

MIDWEST LAND GROUP PRESENTS



87 TOTAL ACRES
CAMDEN COUNTY, MO

1025 Cliff House Drive, Edwards, Missouri, 65326



MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIUM LAKE VIEW BUILD SITE WITH SHOP AND EXCEPTIONAL HUNTING

Discover a rare opportunity to own 87 +/- acres of heavily timbered land in a quiet and highly desirable area of the Lake of the Ozarks. Offering the perfect combination of privacy, recreation, and future homesite potential, this property is ready for you to begin building your dream home immediately.

The centerpiece of the property is an elevated building site that has already been cleared and prepared, showcasing breathtaking views of the Lake of the Ozarks. Significant groundwork has been completed, including a poured foundation and a complete set of architecturally designed house plans for a stunning residence featuring 2,208 finished square feet of living space and an attached 2,400 square foot, 4-car garage. Save months of planning and development time while

stepping directly into the construction phase of your dream lake-area retreat.

Supporting the homesite is an impressive 24'x40' shop building equipped with two 10'x10' overhead doors and dual 12'x24' lean-tos, providing ample storage for equipment, boats, ATVs, and vehicles. Additional improvements include a dedicated 40-foot RV parking space, electric service, fiber internet, a deep well, and a 10'x12' well house that could serve as additional storage. All are located behind a well-maintained gated entrance.

Outdoor enthusiasts will appreciate the property's extensive trail system that winds throughout the mature timber, providing excellent access for hiking, ATV riding,



hunting, and wildlife observation. The diverse hardwood timber creates outstanding habitat for deer and turkey, offering exceptional hunting opportunities right out your back door.

Despite its secluded feel, the property remains conveniently located for access to amenities and recreation. Brown Bend Public Boat Ramp is just 10 minutes away, providing quick access to some of the best fishing and boating opportunities on Lake of the Ozarks. Warsaw is a short 33 minute drive. While Camdenton

is 40 minutes away and just over 2 hours from Kansas City, making it an ideal full-time residence or weekend escape.

Whether you're seeking a private estate overlooking the lake, a recreational retreat, or a property that combines luxury home potential with outstanding hunting and outdoor recreation, this 87 +/- acre tract delivers a truly unique opportunity. Properties with this level of preparation, infrastructure, lake views, and acreage rarely come to market.



PROPERTY FEATURES

COUNTY: **CAMDEN** | STATE: **MISSOURI** | ACRES: **87 TOTAL**

- 87 +/- acres of heavily timbered land
- Paved road frontage for easy year-round access
- Gated entrance
- Beautiful elevated building site with Lake of the Ozarks views
- House foundation in place
- Architect-designed plans included for 2,208 sq. ft. home
- Planned 2,400 sq. ft. attached four-car garage
- 24'x40' shop with (2) 12'x24' lean-tos
- 40 foot RV parking area
- Electric service and fiber internet installed
- Deep well with 10'x12' well house
- Extensive trail system throughout the property
- Excellent deer and turkey hunting
- Quiet location with privacy and seclusion
- 10 minutes to Brown Bend Public Boat Ramp
- 33 minutes to Warsaw
- 40 minutes to Camdenton
- 2 hours 15 minutes to Kansas City

TRACT 1 - 72 +/- ACRES

ACRES: **72**

- 72 +/- acres of heavily timbered land
- Paved road frontage for easy year-round access
- Gated entrance
- Beautiful elevated building site with Lake of the Ozarks views
- House foundation in place
- Architect-designed plans included for 2,208 sq. ft. home
- Planned 2,400 sq. ft. attached four-car garage
- 24'x40' shop with (2) 12'x24' lean-tos
- 40-foot RV parking area
- Electric service and fiber internet installed
- Deep well with 10'x12' well house
- Extensive trail system throughout the property
- Excellent deer and turkey hunting
- Quiet location with privacy and seclusion
- 10 minutes to Brown Bend Public Boat Ramp
- 33 minutes to Warsaw
- 40 minutes to Camdenton
- 2 hours 15 minutes to Kansas City



TRACT 2 - 15 +/- ACRES

ACRES: **15**

- 15 +/- surveyed acres in Camden County
- Paved county road frontage
- Electric available at the road
- Small clearing suitable for a camper or campsite
- Established trail system throughout the property
- Excellent access for ATVs, UTVs, hiking, and trail riding
- Predominantly timbered acreage with quality wildlife habitat
- Strong populations of whitetail deer and wild turkey
- Only 10 minutes to Brown Bend Public Boat Ramp on the Lake of the Ozarks
- Conveniently located 33 minutes from Warsaw
- Approximately 40 minutes from Camdenton
- Just over 2 hours from Kansas City



TRACT 1 - 72 +/- ACRES

Offering the perfect combination of privacy, recreation, and future homesite potential, this property is ready for you to begin building your dream home immediately.



