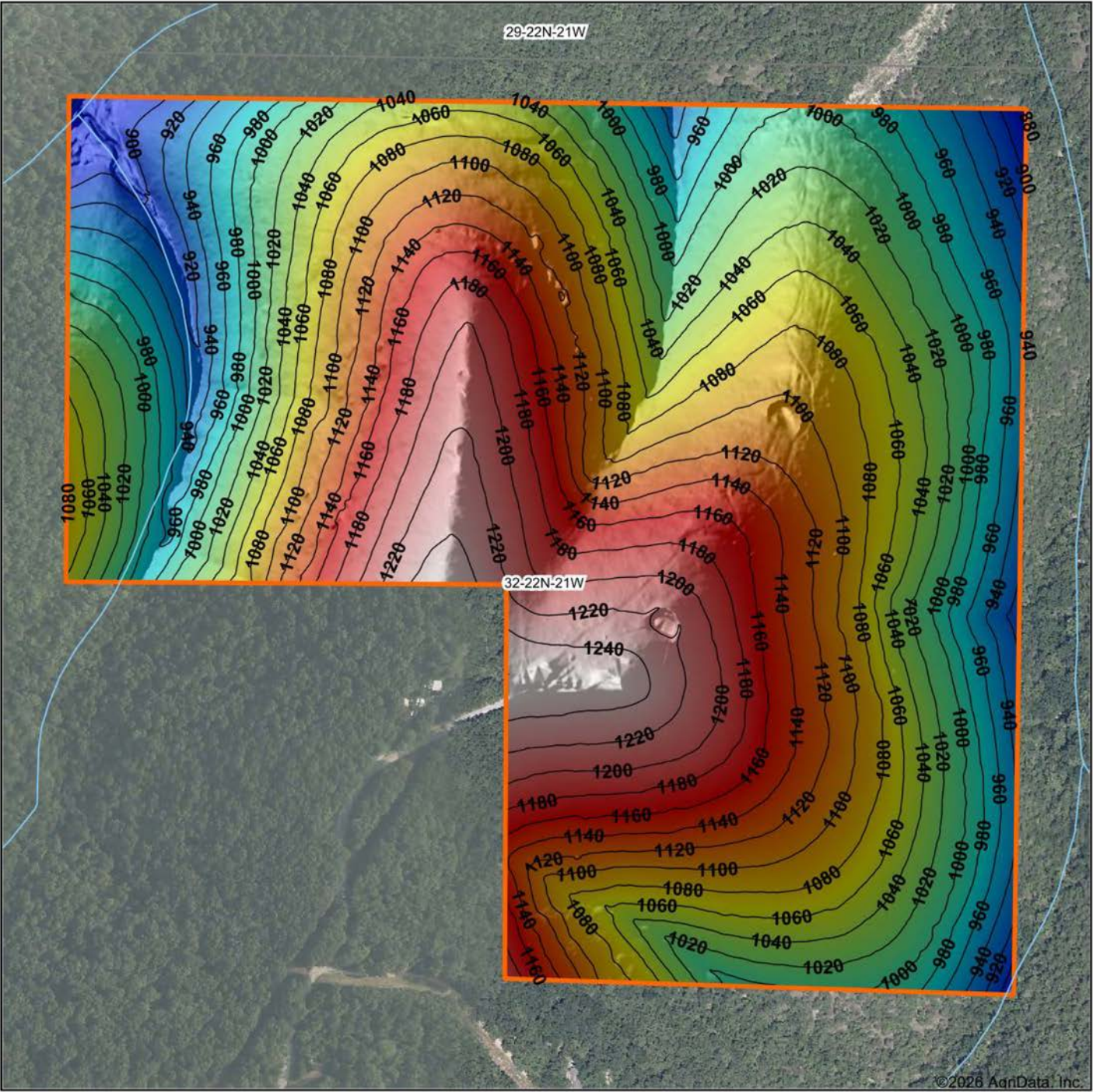
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32-22N-21W
Taney County
Missouri



2/18/2026

HILLSHADE MAP



Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 20
Min: 879.1
Max: 1,256.9
Range: 377.8
Average: 1,072.2
Standard Deviation: 87.11 ft

