



MOSSY OAK.
PROPERTIES
OF THE HEARTLAND
America's Land Specialist

**Mossy Oak Properties of the Heartland,
 Ozark Heritage
 417-334-0102**

695 Branson Landing, #220
 Branson, MO 65616
www.moph-ozarkheritage.com

**1,400 ACRES FOR SALE IN
 TANEY COUNTY, MISSOURI**



This unique Southern Missouri property is remote, yet within 5 miles of the tourist city of Branson, with all amenities. The property is one of the truly beautiful and interesting places in Missouri; it also has a lot of historical relevance. The property is dramatic in elevation ranging from 800 to 1400 feet. For 38 years, the property has been managed in conjunction with Missouri Department of Conservation and the USDA/NRCS. The property is fully restored to Pre-1900 conditions, and has been protected from outside influences (both man and machine). There is much diversity with glades, savannahs, mountains, springs, two creeks, caves, forested areas with large mature timber and many ponds. The best description of the property would be, mountainous with mature timber in different stages of growth, interspersed with glades and savannahs. The property management philosophy is diversity. This management style has increased endangered, threaten or watch listed plants and animals: such as Collard Lizards, Illinois Brown Bats, Pileated Woodpeckers and more. There is a residence Elk Herd in the area and Elk are continually seen on this property. **\$5,950,000.**

**127 ACRES FOR SALE IN
 BARRY COUNTY, MISSOURI.**



Picturesque acreage along Flat Creek that adjoins the Stubblefield Conservation Area offering public boat launch. Great use for recreational hunting, fishing, pasture, or future building site. **\$199,500.**



**157 ACRES FOR SALE IN
 CHRISTIAN COUNTY, MISSOURI.**



Wildlife can thrive on this 157+/- acre property as it offers the perfect combination of cover, food, water, and elevation changes. The cleared ridge tops with spectacular views of the rolling Ozark hills would be ideal for your tree stand, or better yet your dream home. Property has government land on 3 sides and various live springs flow on the property, and feed into the pond or watershed into Blue Creek. A visionary might foresee the potential of a spring-fed lake in the main draw with building sites for cabins along the hillside. Currently a few old homesteads and barns line the field, one of which has a non-functioning well. Property can be sold as a whole or split into East/West sections along Blue Creek Rd, approx. 45 acres on East & 110 on West. Owner financing possible. **\$393,500.**

**4BR, 4BA, 1,859 SQ. FT.
 NEAR BRANSON, MISSOURI**



Located in the well established neighborhood of Smoke Tree Hills in Kirbyville School District just outside of Branson, you'll find this spacious home with ample storage, a flat yard and patio space made for entertaining. Partially covered deck w/ hot tub that stays and full privacy fence around the backyard. Third car garage was converted to additional living space; could be converted back or used a small studio w/bath or office. **\$149,900.**



**1,800 SQ. FT. COMMERCIAL SPACE
 AVAILABLE IN BRANSON, MISSOURI**



Prime commercial space with great visibility and proximity to the Branson Landing, Business 65, the hospital and more. Space is currently unfinished and ready for build-out to meet your needs. **Lease For \$3,000/Month.**



**92 ACRES FOR SALE IN
 TANEY COUNTY, MISSOURI**



When the perfect property meets the perfect location, you get this wonderful 92 acres. Located at the corner of Interstate 65 and State Highway 160, you are only a few minutes to Branson and Springfield. The current owner has done everything right with this property to make it a great opportunity for the next owner! From the new cabin and outbuilding, the road and trails, to the commercial well, this property could be used for the next big Branson-area community, your personal estate, or your private recreational getaway. There are miles of trails cut throughout the property for UTV's and/or horses. There are also multiple sites ready for RV's. **\$530,000.**





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OFFICE/RETAIL SPACE IN TANEY COUNTY NEAR COURTHOUSE



Office/Retail business opportunity with excellent State Hwy. frontage along Hwy. 160, just one block from the Taney County Courthouse. Recently remodeled this location offers a large main area, restroom, storage room or second office space with back entrance for your convenience. **\$49,900.**



99 ACRES FOR SALE IN TANEY COUNTY, MISSOURI



Excellent HUNTING & FISHING Property - Beautiful WATERFRONT 99 acre near Kissee Mills in Taney County, Missouri. Come build your dream home, there are several building sites on this property overlooking the water. Primarily wooded (hardwoods and cedars) with approximately 15 acres of pasture/river bottom ground. Peaceful & private, yet just 30 minutes from all the amenities of Branson. Must see to appreciate! **\$168,000.**



16 ACRES FOR SALE IN TANEY COUNTY, MISSOURI



16 +/- acres near Kissee Mills just a few miles from Bull Shoals Lake! This property offers the opportunity to enjoy the country life but only a short drive to town! Build a single home or break into parcels this land allows you to do either. A mix of open pasture and timber it's a great setup to raise horses or cattle. For those who love to throw a kayak or canoe in the water Swan Creek and Beaver Creek are just down the road. Don't let the size fool you, there are also opportunities to hunt here as well! **\$64,900.**



101 ACRES FOR SALE IN TANEY COUNTY, MISSOURI



101 Acre, just outside of Protem, Mo. This property sits near the end of a dead end road. It is secluded and provides the potential for a great getaway. This tract is primarily timber with an open powerline right of way on the southeast corner of the property. Cutting through the timber is a wet weather creek with some neat features. This property is thick and offers necessary cover for many different game species including whitetail deer and turkey.

