

**000 County Road 635**  
Theodosia, MO 65761



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MLS# SOM60303363



**\$299,000**

Just Over 27 Acres Near Bull Shoals Lake & Theodosia Marina! This beautiful 27+ acre tract offers the perfect blend of privacy, recreation, and convenience. Located less than a mile from Theodosia Marina Resort and stunning Bull Shoals Lake, this property boasts paved frontage and direct border with Corps of Engineers land. Featuring rolling topography, the land is partially cleared with large, mature oaks scattered throughout the open areas, providing both shade and character. The wooded portion is a true wildlife haven--home to deer and other native game--making it ideal for hunting or outdoor recreation. With light restrictions, you'll have the flexibility to enjoy the property as a recreational retreat, build your dream home, or create the getaway you've always wanted. Whether you're looking for a weekend escape or a long-term investment, this property has endless potential.



**Braden Bruce**  
Phone: (417) 259-6881  
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