



ReeceNichols
REAL ESTATE

Carol Jones, REALTORS is now
ReeceNichols Real Estate. Same Experts, New Look.
590 West Pacific St., Branson, MO 65616
417.335.5950

Joe Knows
The
ZARKS.com



Joe Gideon
417.849.9393

joeknowstheozarks.com
joe.gideon@reecenichols.com



One of a kind property! Fabulous bottom land, home, hay barn, shop, this place has it all! 25 minutes to Branson. 12 Minutes to Forsyth. Borders over 500 acres of Corp of Engineer property which encapsulates the Beaver Creek arm of Bull Shoals Lake. This unique property lays at 1.5 miles down a county maintained road from US Highway 160. Short drive to Bull Shoals Lake. This well maintained Double Wide, has adjacent apartment in separate building, 40' x 40' machine shed, huge 60' x 50' hay barn with over 13' high side walls. Additional acreage may be available. New roof 2017, HVAC in 2008. #60124456. **\$289,900.**



This modern, amazing 5BR, 3BA, custom-built home sits on approximately 7 acres that adjoins Corps of Engineer Bull Shoals Lake property. Although located on a secluded cul-de-sac subdivision you will enjoy less than 5-minute access to town, boat ramps, city park, tennis & basketball courts, large playground, & fishing or boating on either Bull Shoals or Taneycomo Lakes. A short 15-minute drive will get you to the "Live Music Capital of the World" - Branson and all it has to hold. This open floor plan design has a living room featuring a built-in inviting gas log fireplace, tray ceiling with fan, formal dining room, kitchen & breakfast nook (with a view)! The separated master BR has a tray ceiling with lighted fan, 2 walk-in closets, & an ensuite bathroom with walk-in shower. #60128768. **\$439,000.**



Let your imagination go wild! This 7 acre m/l tract is located south and east of the corner of Simmons Avenue & Highway 160. Lake views and view of Powersite Dam abound! Great location for a condo project, restaurant, or other retail establishments. #60120871. **\$350,000.**



LARGE PRICE REDUCTION!

19 Mobile Home sites with underground water, sewer and electric. Wonderful Views. One of the most flexible properties on the market. Make it your home, farm or income producing Mobile Home park or RV Campground or would make a Great Horse Camp property! Property boasts it's own 20,000 gallon water tank with well, along with sewer system and underground utilities. Double wide with large 40' x 80' shop with office, and two large overhead doors. Over 12,000 acres of Government Wilderness is very close. Plus the property borders National Forest. A close by AT&T tower supplies awesome internet speeds. HVAC unit needs A/C repair or replacement. Two wells, two ponds. Good mix of open ground and woods. #60115563. ~~\$300,000.~~ **\$259,900.**



This well built modern home features an open floor plan with Cathedral Ceilings. The large master en-suite is a must see! It features a large bedroom, two large walk-in closets, jacuzzi, walk in shower and dual sinks. This private setting has lots of elbow room, with a huge back yard, 2 ponds on 5.61 acres M/L. The land is mostly cleared with fencing, a security gate is featured on the nice paved driveway. Only 10 miles to Branson Landing and all Branson has to offer. Short drive to Taneycomo or Bull Shoals lake. Walk to nice County maintained park, see photos. Mo Dept of Conservation land is close by for your enjoyment. Nice shed for tools and law mower. The bones of this house feature 2 x 6 walls, 3' lighted concrete wall crawlspace, Advanced Septic System, Shared well. #60124820. **\$285,000.**



This beautiful 3 acres (m/l) could be a location for your new home! Tucked away in the middle of Forsyth, this property has been in the same family for approx. 90 years, and is now available. Features a good perimeter of trees for seclusion, yet close to everything. Deer on the property almost daily. Only 5 minutes to Bull Shoals or Taneycomo Lakes, 15 minutes to Branson attractions and shopping. Ashbrooke Hollow runs through this property, offering an awesome opportunity for a water feature. Forsyth City water and sewer at, or on property. #60091803. **\$37,750.**



NEW PRICE! Awesome Highway 160 frontage with two paved driveways, lots of parking, future versatility is wide open. Seller moving to different facility. Retail or office this is the place. Office has reception window, 5 separate offices. Break room features refrigerator, long counter, sink and cabinets. Would make great medical type offices or retail location in the busy County Seat Community. Building has new roof in 2018. 2 bathrooms. #60123119. **\$129,000.**