MIDWEST LAND GROUP

BUILD SITES, BEAUTIFUL TIMBER, TRAILS & LAKE OF THE OZARKS PROXIMITY

4 OFFERINGS | CAMDEN COUNTY | MISSOURI









THE TRUSTED LEADER IN LAND SALES







BUILD SITES, BEAUTIFUL TIMBER, TRAILS & LAKE OF THE OZARKS PROXIMITY

COUNTY: CAMDEN | **STATE:** MISSOURI | **ACRES:** 47.07 TOTAL

This 47.07 acre property in the Coffman Bend area of Camden County, Missouri, offers a combination of beautiful timber, multiple potential building sites, and recreational opportunities in a desirable Lake of the Ozarks area. Whether you're looking to build a permanent residence, establish a private weekend getaway, or own a manageable hunting property, this acreage offers the flexibility to make it your own.

The property features beautiful timber throughout, with flat to gently sloping ridgetops providing excellent potential locations for a future home, cabin, or weekend retreat. Electricity is available along the road, giving prospective buyers a valuable starting point when planning future improvements.

For the outdoor enthusiast, the property offers opportunities to pursue whitetail deer and wild turkey in a wooded setting. The combination of timber and over 100 feet of elevation change creates an appealing recreational tract with room to enjoy the outdoors while maintaining privacy and a connection to nature.

One of the standout features of this property is its flexibility. The acreage consists of three individual tracts measuring 11.06 acres, 20.67 acres, and 15.34 acres. Buyers can pursue the entire property as one larger holding or explore the opportunity to purchase individual tracts, subject to the seller's sale requirements. Road frontage totals over 3000 feet and varies by tract, with access from Coffman Bend Drive, a paved county road, or Grace Lane, a county gravel road.

Whether your vision is a wooded homesite, a weekend cabin, a private hunting retreat, or a larger acreage investment near Lake of the Ozarks, this 47.07-acre property deserves your attention. With multiple potential build sites, electricity available at the road, and the option to purchase individual tracts or the entire property, there are several ways to make this Camden County acreage fit your plans.

