

4616 State Highway 265
Branson, MO 65616



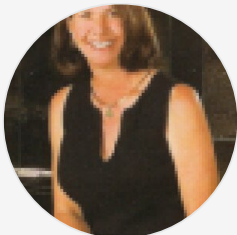
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MLS# 60308383



\$700,000

Endless possibilities await on this breathtaking 39.7 (+/-) acre property nestled in the rolling Ozark hills just outside Branson city limits. Boasting panoramic Table Rock Lake views from the front ridge and over 2,100 feet of Highway 265 frontage, this property offers incredible visibility, accessibility, and development potential. The land features a blend of open areas and wooded terrain, ideal for building your dream home, creating a private retreat, or exploring investment opportunities. Electricity is already available on-site, along with multiple outbuildings and RV hookups for added convenience. There's even an existing billboard visible from Highway 265, providing a unique income-generating opportunity. The property also includes a 3-bedroom, 2-bath home, with one of the three bedrooms being non-conforming without a closet, though a closet could be easily added. The home features a main-level master suite and all primary living spaces conveniently located on the main floor for easy living. The basement cellar serves as a tornado shelter that doubles as excellent storage or a bonus room, offering both safety and functionality. A small rustic cabin still stands on the property, offering potential for restoration or a tear down. Multiple level building sites provide sweeping lake views and privacy surrounded by natural beauty. Enjoy the best of



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