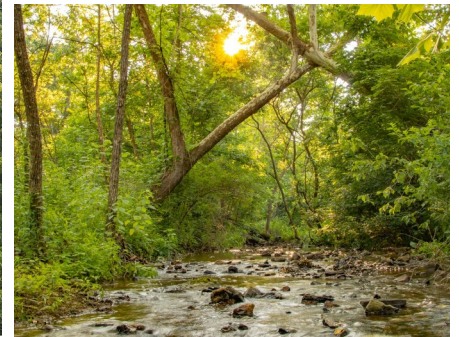


Your Ultimate Ozark Retreat Awaits With 37.42± Acres For Sale—Camden County

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com



PROPERTY ADDRESS:

00 Broads Branch Road
 Macks Creek, MO 65786

PRICE: \$124,400

ACRES: 37.42±

COUNTY: Camden

PROPERTY HIGHLIGHTS:

- Fresh Survey
- Spring-fed Creek
- Electric utility access
- Artesian Well
- 57'x22' Concrete Slab
- Trail System
- Great hunting (All kinds)
- Quiet and Secluded
- County-Maintained Road Frontage
- Macks Creek Schools

PROPERTY DESCRIPTION:

Here it is! Tucked just minutes from Lake of the Ozarks, along the pristine, spring-fed waters of Broadus Branch creek, sits 37.42 surveyed acres. You will be able to hunt it all on this awesome tract of Land. Whether it's deer, turkey, small game, arrowheads, or mushrooms, this place has them. This versatile property offers the best of the Ozarks.

Pull through the gated entrance and cross your section of Broadus Branch Creek as it winds its way toward the scenic Niangua River. You'll arrive at a well-appointed base camp consisting of a flat, usable area featuring a thick concrete pad ready for your RV, camper, or even a future shop or cabin. This spot also boasts an ice-cold artesian well that flows year-round, a rare and valuable asset, along with electric service already on site. A few deeper holes in the creek invite you to cool off during the warm summer months.



PRESENTED BY:

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PROPERTY DESCRIPTION (cont.):

The land itself is diverse, featuring low ground, high ground, rolling topography, and some steep slopes in between. Scattered throughout the land are mature stands of oak and hickory, providing ideal habitat for wildlife. Deer and turkey roam freely here, drawn in by abundant natural food sources and excellent cover created by a lush under-story. Small game is plentiful, and it's a great spot to hunt for mushrooms and arrowheads. Whether you're hunting or hiking, there's always something to discover.

If building is in your plans, this tract offers multiple potential homesites. Select a ridge-top build site with panoramic views, or opt for a location closer to the road for easy access. Either way, you'll enjoy a peaceful, secluded setting with the convenience of infrastructure already in place.

Whether you envision a hunting getaway, a weekend retreat, or your forever home, this one-of-a-kind property checks a lot of boxes. The land, the water, the wildlife—it's all here waiting for you.

For more information or to schedule a showing call or text Justin Swast (314) 805-0202.

