

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

Welcome to one of the Ozarks' premier private estates, where luxury living meets 120 +/- breathtaking acres just minutes from Big Cedar Lodge, Top of the Rock, Table Rock Lake, and the world-class dining, golf, and entertainment of Branson.

Tucked away at the end of a quiet private drive, this remarkable property offers the rare combination of complete privacy and unmatched convenience. At the heart of the estate is a 5,000-square-foot brick home designed for comfortable everyday living and effortless entertaining. Expansive living spaces, abundant natural light, and sweeping views of the surrounding countryside create an inviting atmosphere that captures the beauty of the Ozarks.

The 120 +/- acre property showcases a diverse landscape of mature hardwood timber, rolling hills, open pasture, and a stocked pond, providing endless opportunities for recreation, hunting, horseback riding, or simply

enjoying your own private retreat. An established trail system winds throughout the property, making it easy to explore by ATV, UTV, horseback, or on foot.

Complementing the home is a substantial 50'x56' shop with ample room for equipment, recreational vehicles, workshops, or additional storage, making the property equally suited for luxury country living and practical functionality.

Whether you're searching for a full-time residence, an executive retreat, a recreational getaway, or a legacy property to be enjoyed for generations, opportunities like this are increasingly difficult to find. Offering significant acreage, quality improvements, exceptional privacy, and one of the most desirable locations in the Ozarks, this is a property that truly stands apart.

Owner financing available with 20% down at 5% interest for up to 10 years, with payments based on a 30-year loan.



PROPERTY FEATURES

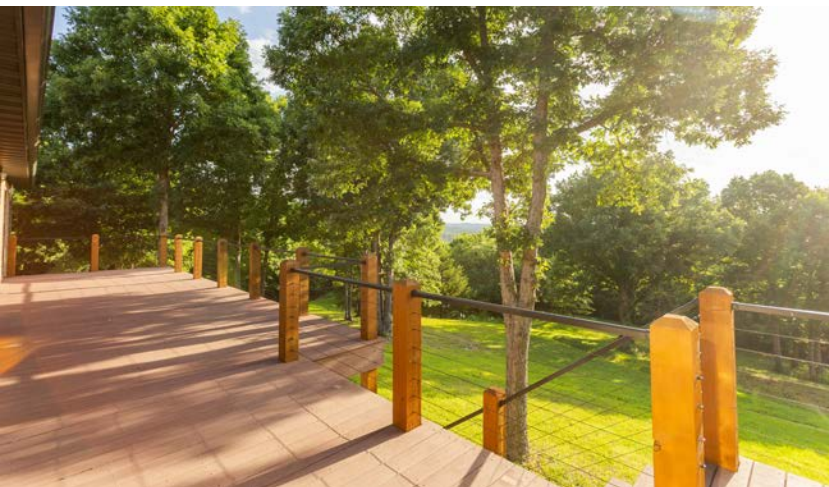
COUNTY: **TANEY** | STATE: **MISSOURI** | ACRES: **120**

