

MIDWEST LAND GROUP PRESENTS

156.74 ACRES IN

TANEY COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

156.74 +/- ACRES WITH HOME, TIMBER, HUNTING, & OZARK MOUNTAIN VIEWS

Discover the possibilities on this impressive 156.74 +/- acre mixed-use estate, offering an exceptional combination of comfortable living, recreational opportunities, timber, open pasture, and breathtaking Ozark Mountain views. Whether you're looking for a private homestead, hunting retreat, recreational property, livestock acreage, or a larger parcel with future building potential, this property offers tremendous versatility.

Perched on a scenic ridgetop setting, the 1,024 square foot home features 3 bedrooms and 2 bathrooms, with views stretching south across the Ozark Mountains that truly must be seen in person. The property also includes two covered parking spaces and an additional detached 2 room, 1 bath structure with a private well. This versatile building could serve as a guest apartment, home office, studio, additional living space, or other recreational use. The structures/improvements will be sold as is.

Approximately 13 acres of open grassland provide excellent opportunities for livestock, pasture, gardening, food plots, or simply enjoying the open landscape. The balance of the property features a diverse mix of mature hardwood timber and grass/open field transition zones, creating ideal habitat for abundant wildlife.

Outdoor enthusiasts will appreciate the maintained trail system, multiple potential hunting stand locations, and the property's excellent recreational potential. Hunting

has not been permitted on the property for decades, creating an intriguing opportunity for the next owner to establish their own hunting and wildlife-management plan. Deer and turkey are frequently found throughout the property, along with excellent opportunities for wildlife viewing, hiking, and exploring.

The property also offers multiple potential additional building sites, making it especially attractive for buyers considering future improvements or the possibility of dividing the acreage, subject to applicable restrictions and approvals.

Location is another major advantage. Situated approximately 1.5 miles east of Highway 65 along State Route 176, the property provides a peaceful rural setting while remaining conveniently accessible. Branson and Ozark are approximately 15–20 minutes away, while Springfield is roughly 30 minutes away, putting shopping, dining, entertainment, employment, and recreation within an easy drive.

This rare 156.74 +/- acre estate offers a combination of acreage, scenic views, improvements, recreational opportunities, and convenient location. Properties of this size with this much versatility are becoming increasingly harder to find. Come experience the views, trails, timber, and possibilities for yourself. Call today to schedule your private showing.

