

Tailwater Development

Overlooking the Osage River Valley where Native American Osage Indians once occupied, you will find views like no where else in the Midwest! This 47.5 Acre parcel starts just below Bagnell Dam which creates the nearly 60,000 acre Lake of the Ozarks! One of the midwest's most popular tourist destinations Lake of the Ozarks, hosts more vacation residences than anywhere else in Missouri.



Ozark Realty

1165 Bagnell Dam Blvd.
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Dennis Newberry

Broker/Owner

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Property Location:

Conveniently located 2 1/2 hours from St. Louis and just 30 min from Missouri State Capital Jefferson City. The property is visible from the Hwy 54 Bridge as you are coming into town. Access is off of Hwy 242 just 100 yards from 54 & 242 Intersection where the Eagles Landing shopping center is located. The Historic Bagnell Dam Strip is just a mile from subject property.



Property description:

This parcel is the largest privately owned piece of River front between Bagnell Dam and Hwy 54 Bridge consisting of 47.5 Acres and 3100' of Osage River frontage.

Several private roads and trails lead to numerous building sites with unbelievable vantages of Bagnell Dam, the Osage River Basin and the Hwy 54 Bridge. Valleys and Ridgetops are adorned with native Missouri Hardwoods such as Walnut, Oak, Hickory and Dogwood as well as Sycamore along the river bank make up most of the topography. Natural Rock outcroppings provide a developer with areas to showcase nature's beauty into a well planned development.

Property Features:

4 – circa 1950's rock cabins, Storage building, Well house, River Road running the entire length of the river. Multiple campsites, City Sewer, Commercial zoning.

Seller Terms:

- Property can be subdivided
- Additional zoning options are available
- Owner financing
- Co-Develop, Lease or Build to suit

Priced at \$2.9 million, for more information or submission of qualified buyers contact :

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