PROPERTY FEATURES

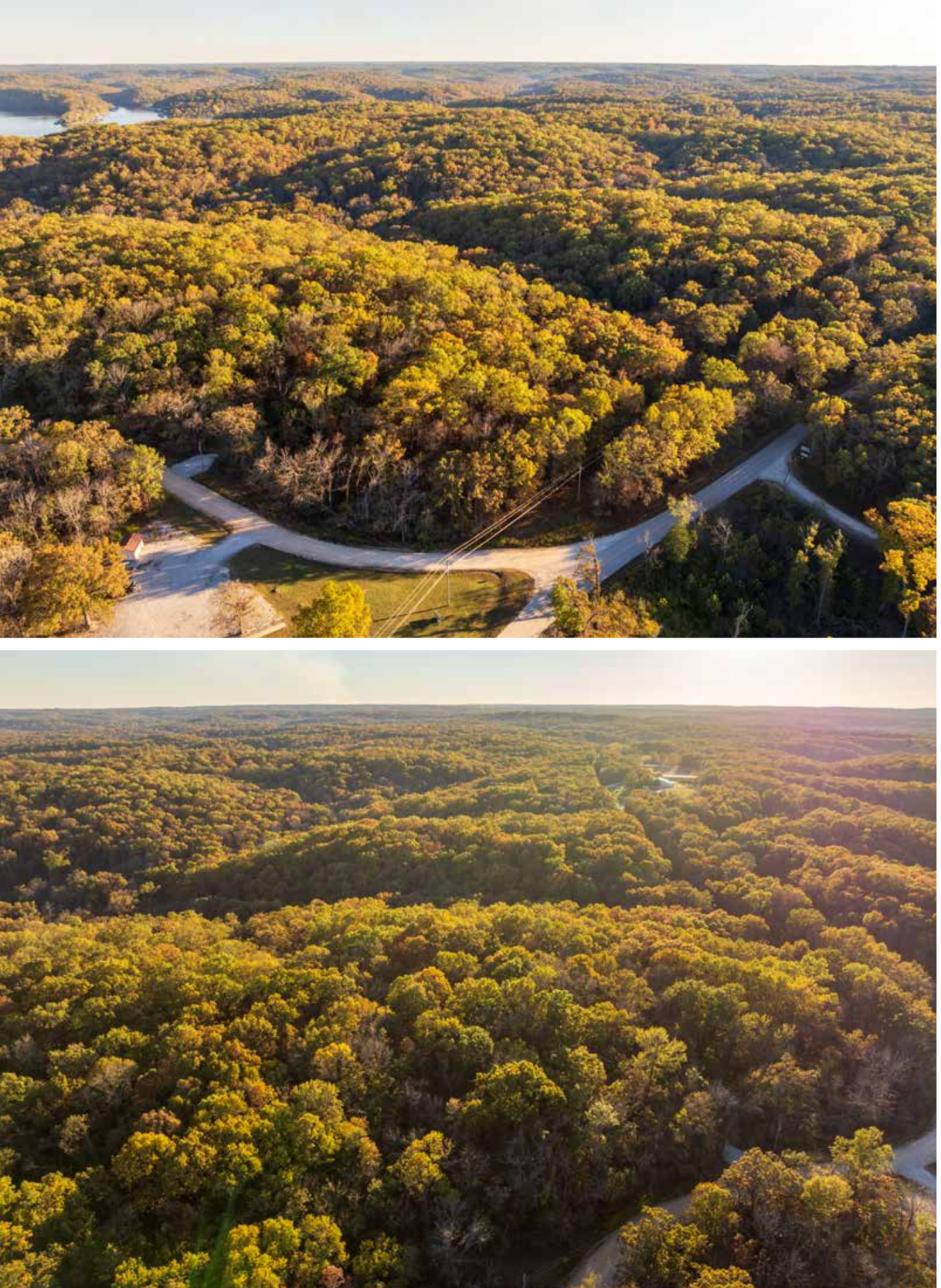
- 47.07 surveyed acres in Camden County
- 3 individual tracts available
- Beautiful mature hardwood timber
- Flat to gently sloping ridgetops with potential build sites
- Multiple potential locations for a home, cabin, or weekend getaway
- Electricity available at the road
- Deer and turkey hunting opportunities
- Approximately 3,020 feet of road frontage
- Deer and turkey hunting
- Over 100 feet of elevation change across the property
- 1.8 miles to Coffman Marina and boat ramp
- 27 miles to Camdenton
- Just over 2 hours to Kansas City



3 TRACTS AVAILABLE







TRACT 1 - 11.06 WOODED ACRES ON PAVED COFFMAN BEND DRIVE

COUNTY: CAMDEN | **STATE:** MISSOURI | **ACRES:** 11.06

If you've been searching for a wooded property in Camden County, Missouri, with paved road access and room to build, this 11.06 acre tract on Coffman Bend Drive deserves a look. Featuring beautiful timber, a flat to gently sloping ridgetop, and approximately 1,330 feet of road frontage, this property offers an appealing setting for a future home, cabin, or weekend getaway near Lake of the Ozarks.

The terrain provides potential building locations while maintaining the natural, wooded character that makes the Ozarks so desirable. Electric is available along the road, providing a convenient starting point for future development.

Beyond its potential as a homesite, the acreage also offers recreational possibilities, including hunting for whitetail deer and wild turkey. The timbered setting provides an opportunity to create a private retreat where you can enjoy the outdoors, establish your own getaway, or plan for a future residence.

With paved county road frontage along Coffman Bend Drive, this tract offers a different access advantage than the other available tracts, which front a county gravel road.

Whether you're planning a future build, looking for a wooded recreational property, or considering acreage near Lake of the Ozarks, this tract offers plenty of potential.

PROPERTY FEATURES

- 11.06 surveyed acres in Camden County
- Beautiful mature hardwood timber
- Flat to gently sloping ridgetops
- Build site for a home, cabin, or weekend getaway
- Electricity available at the road
- Deer and turkey hunting opportunities
- Approximately 1,330 feet of paved Coffman Bend Drive frontage
- 1.8 miles to Coffman Marina and boat ramp
- 27 miles to Camdenton
- Just over 2 hours to Kansas City

TRACT 2 - 20.67 ACRES OF TIMBER, BUILD SITES & RECREATIONAL APPEAL

COUNTY: CAMDEN | **STATE:** MISSOURI | **ACRES:** 20.67

This 20.67 acre tract in Camden County, Missouri, presents an opportunity to own a substantial piece of wooded Ozarks ground near Lake of the Ozarks. With beautiful timber, a flat to gently sloping ridgetop, and approximately 1,150 feet of county gravel road frontage, this tract offers a versatile setting for a home, weekend cabin, or private recreational retreat.