PROPERTY FEATURES

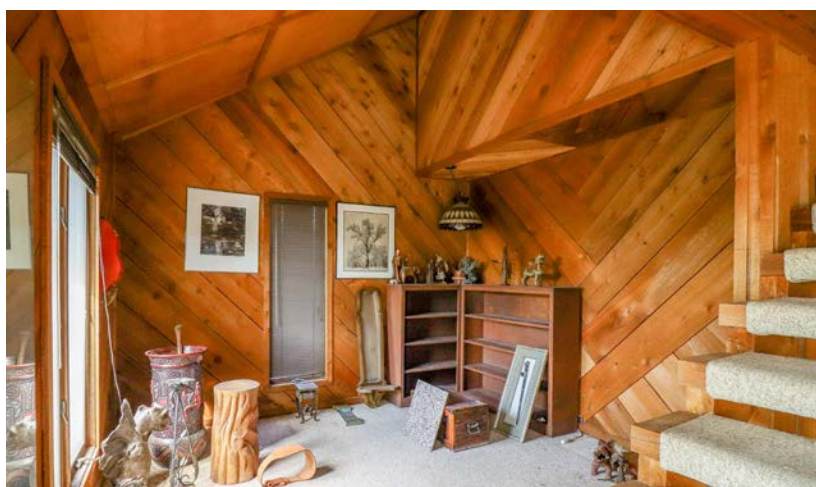
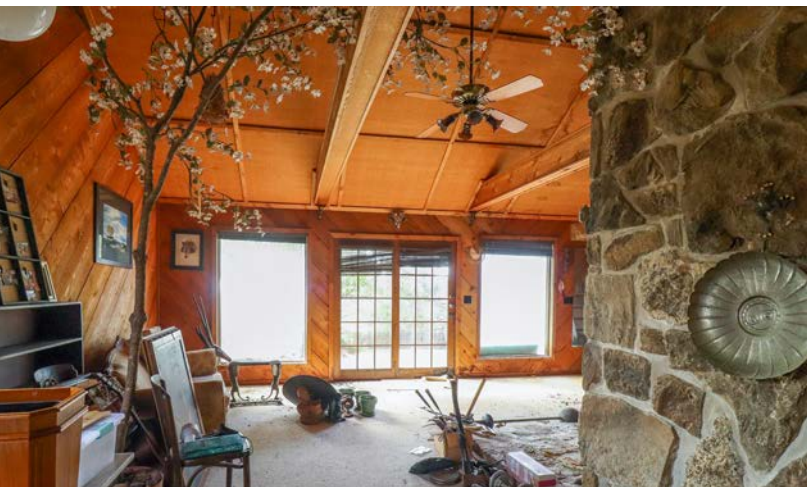
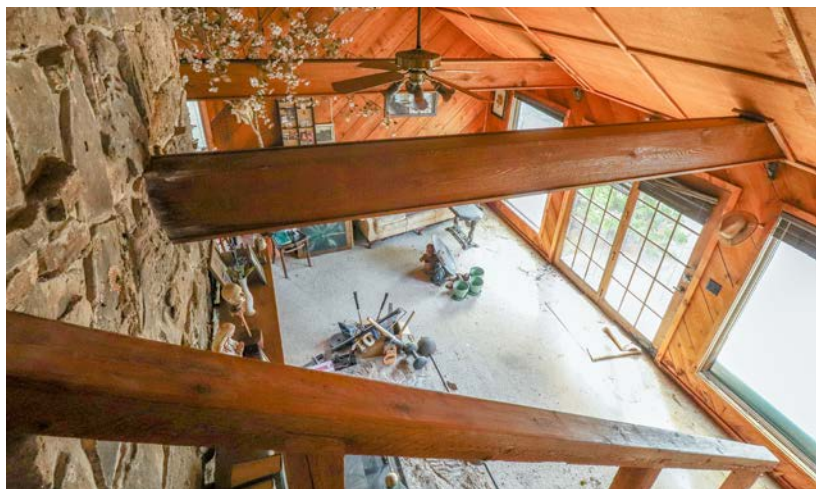
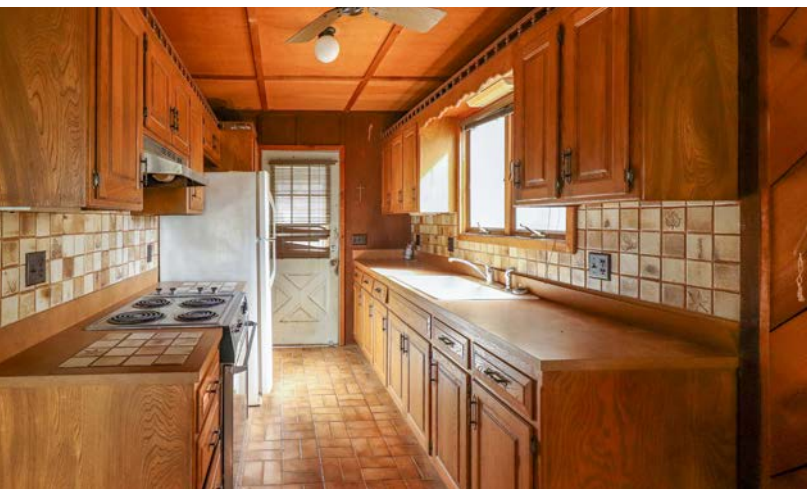
COUNTY: **TANEY** | STATE: **MISSOURI** | ACRES: **156.74**

- Breathtaking south-facing ridgetop views across the Ozark Mountains
- 1,024 square foot home with 3 bedrooms & 2 baths
- 2 covered parking spaces
- Detached 2 room, 1 bath building with private well—perfect for a guest space, office, studio, or additional living area
- Mature hardwood timber & diverse wildlife habitat
- Income opportunity for timber
- Approximately 13 acres of open grassland for livestock, pasture, or food plots
- Excellent deer & turkey habitat
- Large property offering management opportunities for wildlife
- Hunting history has been protected
- Maintained trails & multiple hunting stand locations
- Investment opportunity for additional building sites
- Only 1.5 miles from Highway 65 on State Route 176



RIDGETOP HOME WITH STUNNING VIEWS

Perched on a scenic ridgetop setting, the 1,024 square foot home features 3 bedrooms and 2 bathrooms, with views stretching south across the Ozark Mountains that truly must be seen in person. The property also includes two covered parking spaces and an additional detached 2 room, 1 bath structure with a private well.