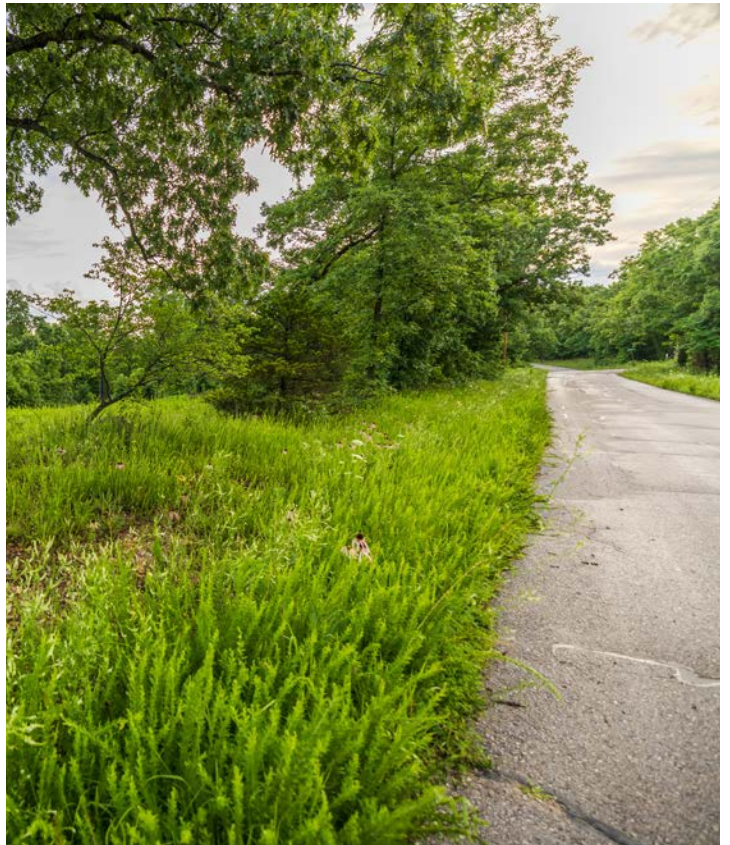
GATED ENTRANCE



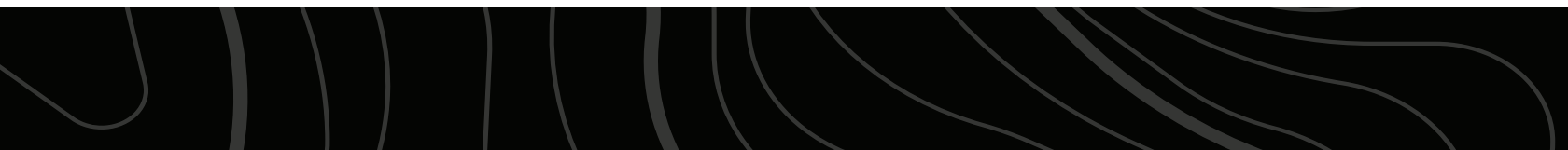
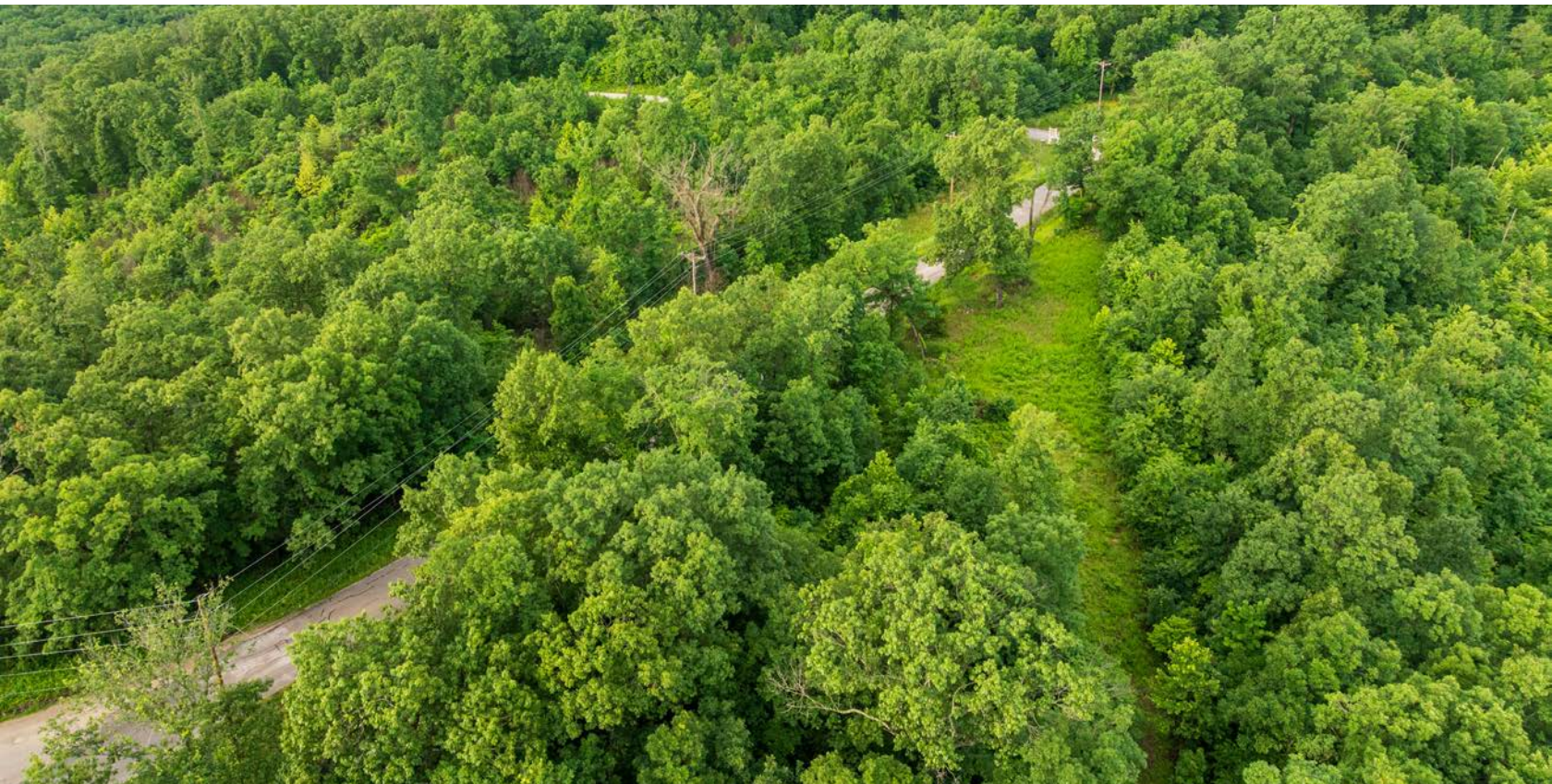
BUILDING SITE, SHOP, & WELL HOUSE