The ridgetop terrain provides potential building locations while allowing the property to retain its natural wooded character. Electric is available along the road, offering a starting point for future improvements.

For buyers who enjoy the outdoors, this tract offers opportunities for whitetail deer and turkey hunting. The wooded landscape and existing trails create an inviting setting for recreational use, weekend escapes, and time spent in the outdoors.

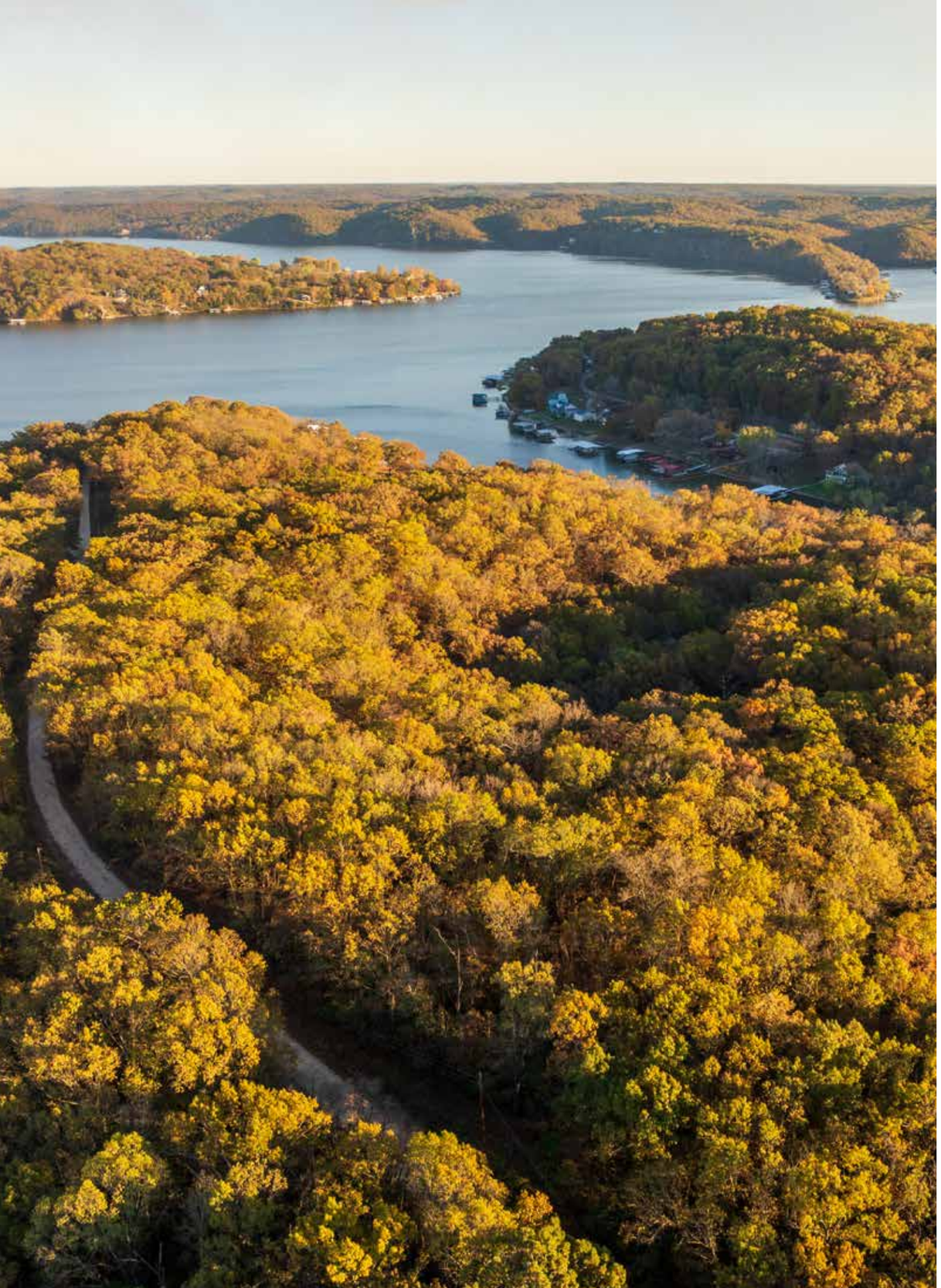
If you're looking for wooded acreage with potential building sites, road access, electric available nearby, and recreational appeal in the Lake of the Ozarks area, this property is worth exploring.