MATURE HARDWOOD TIMBER



13 +/- ACRES OF OPEN GRASSLAND



ADDITIONAL BUILD SITES

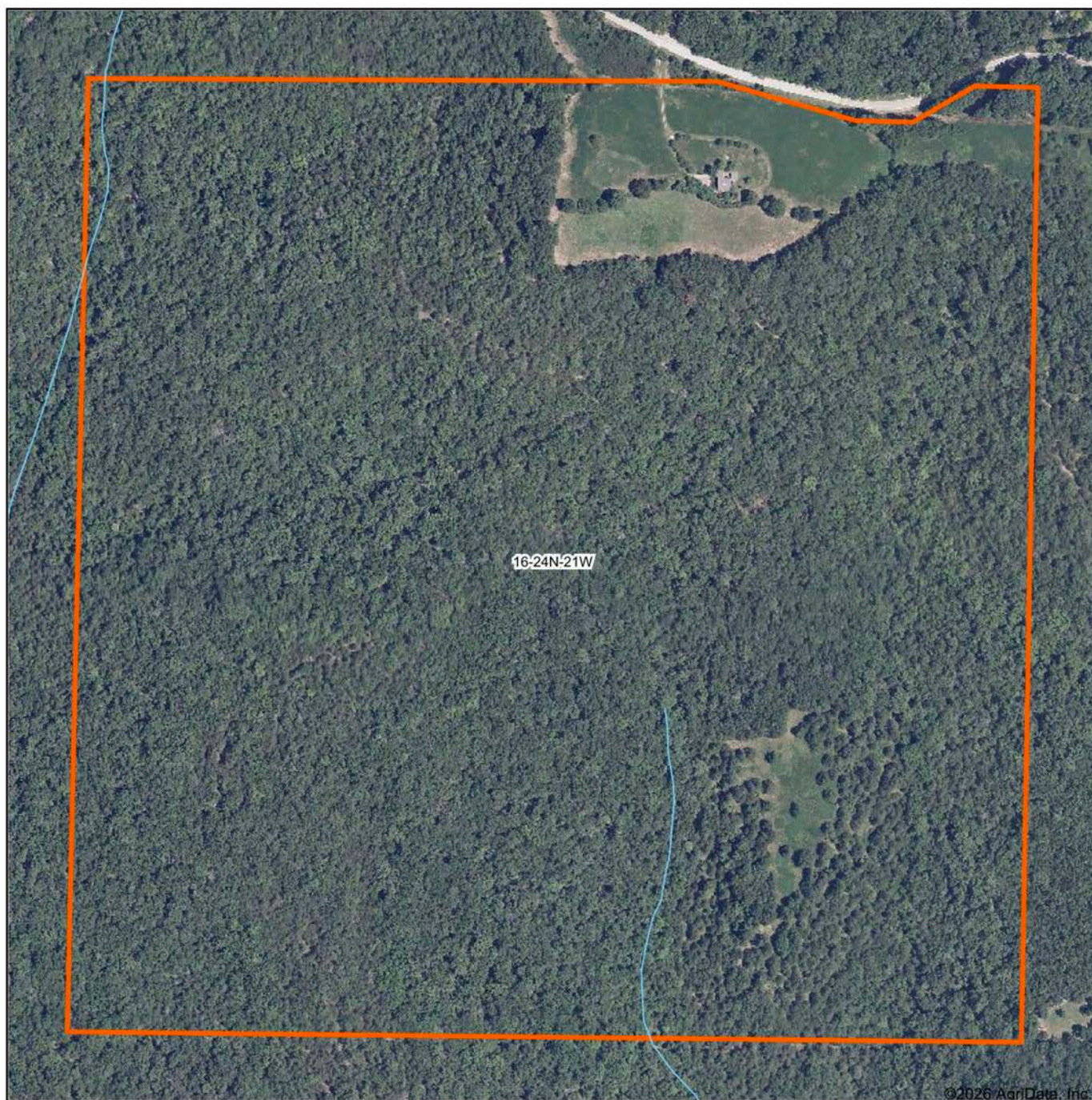
The property also offers multiple potential additional building sites, making it especially attractive for buyers considering future improvements or the possibility of dividing the acreage, subject to applicable restrictions and approvals.



