

MIDWEST LAND GROUP PRESENTS

181 ACRES IN

BARRY COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DEVELOPMENT POTENTIAL AND HUNTING PARADISE NEAR TABLE ROCK LAKE

In the heart of Shell Knob, Missouri, this 181 +/- acre tract of undeveloped land represents a compelling investment opportunity in a market where well-located property near Table Rock Lake remains limited. With paved road frontage, access from both ends of the property, and direct adjacency to Mark Twain National Forest, the site offers the scale, accessibility, and setting that support a strong long-term development strategy. Shell Knob's appeal as a seasonal lake destination, combined with continued buyer interest in recreational and second-home property, creates meaningful upside for investors seeking to meet demand with a thoughtfully planned offering.

The property's broad ridgetop layout provides a practical foundation for development, with the potential to establish a central access road and extend

additional branches efficiently throughout the tract. This configuration can support a more organized buildout, improve lot accessibility, and help maximize usable acreage. As the land extends east toward the lake, its convenient connection to the adjoining forest further strengthens the property's recreational appeal and enhances its marketability to future buyers.

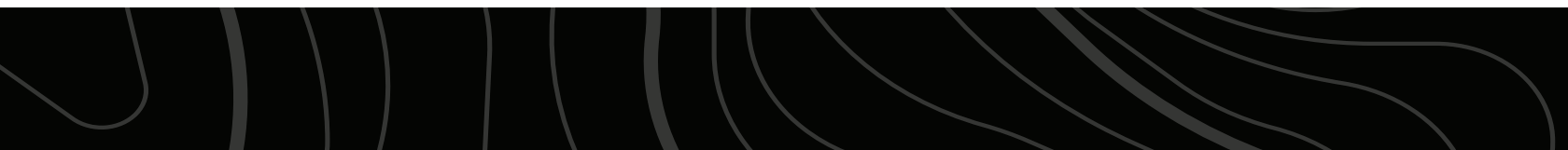
Opportunities of this size and location are becoming increasingly difficult to find around Shell Knob, where available property near the lake continues to face steady demand. For investors and developers, Barry 181 offers a chance to control a sizable, strategically positioned asset with multiple value drivers already in place. With the right vision, this property has the potential to capture strong buyer interest and deliver meaningful returns in a supply-constrained market.



PROPERTY FEATURES

COUNTY: **BARRY** | STATE: **MISSOURI** | ACRES: **181**

- Connected to Mark Twain National Forest
- Paved road frontage
- Access on both ends of the property
- Minutes from Table Rock Lake
- 4.4 miles to Campbell Point Marina
- 1.4 miles to Highway 39 bridge
- 2.4 miles to Table Rock boat ramp
- 30 minutes to Holiday Island
- 1 hour to Branson
- 30 minutes to Roaring River

