



Branson Missouri Real Estate for Sale at iAuction - Table Rock Lake

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PROPERTY ADDRESS:
403 & 422 Old Southern Rd.
Branson, MO 65616

ACRES: 24
COUNTY: STone

AUCTION DETAILS:

Open House Saturday, August 26th 10AM to 2PM & Saturday, September 2nd 10AM to 2PM.

Bidding Ends Thursday, September 7th at 10AM.

Welcome to the Branson, MO and Table Rock Lake getaway! Nestled in the heart of nature, these two properties offer a unique opportunity to experience the beauty and tranquility of the area. Both properties are available for sale at iAuction and boast 12± acres of land with two boat slips, providing access to the stunning Table Rock Lake.

403 Old Southern Road is a spacious 4-bedroom, 3.5-bathroom property that can comfortably accommodate up to 14 persons. The home features a screened-in porch with a hot tub hookup, perfect for relaxing after a day of exploring the lake. Cozy up by the gas fireplace during colder evenings, and enjoy peace of mind with whole house security and a whole house generator. The property has been updated with a new roof and flooring, offering a fresh and modern feel. With a finished walkout basement and an open upstairs area, there is plenty of space for everyone to spread out and unwind.

422 Old Southern Road offers a slightly different layout, consisting of 1 bedroom and 2 bathrooms. This property also includes a bunk room and an open upstairs area, comfortably accommodating 14 persons. Step outside onto the nice deck area, where you can bask in the sun and take a dip in the in-ground above-grade pool, perfect for cooling off on hot summer days.

Both properties provide picturesque views of the beautiful Table Rock Lake, allowing you to wake up to stunning scenery and enjoy breathtaking sunsets from the comfort of your own home.

PRESENTED BY:

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Whether you're seeking a peaceful retreat or an adventure-filled getaway, these properties offer the best of both worlds.

About the Dock – There is an easement that benefits both properties, or boat slip owners, referenced above to the Corp ground. From there, lies an easement granted by the Corp allowing persons to walk or drive to the water's edge allowing for easy access to the water. Jacques Creek Boat Dock Association.

For more information about these properties, please contact **Eric Merchant (636) 251-5105** or **Mike Meagher (636) 697-7126**. Don't miss this opportunity to own your own piece of paradise in Branson, MO and create unforgettable memories on Table Rock Lake!

Tract 1: 403 Old Southern Road is a spacious 4-bedroom, 3.5-bathroom property that can comfortably accommodate up to 14 persons. The home features a screened-in porch with a hot tub hookup, perfect for relaxing after a day of exploring the lake. Cozy up by the gas fireplace during colder evenings, and enjoy peace of mind with whole house security and a whole house generator. The property has been updated with a new roof and flooring, offering a fresh and modern feel. With a finished walkout basement and an open upstairs area, there is plenty of space for everyone to spread out and unwind. Parcel: 12-8.0-33-000-000-020.000 - Parcel: 12-8.0-33-000-000-019.000 - Parcel: 12-8.0-33-000-000-018.000

Tract 2: 422 Old Southern Road offers a slightly different layout, consisting of 1 bedroom and 2 bathrooms. This property also includes a bunk room and an open upstairs area, comfortably accommodating 14 persons. Step outside onto the nice deck area, where you can bask in the sun and take a dip in the in-ground above-grade pool, perfect for cooling off on hot summer days. Parcel: 12-8.0-33-000-000-021.000 - Parcel: 12-8.0-33-000-000-022.000 - Parcel: 12-8.0-33-000-000-012.000



The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.



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