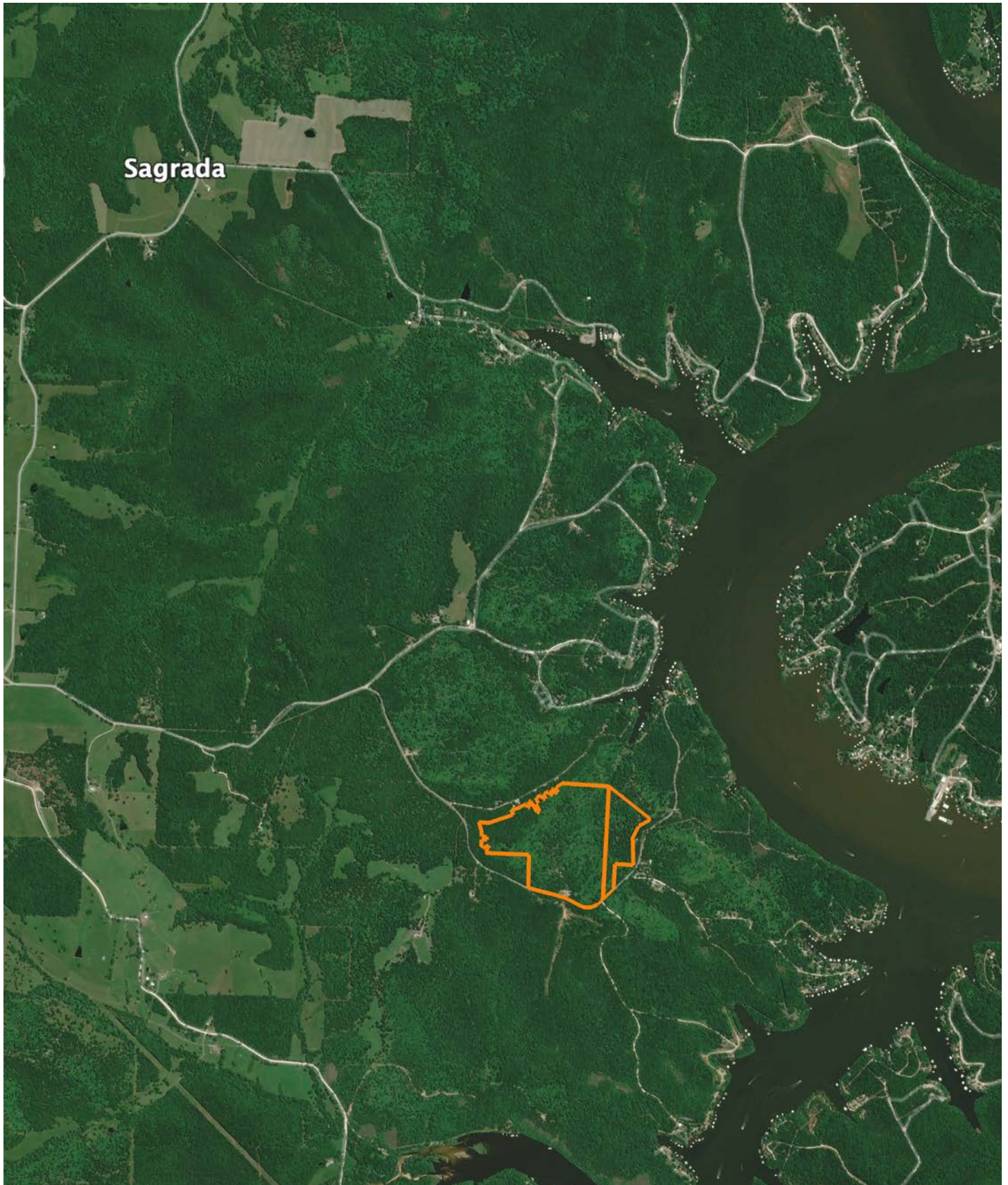
TRACT 2 - 15 +/- ACRES



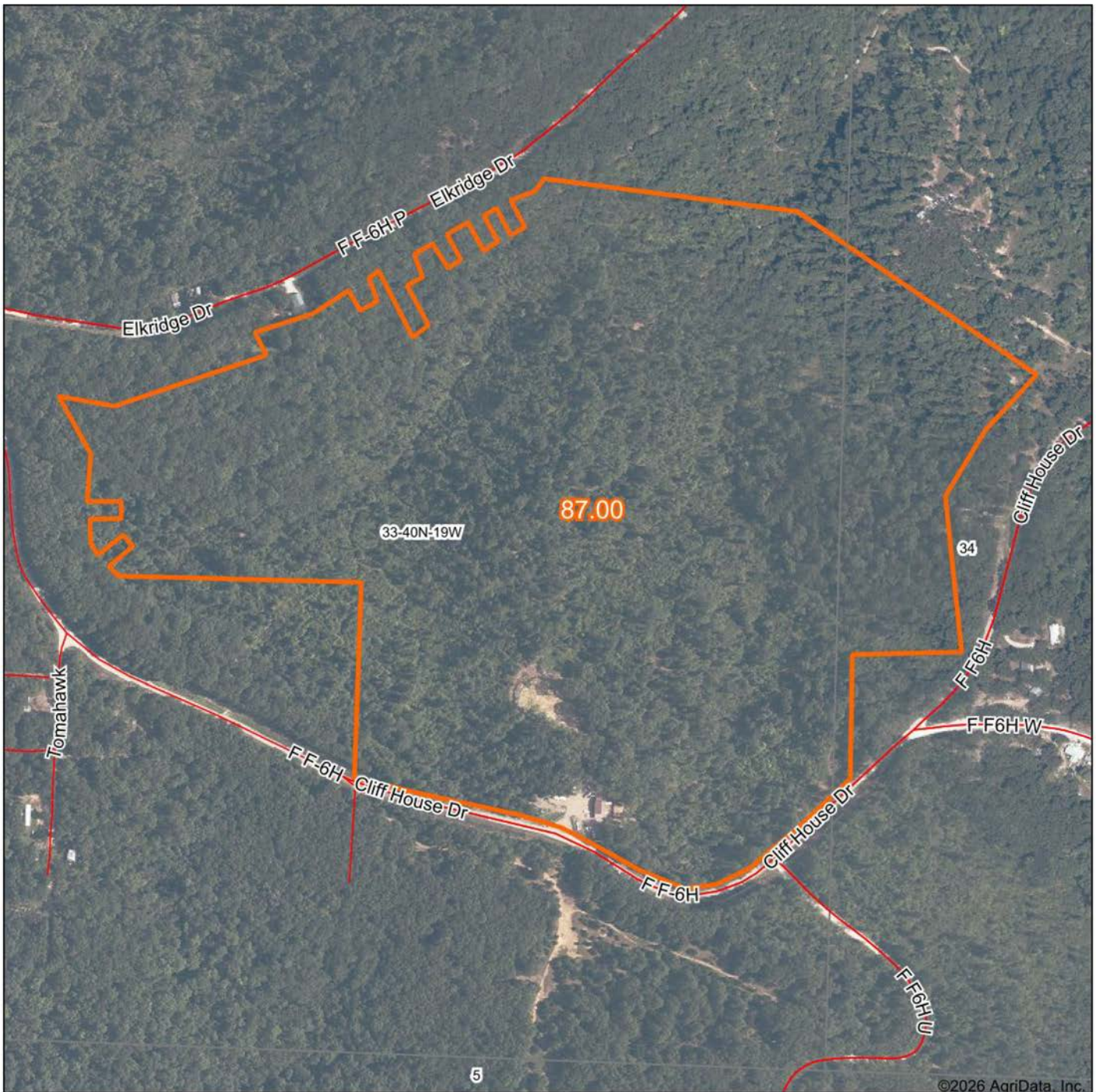
SMALL CLEARING



OVERVIEW MAP