PROPERTY FEATURES

- 20.67 surveyed acres in Camden County
- Beautiful mature hardwood timber
- Flat to gently sloping ridgetops
- Multiple potential locations for a home, cabin, or weekend getaway
- Electricity available at the road
- Deer and turkey hunting opportunities
- Approximately 1,150 feet of county gravel road frontage
- Over 100 feet of elevation change across the property
- 1.8 miles to Coffman Marina and boat ramp
- 27 miles to Camdenton
- Just over 2 hours to Kansas City





TRACT 3 - 15.34 ACRES OF PRIVATE RIDGETOP BUILD SITE & HUNTING POTENTIAL

COUNTY: CAMDEN | **STATE:** MISSOURI | **ACRES:** 15.34

For buyers looking for a wooded homesite or weekend retreat near Lake of the Ozarks, this 15.34 acre tract in Camden County, Missouri, offers an appealing combination of natural beauty, potential building locations, and recreational opportunity. With beautiful timber throughout, approximately 540 feet of county road frontage, and a potential build site roughly 700 feet off the road, this tract offers the opportunity to create a more secluded setting surrounded by the woods.

The property features a flat to gently sloping ridgetop that could serve as an excellent location for a future home or weekend cabin. The potential building site sits well back from the road, offering the possibility of a tucked-away setting while remaining accessible from the county road. Electric is available along the road, providing a starting point for future development.

For the recreational buyer, the tract offers potential for whitetail deer and turkey hunting, along with room to enjoy the natural surroundings throughout the year. Whether you envision a private cabin, a future homesite, or a wooded getaway where you can escape the everyday routine, this property offers plenty of possibilities.

If a secluded wooded setting, a potential build site set back from the road, and proximity to Lake of the Ozarks are on your wish list, this Camden County tract deserves your attention.

PROPERTY FEATURES

- 15.34 surveyed acres in Camden County
- Beautiful mature hardwood timber
- Flat to gently sloping ridgetops
- Multiple potential locations for a home, cabin, or weekend getaway
- Electricity available at the road
- Deer and turkey hunting opportunities
- Approximately 540 feet of road frontage
- Over 100 feet of elevation change across the property
- 1.8 miles to Coffman Marina and boat ramp
- 27 miles to Camdenton
- Just over 2 hours to Kansas City

MULTIPLE POTENTIAL HOME LOCATIONS

The property features beautiful timber throughout, with flat to gently sloping ridgetops providing excellent potential locations for a future home, cabin, or weekend retreat. Electricity is available along the road, giving prospective buyers a valuable starting point when planning future improvements.