0ft 438ft 877ft

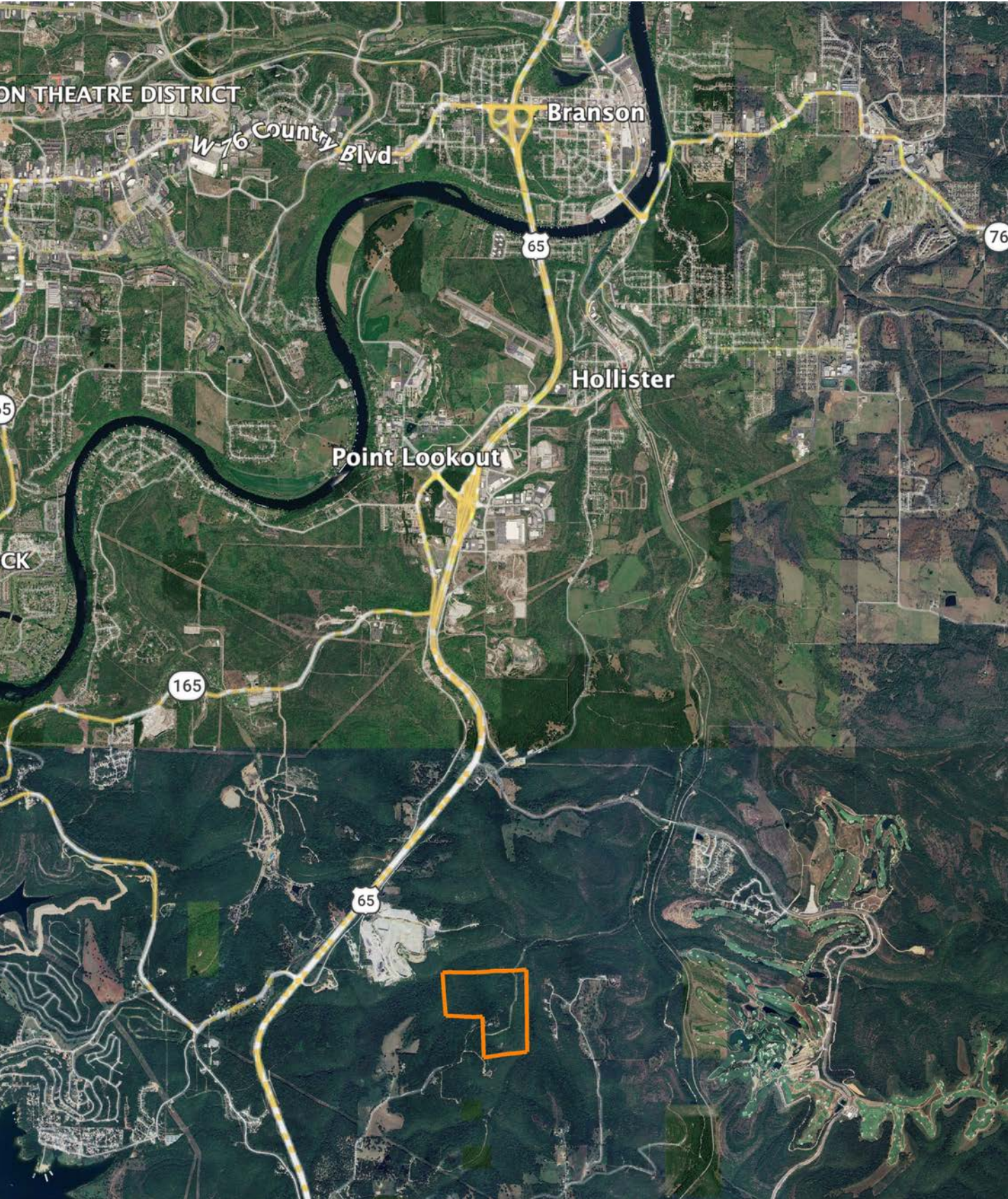


2/18/2026

32-22N-21W
Taney County
Missouri

Boundary Center: 36° 34' 0.52, -93° 13' 49.37

OVERVIEW MAP



AGENT CONTACT

Looking for land or selling a piece of property can be stressful or overbearing, but not if you're working with the right agent. Bjorn Wilkerson is all about making sure each client has an enjoyable experience from start to finish. A lifelong lover of the outdoors, Bjorn has a background in agriculture and a passion for all things outdoors. This includes hunting, fishing, camping, traveling, hiking, and land management, not to mention his personal favorites: spring turkey hunting, whitetail hunting, and bowfishing. Born in West Plains, Missouri, Bjorn attended Couch High School and graduated from Missouri State University—Springfield with a degree in Wildlife Management. Before coming to Midwest Land Group, he worked in agriculture and operations with Archer Daniels Midland (ADM), a human and animal nutrition company specializing in agricultural origination and processing, where he worked his way around the company, serving in a variety of positions, everything from trainee, plant manager, and recruiter to new manager development specialist and continuous improvement practitioner. Being a service to someone looking for hunting or farming property is what drives Bjorn. He wants each experience to not only be enjoyable, but seamless as well. If you're in the market to sell or buy land, give Bjorn a call.



BJORN WILKERSON,
LAND AGENT

417.233.1243

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MidwestLandGroup.com

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