AERIAL MAP - 87 TOTAL ACRES



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Boundary Center: $38^{\circ} 11' 20.67$, $-93^{\circ} 1' 46.8$



33-40N-19W
Camden County
Missouri



3/24/2026

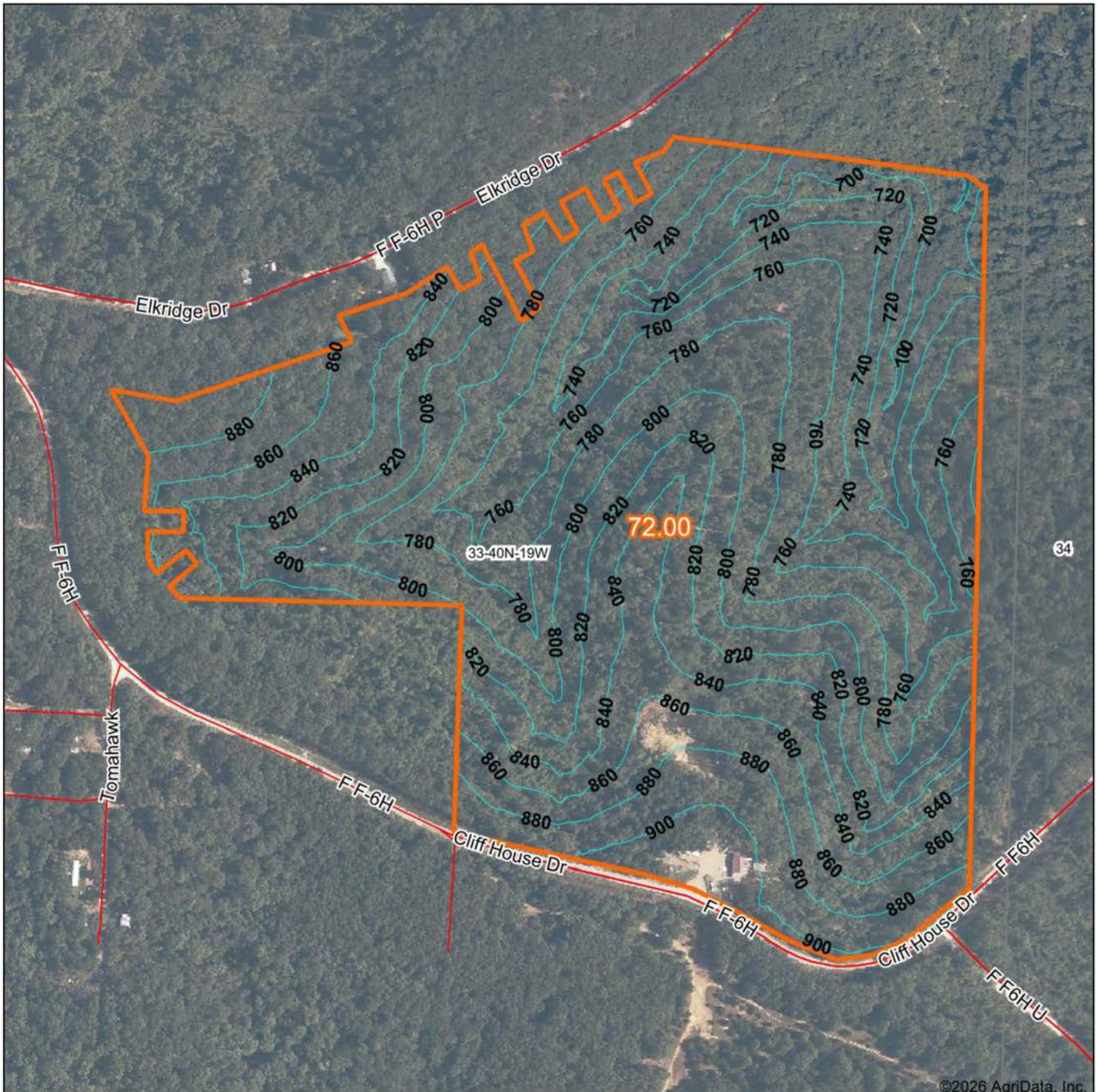


Maps Provided By:



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TOPOGRAPHY MAP - 72 +/- ACRES



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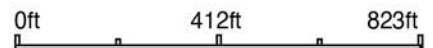
Maps Provided By:



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Source: USGS 1 meter dem
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 Min: 676.4
 Max: 915.7
 Range: 239.3
 Average: 801.8
 Standard Deviation: 54.07 ft

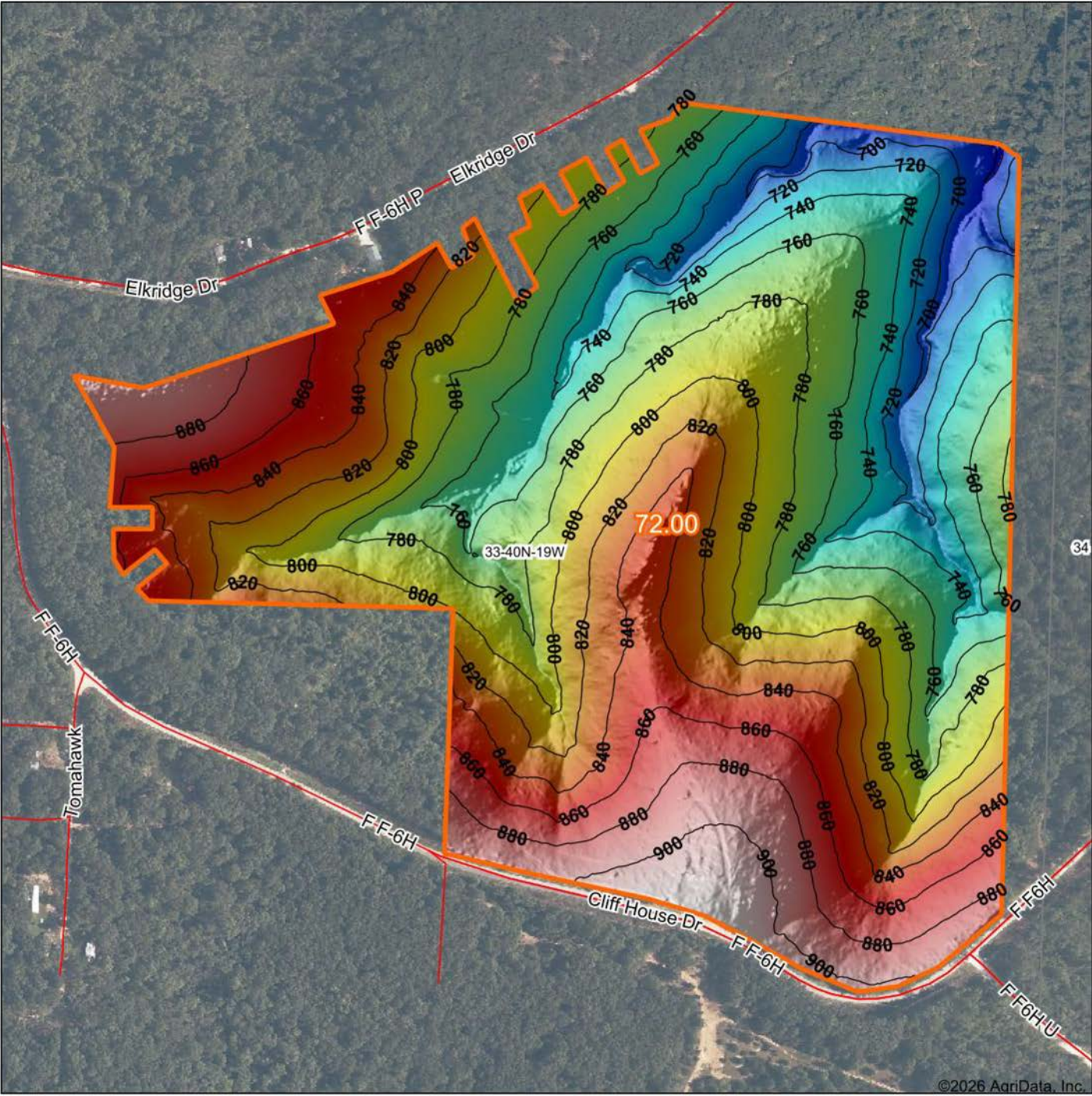


3/24/2026

33-40N-19W
Camden County
Missouri

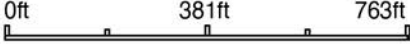
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HILLSHADE MAP - 72 +/- ACRES