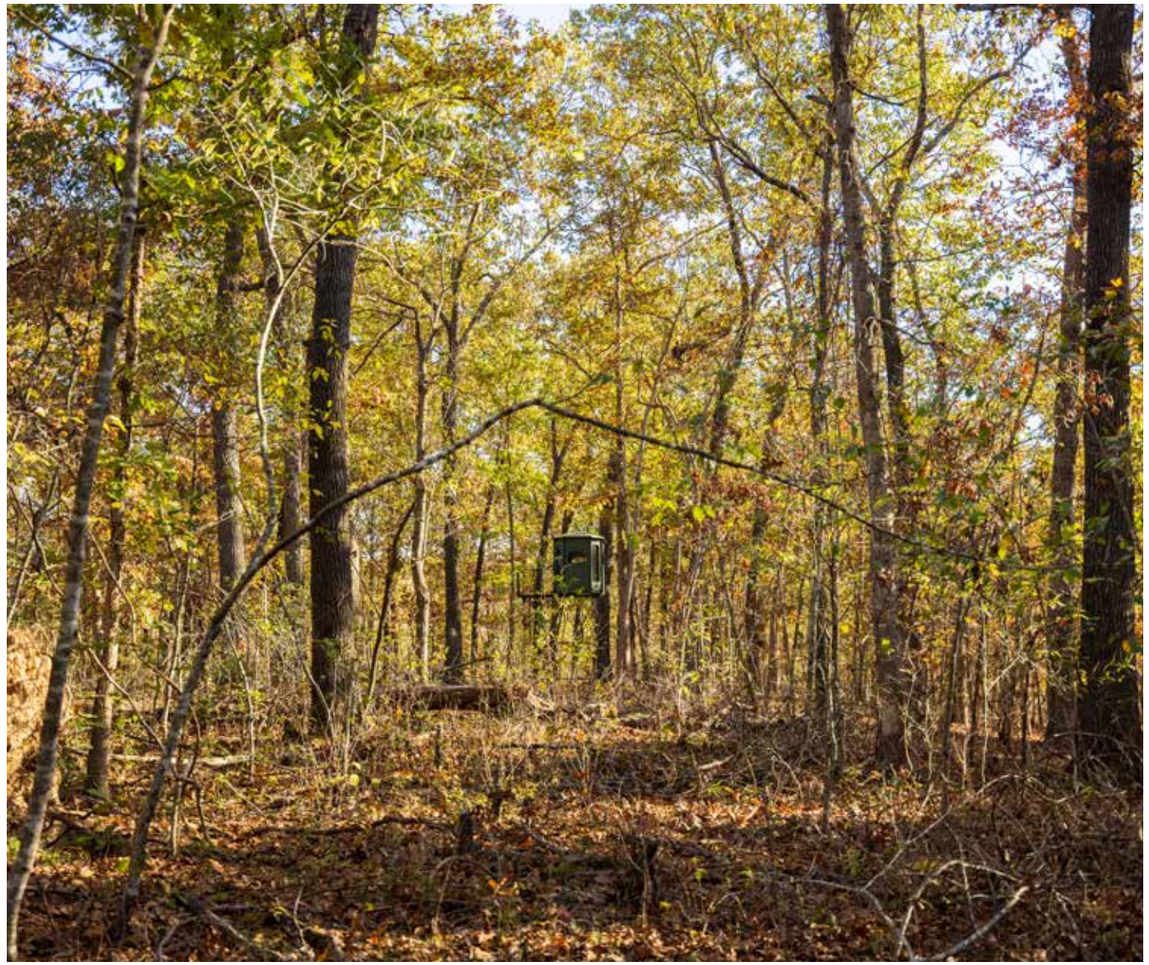


















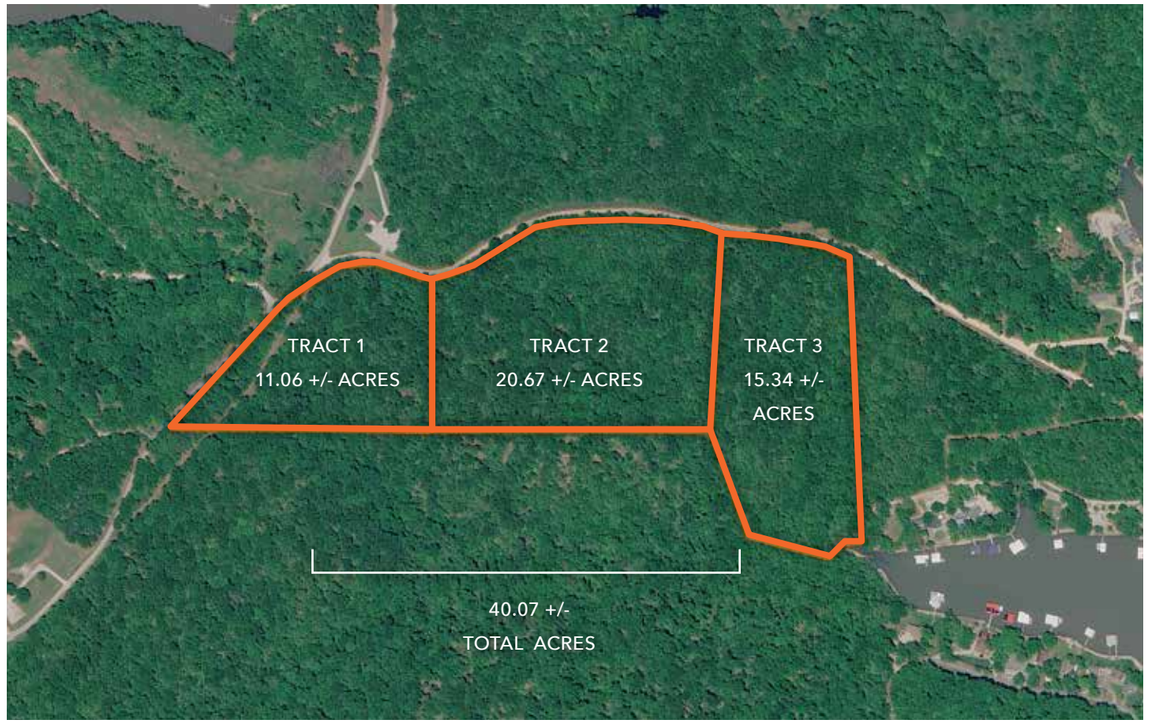
DEER AND TURKEY HUNTING

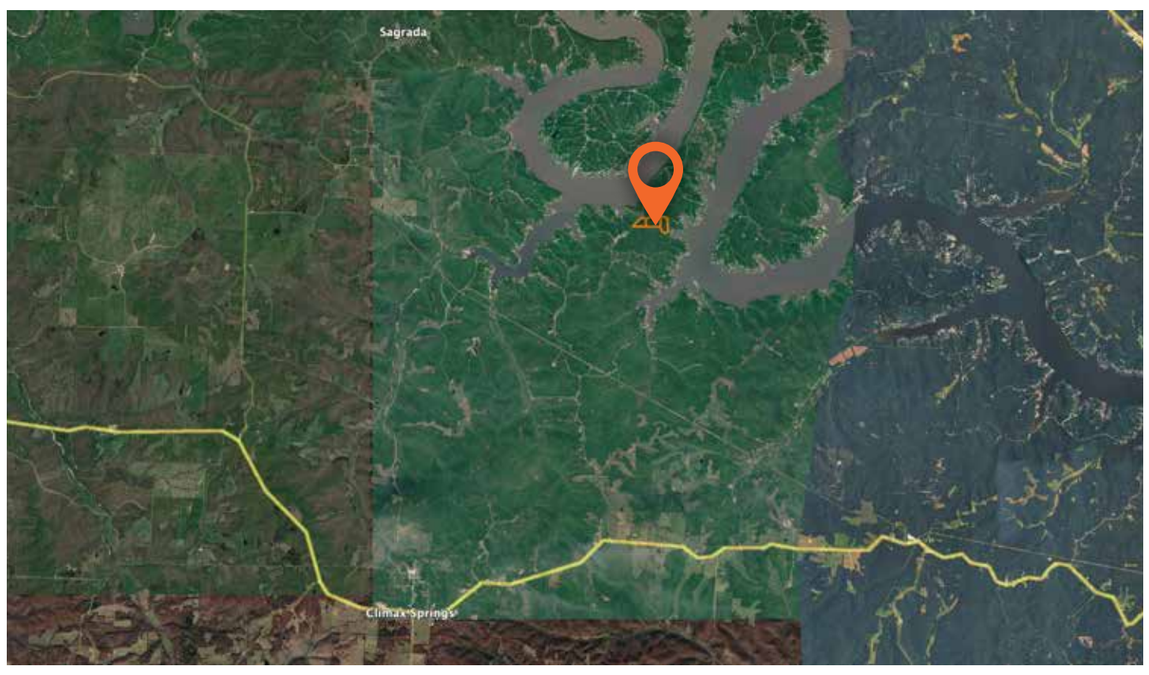
The combination of timber and over 100 feet of elevation change creates an appealing recreational tract with room to enjoy the outdoors while maintaining privacy and a connection to nature.





