

000 Farm Road 2265
Golden, MO 65658



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MLS# SOM60219192



\$2,700,000

Nestled in the Ozarks is a rare opportunity to own 194 acres of mostly cleared, fenced and cross fenced pasture. And, even more rare... is when your 194 acres comes with a full mile of lake frontage. For a discerning buyer, or savvy developer, this may be the once in a lifetime opportunity you have been waiting for. Located on the Kings River arm of Table Rock Lake, there are plenty of breath-taking lake views that one would come to expect of such a property. The eastern banks of the mile long shoreline provide the perfect angle for watching the evening sunset over the lake, fishing and pleasure boats passing by, and the local eagles soaring high above while your cattle graze in the fields behind. Included with this property is a US Army Corp of Engineers inspection report approving the build or tow in of a 12-slip boat dock located mid-shoreline in a cove. And, when you need to fuel your bass or pleasure boat, it's only a few minutes boat ride up to the Kings River Marina or the Kings River public use area. Power lines currently cross the property to the working water well and is readily available when you pick that perfect spot for your custom home or homes. The deer and turkey sign along the tree and fence lines indicate an abundance of wildlife and the excellent fishing for bass, crappie, walleye, and catfish makes this is a true sportsman paradise. And



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