An atv trail navigates throughout the property allowing access to many different portions of the timber. If you are looking for a hunting retreat, this is property is for you. **\$114,900.**



18-HOLE GOLF COURSE NEAR SHELL KNOB, MISSOURI



Kings River Golf Course is an 18-hole course with clubhouse and maintenance building. Although the course has not been operational in a few years, it could be opened back up with little work. This property would also be a great place to build that dream home you have always wanted. Surrounded by water, with great views. Smaller lots and dock slips also available. Owner financing available. **\$399,900.**



809 ACRES FOR SALE IN TANEY COUNTY, MISSOURI



Diversity and location! Surrounded by the Ozark Mountains in Taney County, Missouri, lays this beautiful 809-acre mixed use residential, recreational, development property just South of Branson. The 809 acres is completely high-fenced, as it used to be a functional Deer and Elk farm, and has multiple creeks and springs. The large, stocked pond is spring-fed. A large portion of the property was in development for an entertainment complex. The cleared area would be a great place for a golf course, restaurant, theme park, industrial park or manufacturing plant. The possibilities for this property are endless! Just off Hwy 65 and minutes away from Branson, the Branson airport, Table Rock Lake and Top Of The Rock. There is also an inactive quarry that could be permitted and functional. Owner will consider financing! **\$3,600,000.**



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**618 ACRES MIXED USE
 IN STONE COUNTY, MISSOURI**



618 acres of pasture/timber mix on the Stone and Barry county line. This property is very secluded and would be the perfect hunting retreat or place to build that dream home you have always wanted. The property already has electric, well, and septic onsite. There are 7 separate pasture fields and the perimeter is fenced and interior cross-fenced for your livestock. **\$1,359,600.**



**500 ACRES FOR SALE IN
 MARION COUNTY, ARKANSAS**



If you are looking to expand your livestock operation, or searching for a great Northern Arkansas recreational getaway, then this is exactly what you have been waiting for. This 500-acre Marion County property features meticulously maintained pastures, quality timber areas, and provides excellent hunting opportunities. The views from atop the rolling hills are amazing and with electric on the property, building that dream home becomes very cost effective. There are seasonal creeks on the property, a cave, springs, as well as multiple ponds. The property is fenced with 5-barb, 12 1/2 gauge, T-Post fencing. The owner has cleared more area than what the maps currently show. The pasture area has never been sprayed (organic) and soil test data is available. Don't miss out on this unique, secluded, productive property, the vistas will take your breath away. **\$1,100,000.**

**55 ACRES FOR SALE IN
 TANEY COUNTY, MISSOURI**



Tremendous opportunity to own one of the most beautiful properties around. This 55 acre parcel has multiple building sites and could be developed into a community. The north side of this property borders the prestigious Hickory Ridge Estates. Road access on Highway 160 and only 3 miles to Interstate 65, you are only 10 minutes from Branson and 25 minutes from Springfield. **\$495,000.**



**447 ACRE FARM FOR SALE
 IN STONE COUNTY, MISSOURI**



This productive 447 acres in Stone county Missouri has a lot to offer. With gently rolling pasture, tillable soil, timber, ponds, and James River frontage, you will see the diversity in this farm. This farm was a fully operational dairy farm until recently and still has the infrastructure to make it into whatever kind of farm you wish! The property is approximately 30% pasture or hay ground, and approximately 70% marketable hardwood timberland. There is a house on the property which is currently leased out to the farmhand onsite. There are multiple barns/ outbuildings on the property to support your farming operation, and even a well in the back part of the property to provide water for your cattle. The Southeast side of this property is lined with James River frontage with access points, and provides amazing views of the river and valley below. Additionally, this farm holds all the elements to produce quality whitetail deer and turkey. Great combination farm for cattle, hay/pasture, and hunting! **\$1,200,000.**

**290 ACRES FOR SALE IN
 STONE COUNTY, MISSOURI**



290+/- acres located outside of Galena, Missouri right off of Highway 248. Known as Dragonfly Ranch, this property consists of marketable timber and has trails throughout, making it a great recreational tract. Located on the West side of McCord Bend road, the owner would consider splitting the property to fit the needs of the buyer. There are 17 lots (3-5 acres each) that have been platted, each with electric service on the lot, that can be bought individually. There are good building sites on this property overlooking the valley that would be perfect for your dream home! **\$435,000.**

**164 ACRES FOR SALE IN
 TANEY COUNTY, MISSOURI**



Huge Price reduction! Beautiful property with a tremendous upside! This 164 acre wooded tract is located near Table Rock Lake and right above the dam. Surrounded by Corp of Engineer land this location makes this property a unique investment and/ or development opportunity. Many area attractions include The Showboat Branson Belle, State Park Park and Marina, Andrew's Landing, and Shepherd of the Hills Fish Hatchery. The diversity of terrain and location of this tract simply needs to be seen to be appreciated! **\$2,200,000.**