OVERVIEW MAPS





AERIAL MAP



Boundary Center: 38° 10' 48.42, -92° 59' 8.84

0ft 548ft 1096ft

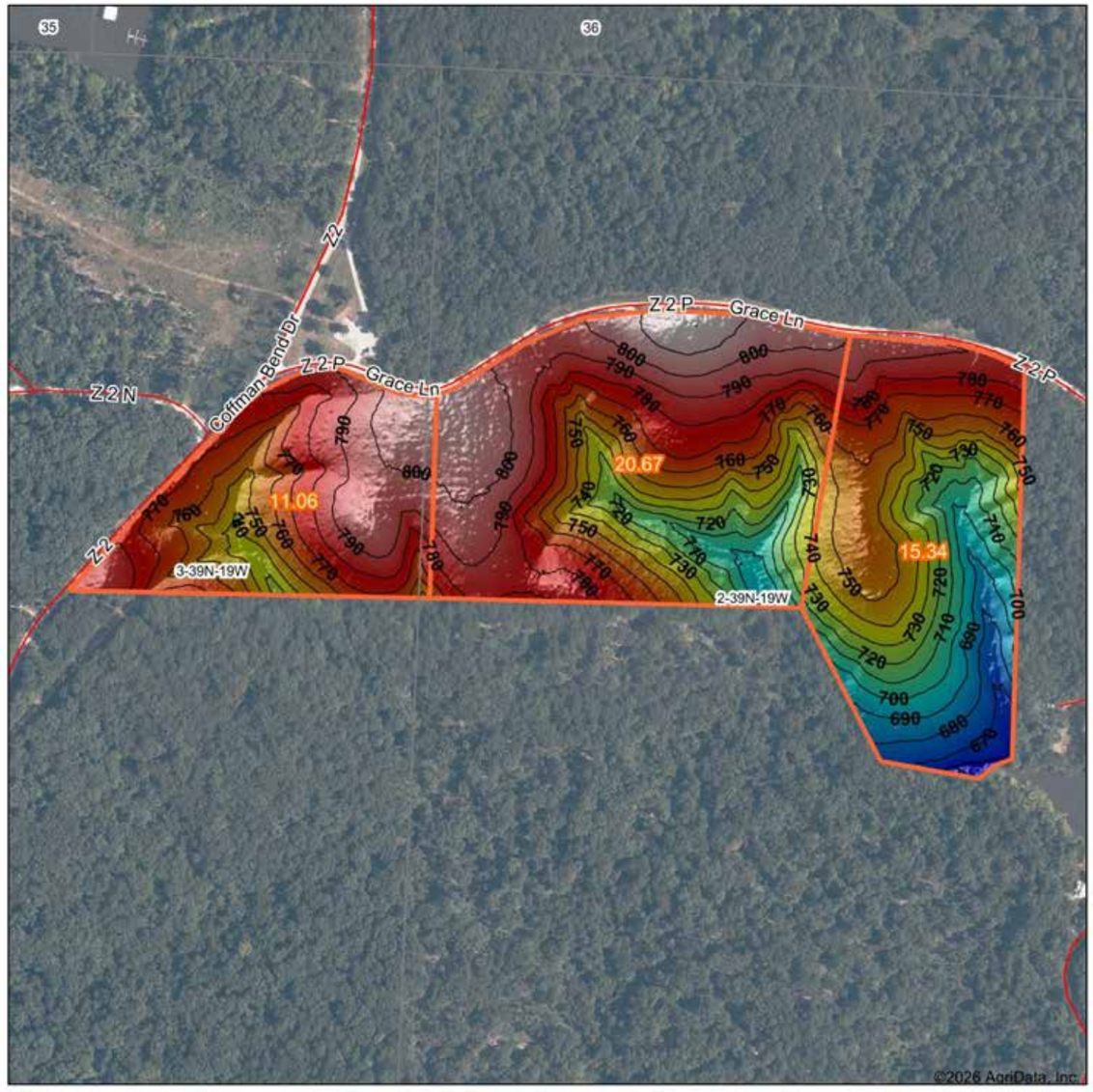
2-39N-19W
Camden County
Missouri

N W E S

10/16/2026

Maps Provided By:
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HILLSHADE MAP



Low Elevation High

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 10
Min: 656.6
Max: 816.2
Range: 159.6
Average: 756.7
Standard Deviation: 36.09 ft