TRAIL CAM PHOTOS



AERIAL MAP



Boundary Center: 36° 46' 46.11, -93° 12' 39.6

0ft 435ft 870ft



Maps Provided By:



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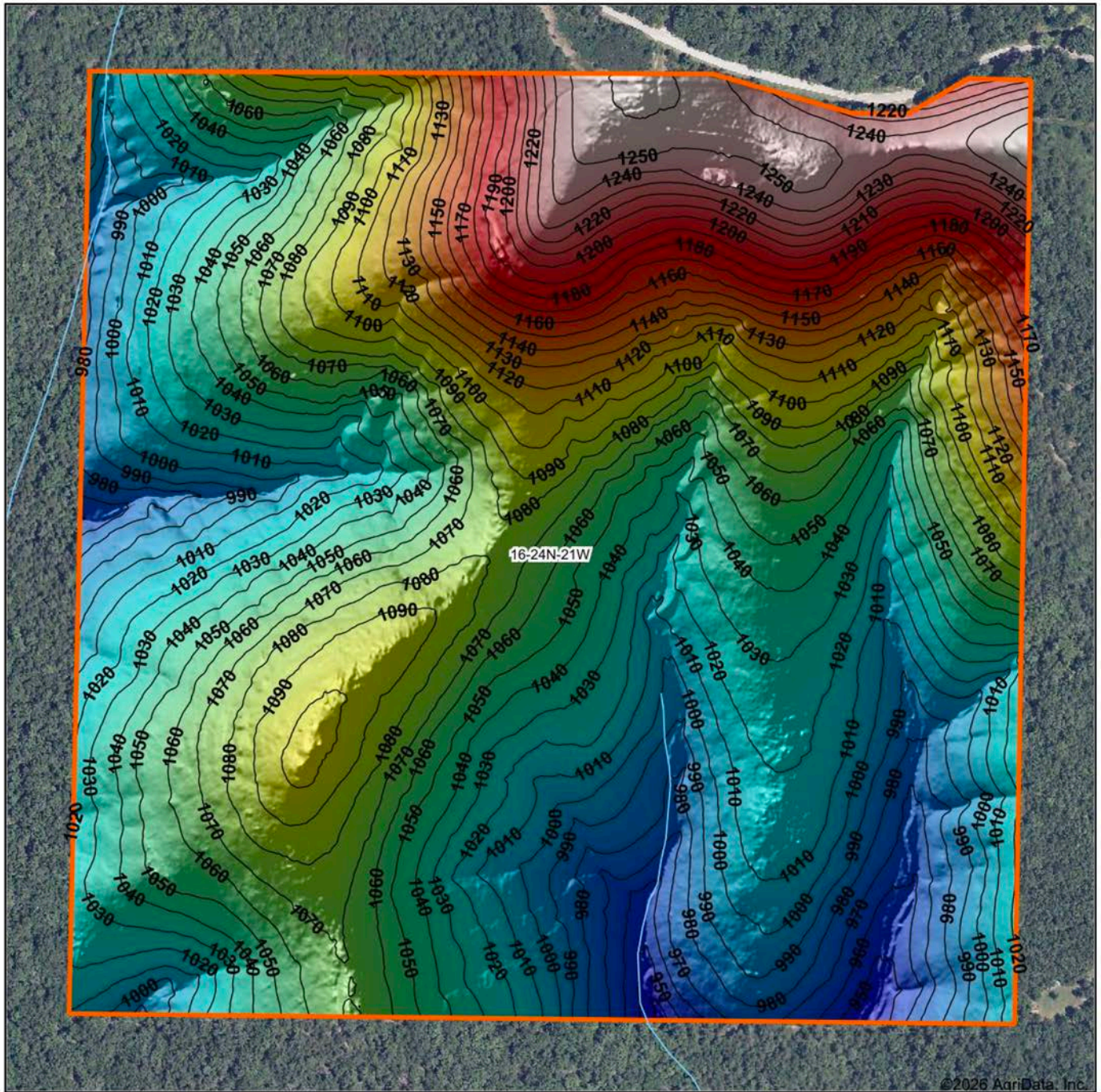
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16-24N-21W
Taney County
Missouri