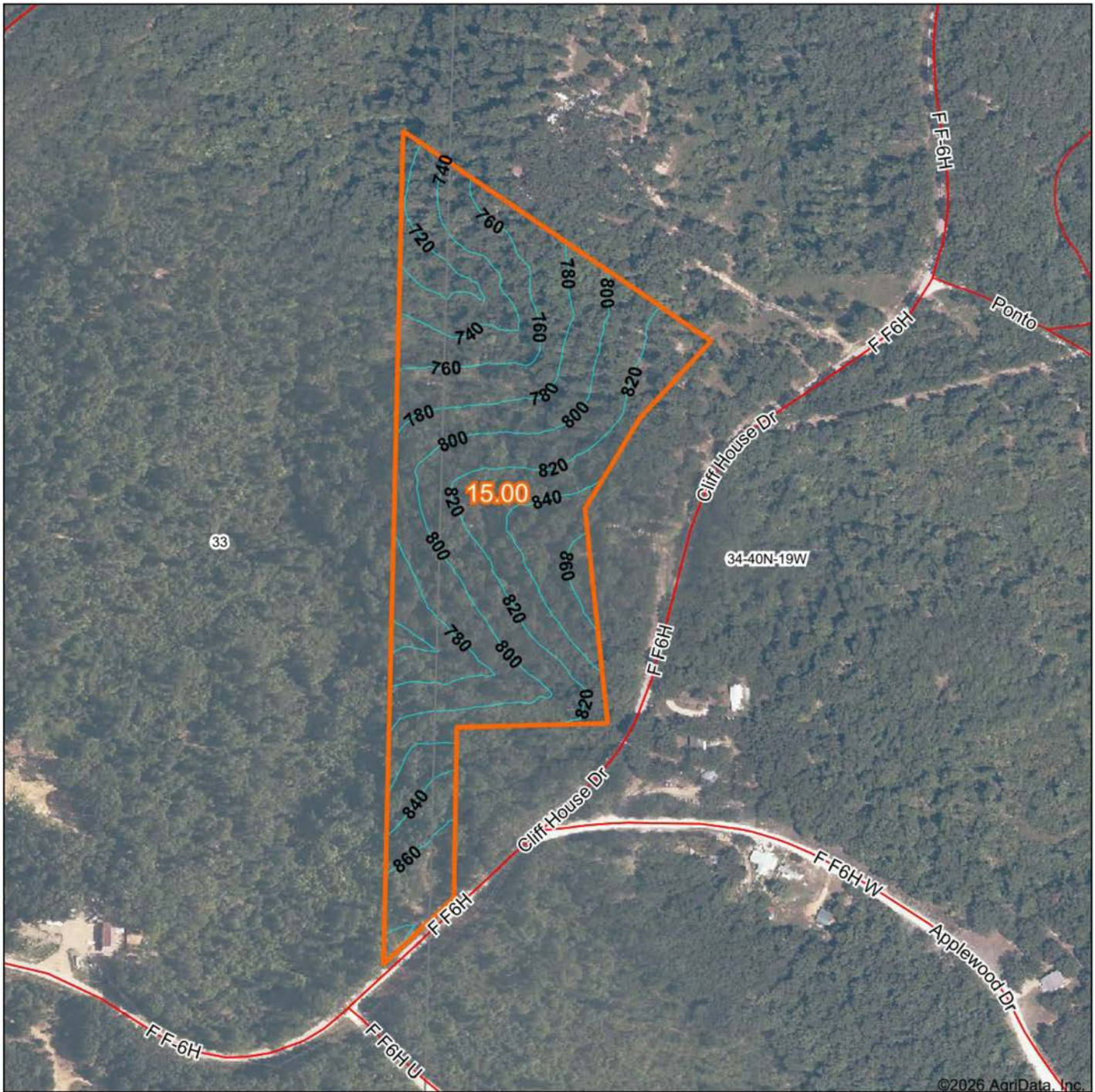
Maps Provided By:
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Source: USGS 1 meter dem
 Interval(ft): 20
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 Range: 239.3
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3/24/2026
33-40N-19W
Camden County
Missouri
 Boundary Center: 38° 11' 20.67, -93° 1' 51.09