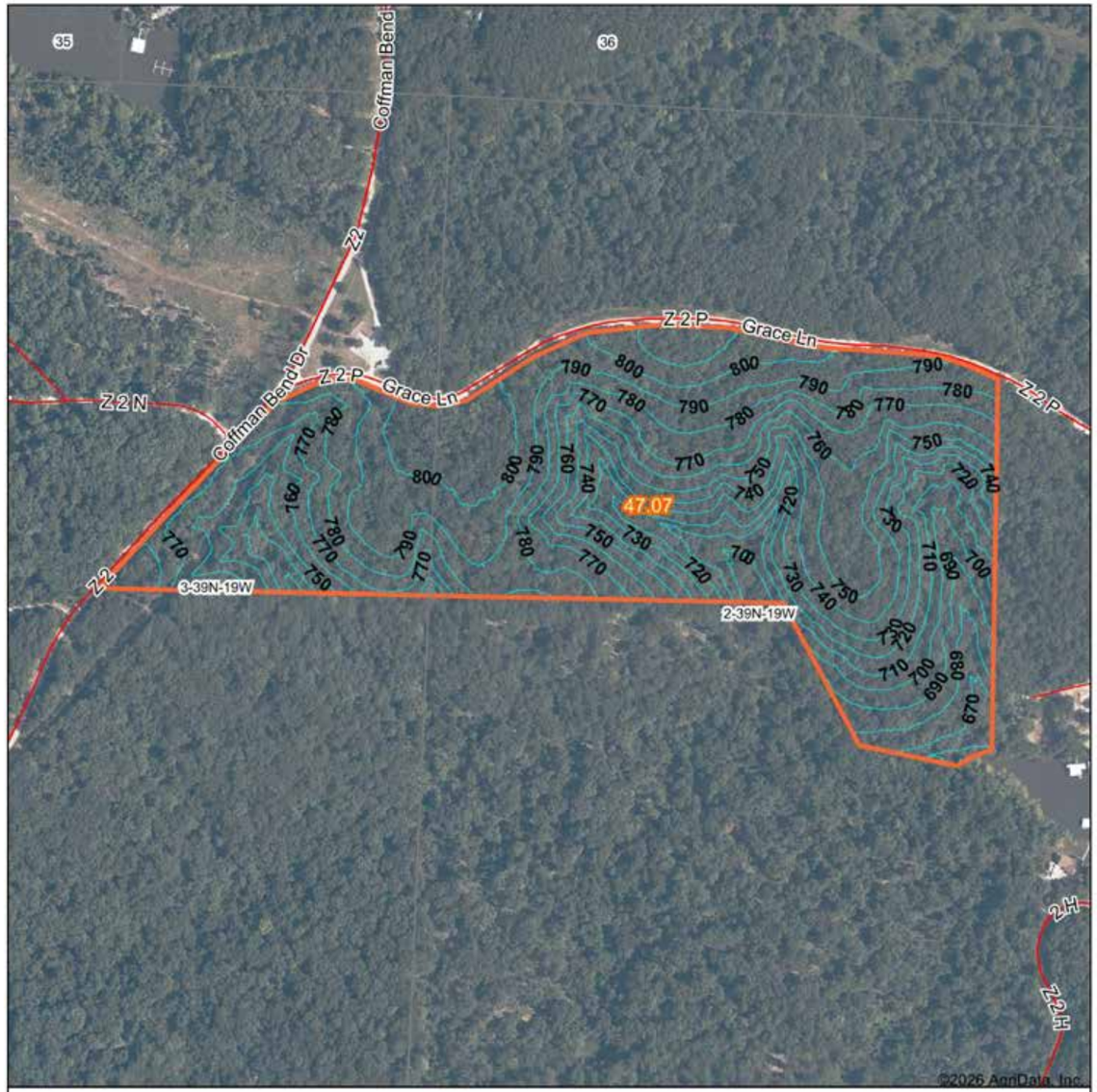
0ft 448ft 896ft

10/16/2026

2-39N-19W
Camden County
Missouri

Boundary Center: 38° 10' 48.42, -92° 59' 8.84

TOPOGRAPHY MAP



Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 10.0
Min: 656.6
Max: 816.2
Range: 159.6
Average: 756.3
Standard Deviation: 36.35 ft

0ft 477ft 954ft

10/16/2026

2-39N-19W
Camden County
Missouri

Boundary Center: 38° 10' 48.41, -92° 59' 8.88

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.



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MIDWEST LAND GROUP

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