10/1/2026

HILLSHADE MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem

Interval(ft): 10

Min: 938.1

Max: 1,265.4

Range: 327.3

Average: 1,066.7

Standard Deviation: 73.46 ft

0ft 438ft 877ft

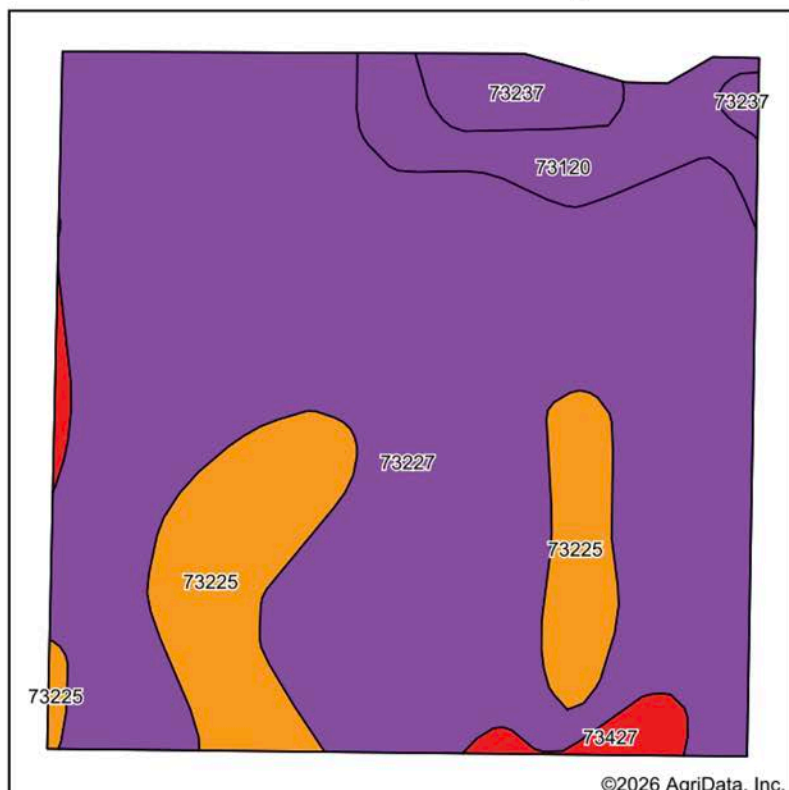


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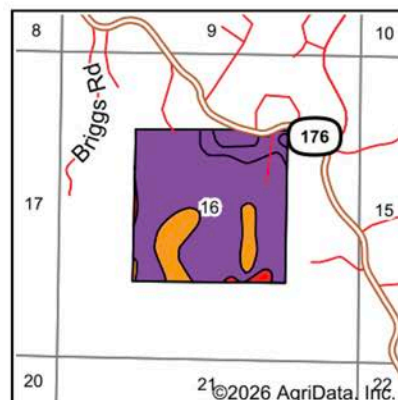
16-24N-21W
Taney County
Missouri

Boundary Center: 36° 46' 46.11, -93° 12' 39.6

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Taney**
 Location: **16-24N-21W**
 Township: **Jasper**
 Acres: **161.58**
 Date: **10/1/2026**