TOPOGRAPHY MAP - 15 +/- ACRES



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Source: USGS 1 meter dem

Interval(ft): 20.0

Min: 699.4

Max: 883.4

Range: 184.0

Average: 797.1

Standard Deviation: 38.94 ft

0ft 345ft 691ft

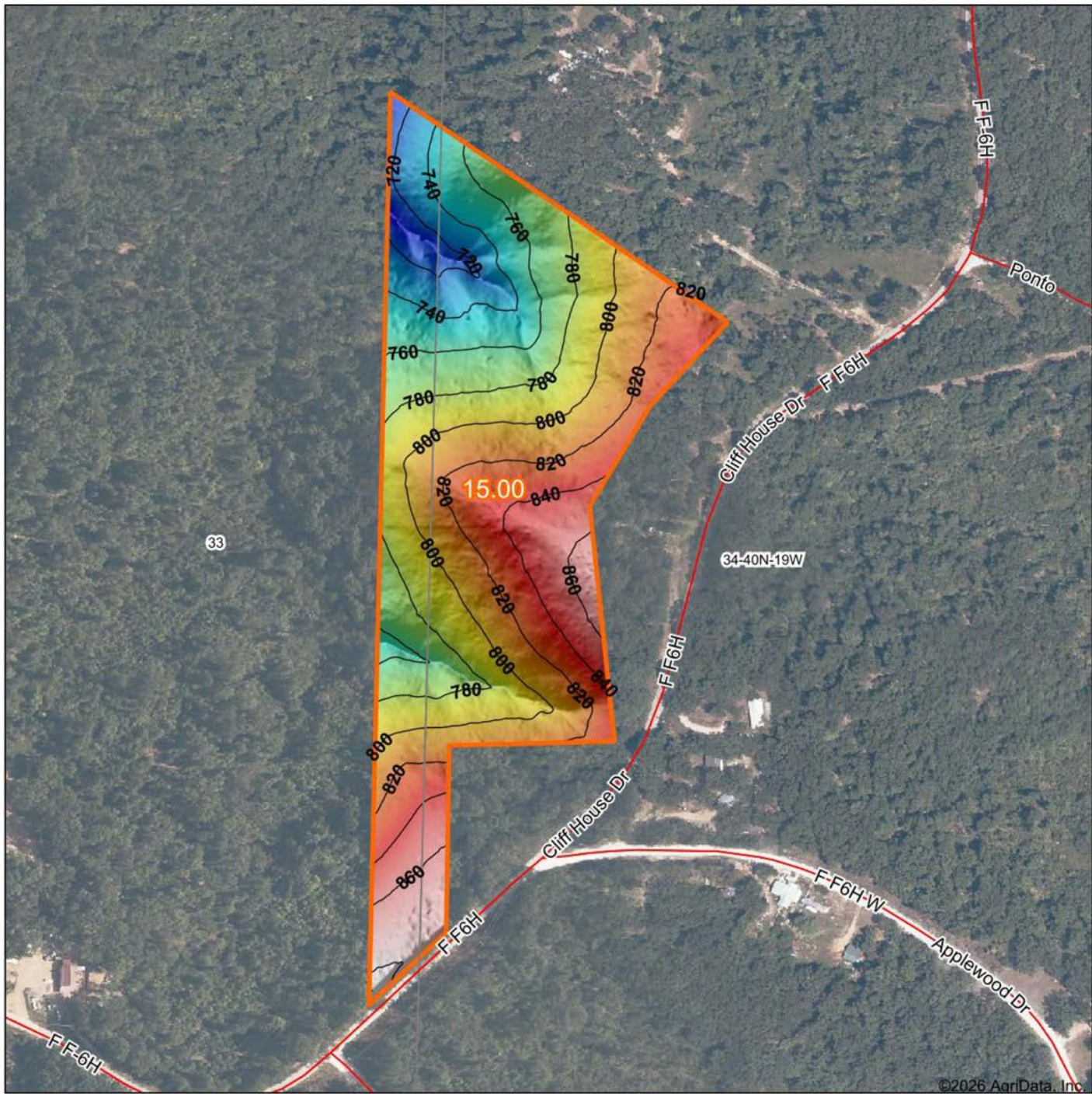


3/24/2026

34-40N-19W
Camden County
Missouri

Boundary Center: 38° 11' 20.95, -93° 1' 32.58

HILLSHADE MAP - 15 +/- ACRES



Low Elevation High



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem

Interval(ft): 20

Min: 699.4

Max: 883.4

Range: 184.0

Average: 797.1

Standard Deviation: 38.94 ft

0ft 315ft 630ft



3/24/2026

34-40N-19W
Camden County
Missouri

Boundary Center: 38° 11' 20.95, -93° 1' 32.58

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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MidwestLandGroup.com

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