- 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

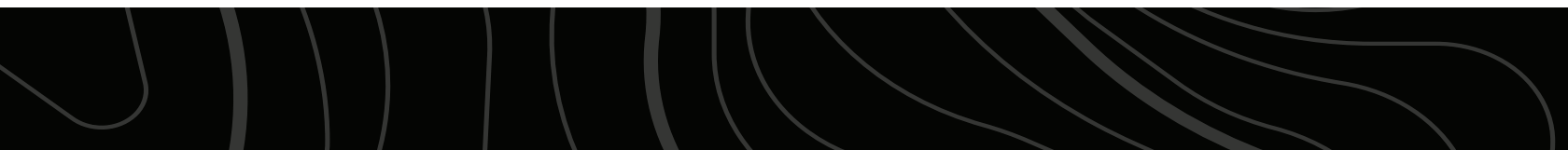


50'X56' SHOP BUILDING



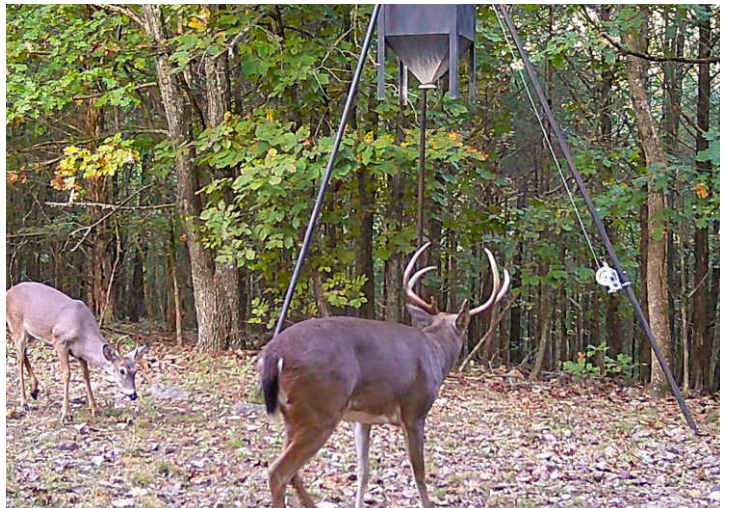
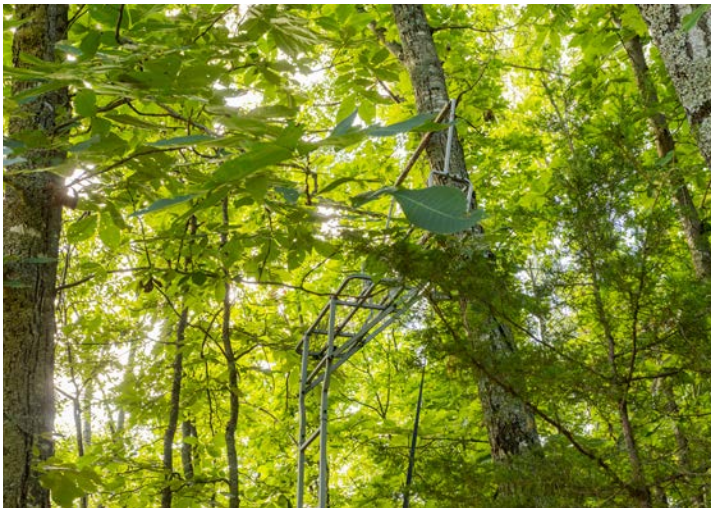
PANORAMIC OZARK VIEWS

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.