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 CUSTOMIZED ONLINE MAPPING
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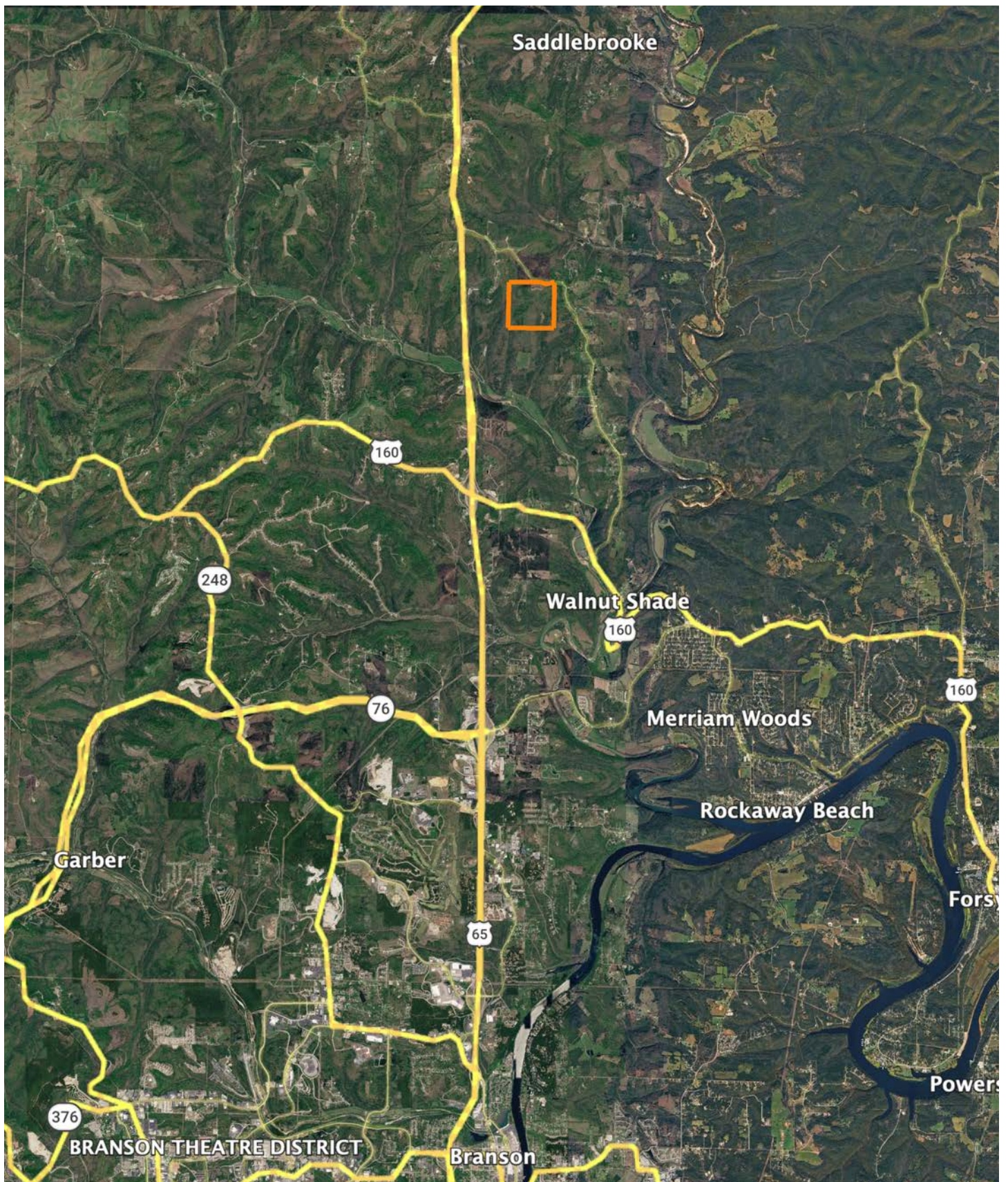
Area Symbol: MO213, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
73227	Ocie-Gatewood complex, 15 to 35 percent slopes, very stony	122.20	75.6%		Vle	10	10	6	2
73225	Ocie-Gatewood complex, 3 to 8 percent slopes	20.89	12.9%		Ille	54	52	41	42
73120	Rueter-Gasconade-Rock outcrop complex, 15 to 60 percent slopes	10.63	6.6%		Vlle	11	11	6	4
73237	Clarksville very gravelly silt loam, 3 to 15 percent slopes	4.98	3.1%		Vlle	35	35	33	24
73427	Gasconade-Gatewood-Rock outcrop complex, 15 to 50 percent slopes	2.88	1.8%		Vllle	8	8	5	3
Weighted Average					5.74	*n 16.5	*n 16.2	*n 11.3	*n 8