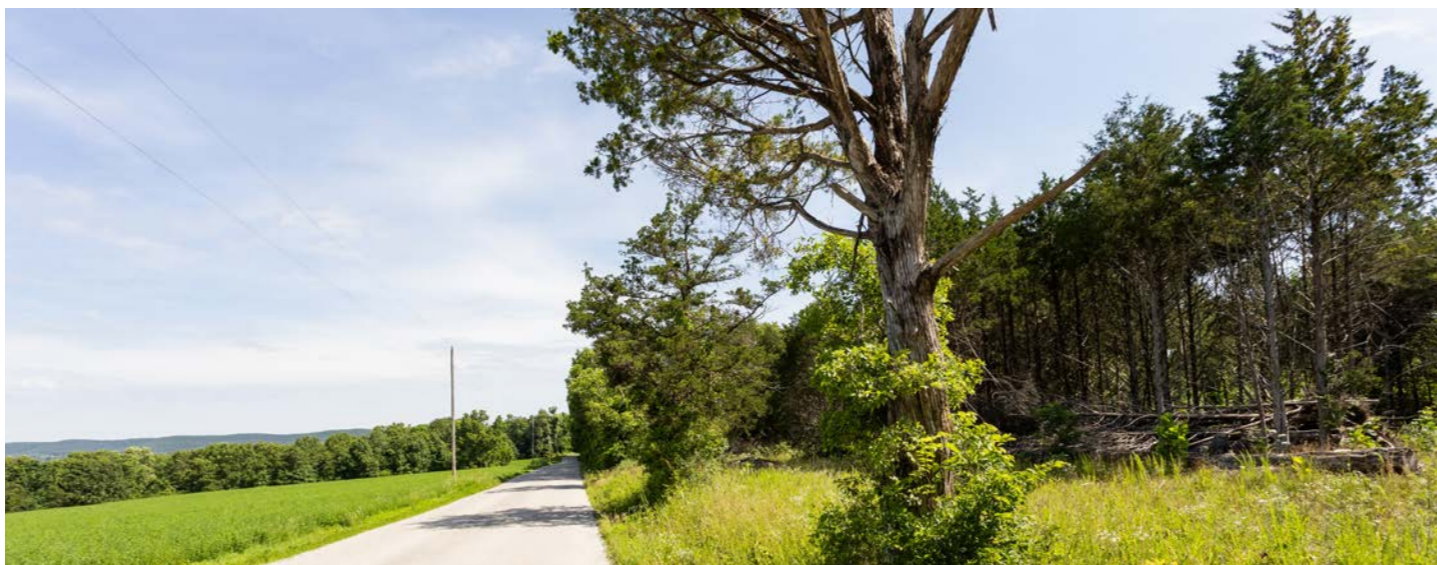


DEVELOPMENT POTENTIAL

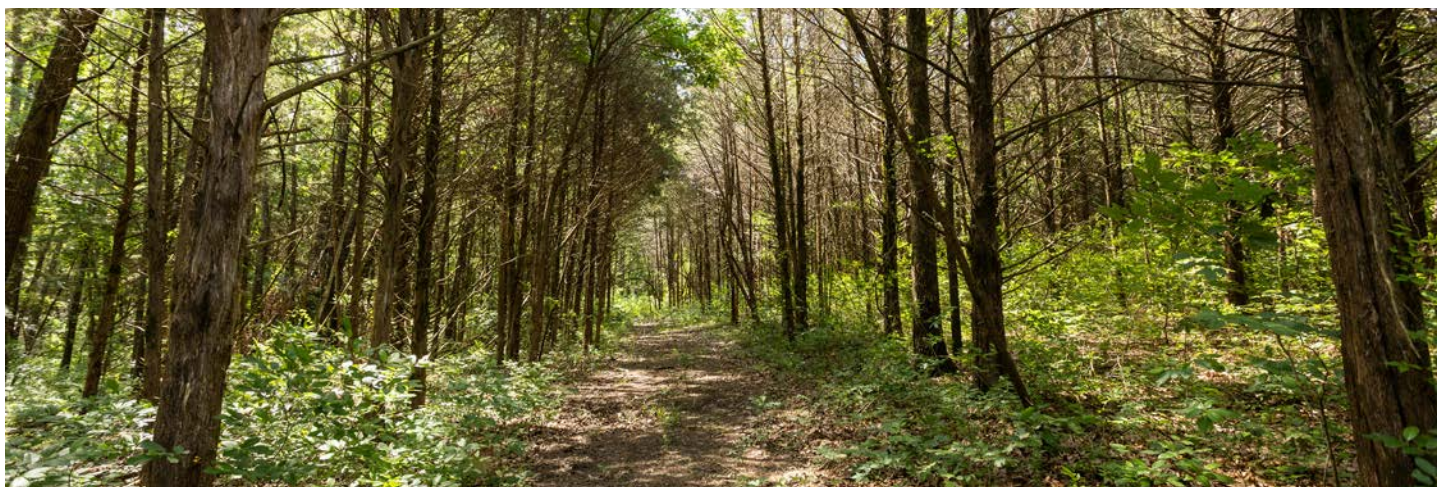
With paved road frontage, access from both ends of the property, and direct adjacency to Mark Twain National Forest, the site offers the scale, accessibility, and setting that support a strong long-term development strategy.