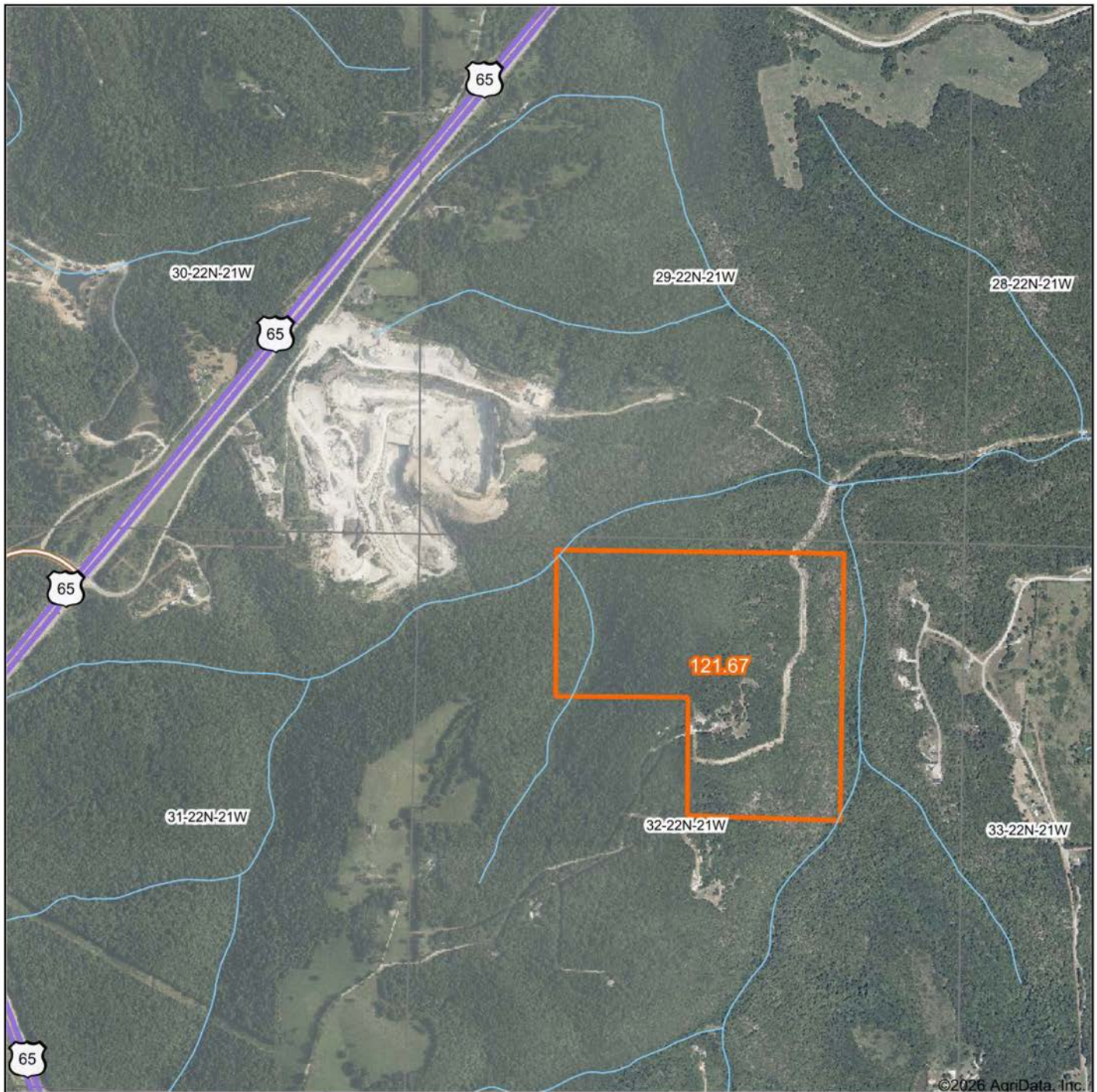


EXCEPTIONAL RECREATIONAL POTENTIAL

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:



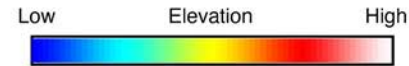
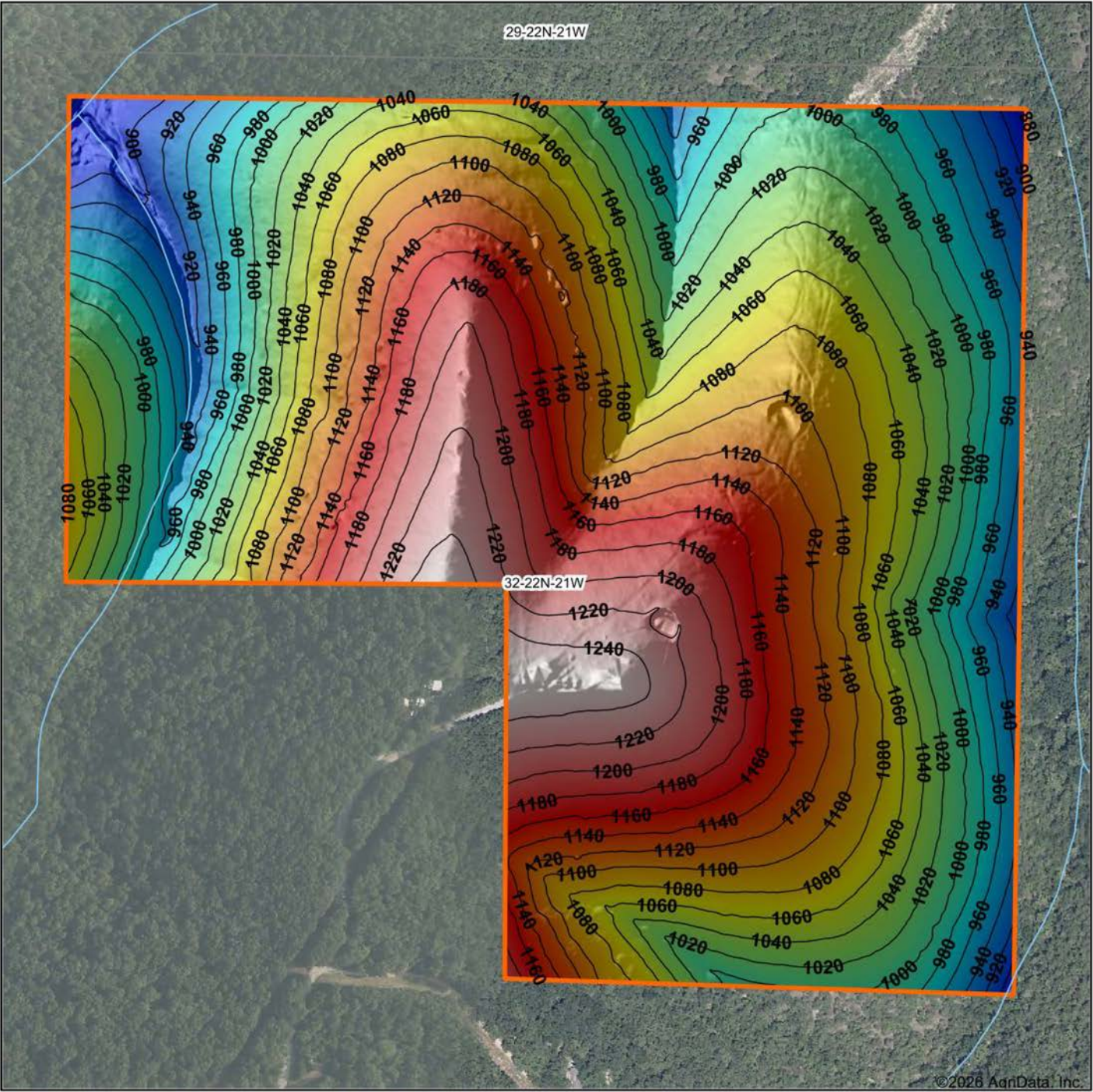
© AgriData, Inc. 2025 www.AgriDataInc.com