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



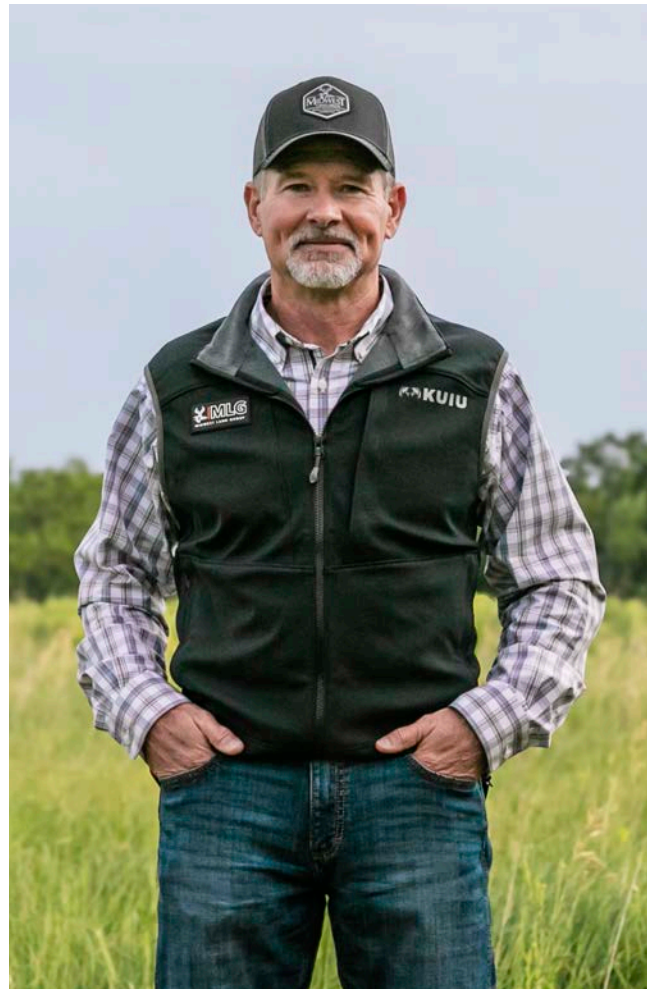
AGENT CONTACT

Brad Fulk brings a lifetime of experience in agriculture, wildlife management, conservation, and rural land stewardship to clients. Raised on a small family farm in south-central Illinois, Brad developed a deep appreciation for the land while helping with farming operations on his family's property and neighboring farms. Those early experiences, combined with a passion for hunting, fishing, and conservation, laid the foundation for a career centered around understanding, managing, and maximizing the value of rural land.

Brad earned an Associate's degree in Pre-Fish and Wildlife Management from Lakeland Community College, a Bachelor's degree in Biology and Zoology, and a Master's degree in Environmental Biology from Eastern Illinois University. He then dedicated more than 32 years of service to the Arizona Game and Fish Department, retiring in 2024 as a Wildlife Manager Supervisor. Throughout his distinguished career, Brad worked extensively with farmers, ranchers, and private landowners to implement habitat improvement projects, conservation programs, wildlife management strategies, and recreational opportunities that enhanced both wildlife resources and property values. His service was recognized with the Arizona Game and Fish Commission's 30- and 32-Year Service Awards, as well as the Phoenix Elks Lodge Police Officer of the Year Award in 2019.

Brad's connection to land extends beyond his professional career. He is the co-owner and manager of his family's Illinois farm and has owned and operated Rio Sonora Outfitters since 1999, building a successful hunting business focused on trophy Coues deer and Gould's turkey hunts. Through decades of working alongside landowners and managing wildlife resources, he has developed a unique ability to identify the qualities and opportunities that make a property truly valuable.

Known for his integrity, strong work ethic, and commitment to serving others, Brad is dedicated to helping buyers and sellers navigate the land market with confidence while maximizing the value and potential of their property.



BRAD FULK, LAND AGENT
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