PAVED ROAD FRONTAGE

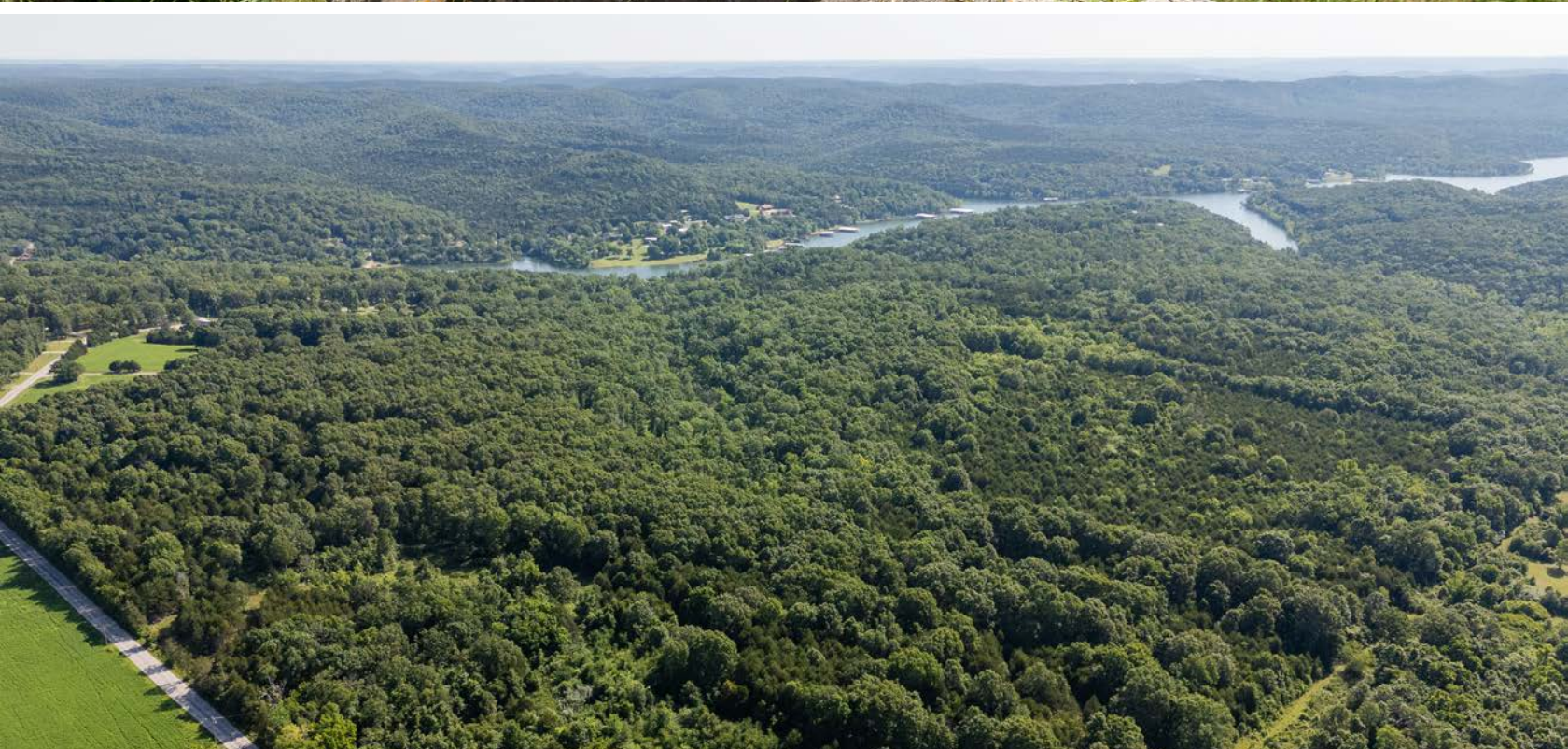


ACCESS ON BOTH ENDS OF THE PROPERTY



CONNECTED TO MARK TWAIN NATIONAL FOREST

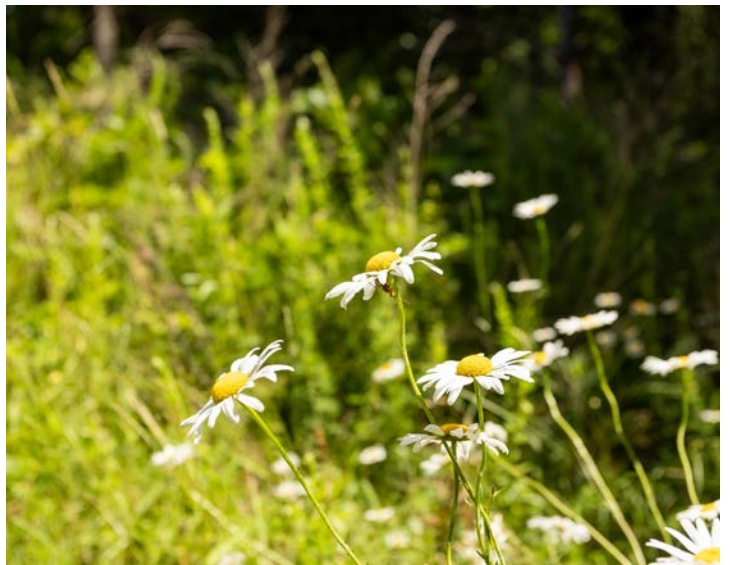
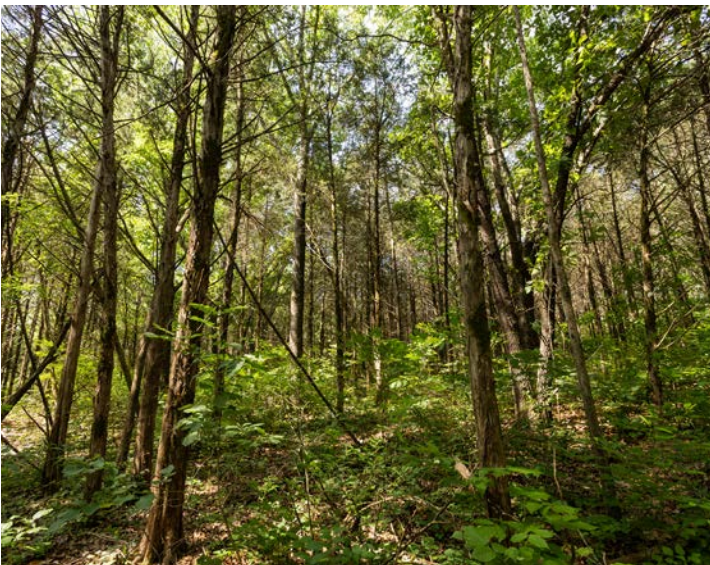
As the land extends east toward the lake, its convenient connection to the adjoining forest further strengthens the property's recreational appeal and enhances its marketability to future buyers.



BROAD RIDGETOP LAYOUT



ADDITIONAL PHOTOS



AERIAL MAP



©2026 AgriData, Inc.

Boundary Center: 36° 37' 30.43, -93° 36' 2.44

0ft 838ft 1675ft



Maps Provided By:



© AgriData, Inc. 2025

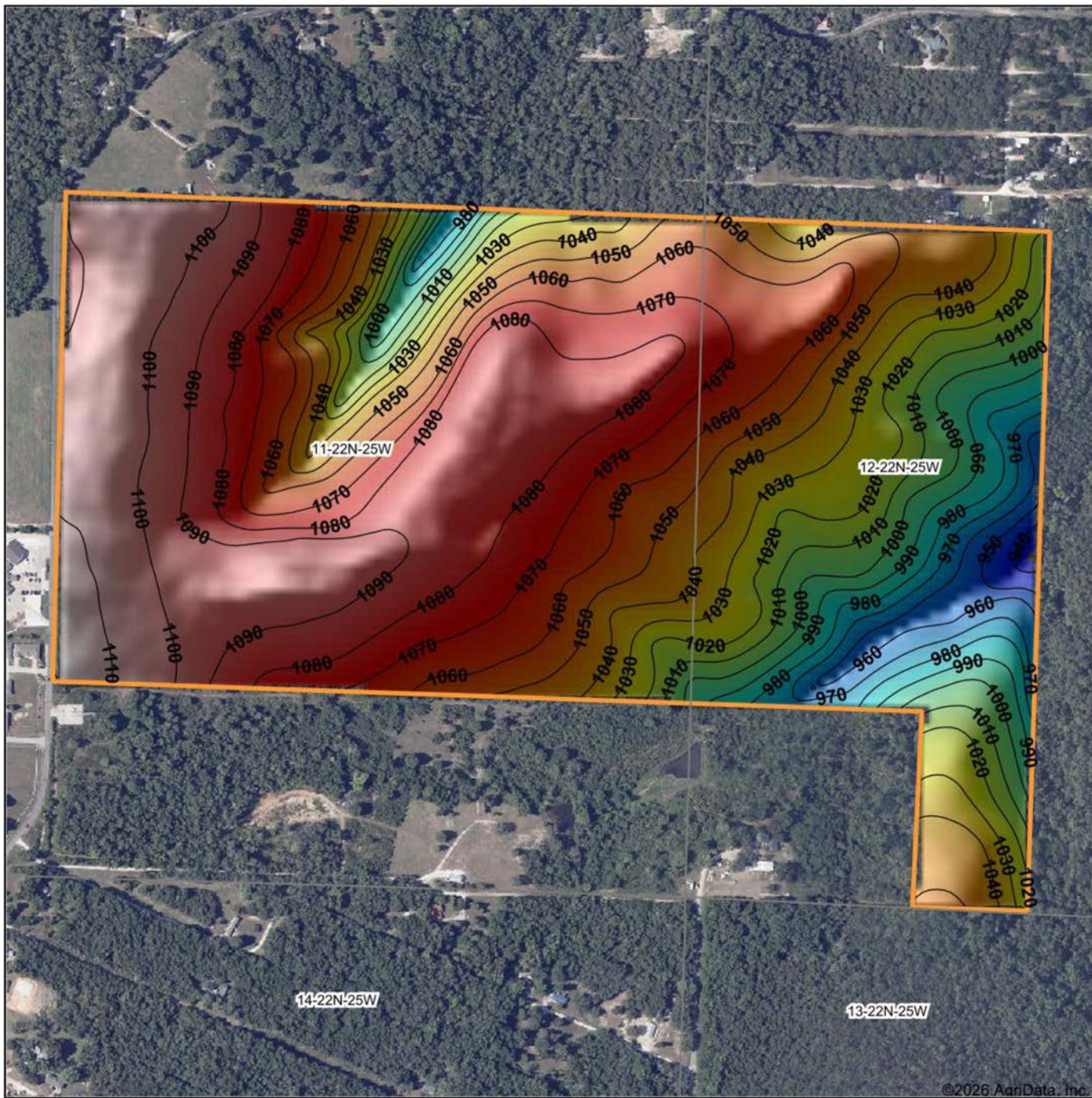
www.AgriDataInc.com

11-22N-25W
Barry County
Missouri



4/30/2026

HILLSHADE MAP



©2026 AgriData, Inc.

Low Elevation High



Maps Provided By:



AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 10 meter dem

Interval(ft): 10

Min: 939.6

Max: 1,124.4

Range: 184.8

Average: 1,052.3

Standard Deviation: 40.78 ft

0ft 609ft 1219ft

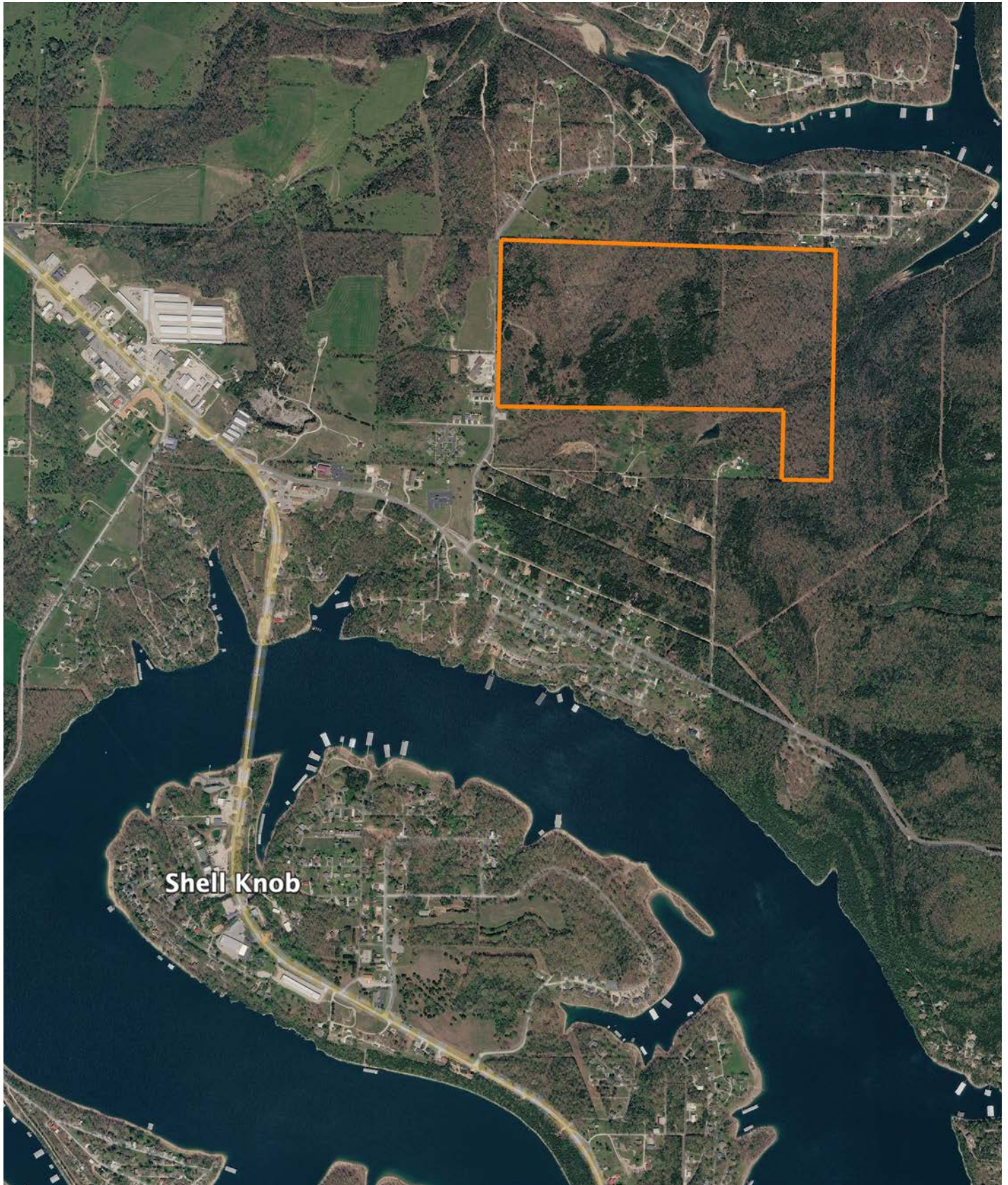


4/30/2026

11-22N-25W
Barry County
Missouri

Boundary Center: 36° 37' 30.43, -93° 36' 2.44

OVERVIEW MAP



AGENT CONTACT

Born and raised in Neosho and a proud third-generation resident of Newton and McDonald Counties, Carter Boatright brings deep local roots and a lifetime connected to the land to his role as a land agent. His connection to this region runs far beyond work, it's the place where he grew up, built his family, and learned firsthand the value of hard work, good land, and good people.

Carter lives in Neosho with his wife, Jenna, and their children, Booker and Clancy. Together, they run a commercial cattle operation on their 80-acre farm in Newton County and manage 100 acres of dedicated deer and turkey hunting property in McDonald County. His hands-on agricultural and hunting background fuels both his passion for land and his ability to recognize a property's true potential.

A graduate of the University of Arkansas with a degree in Poultry Science, Carter spent his prior career working closely with poultry farmers, sharpening his communication skills and learning how to work with people from all walks of life to achieve shared goals.

Clients choose Carter for his high character, work ethic, and genuine love for rural life, qualities that drive him to serve every client with integrity, effort, and a commitment to exceptional results.



CARTER BOATRIGHT, LAND AGENT
417.312.9373
CBoatright@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, North Dakota, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.