32-22N-21W
Taney County
Missouri



2/18/2026

HILLSHADE MAP



Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com

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

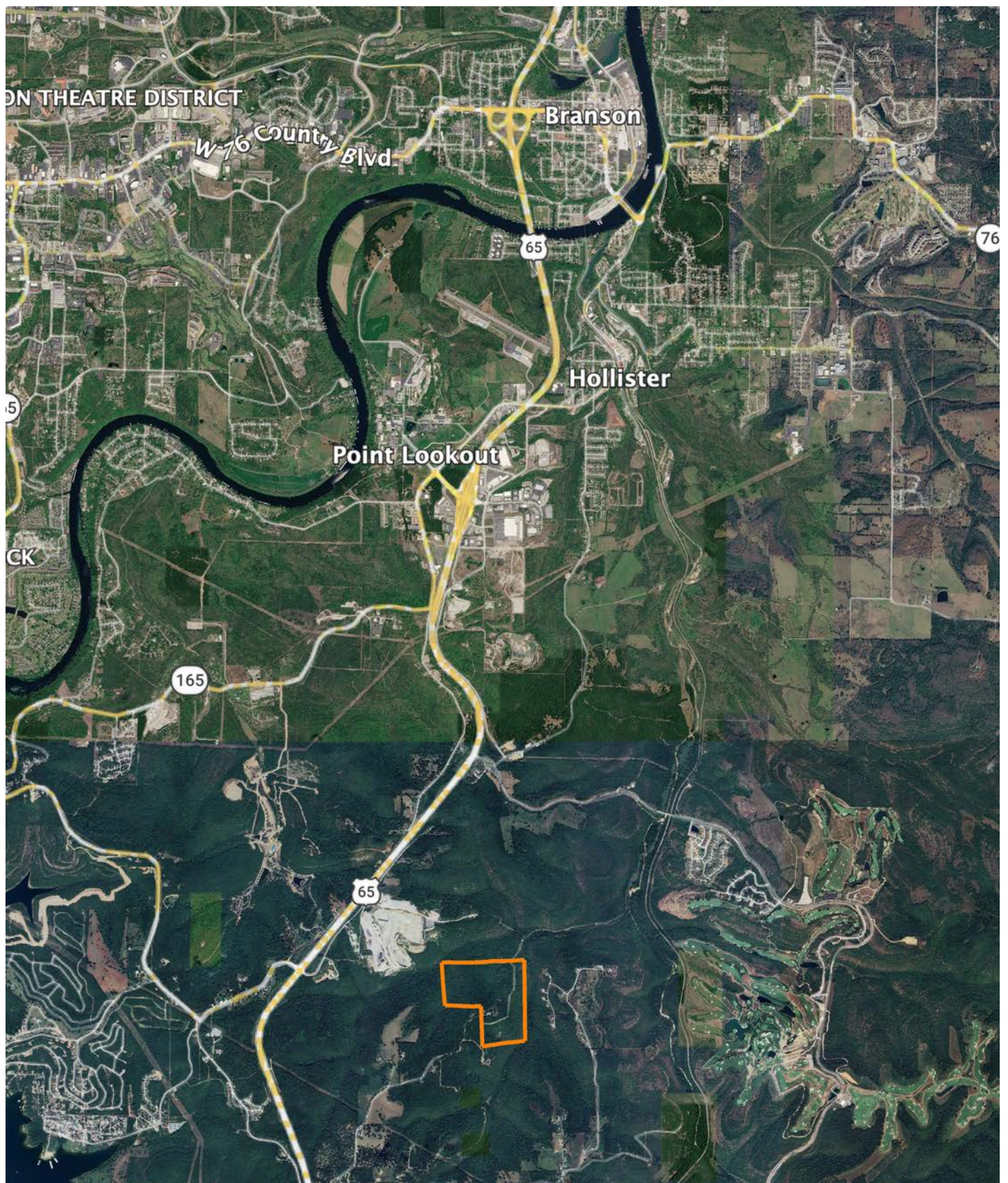


2/18/2026

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

BWilkerson@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.