

Tbd Northwoods
Kimberling City, MO 65686



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MLS# SOM60319969



\$400,000

80 Acres | Borders 157 Acres of Mark Twain National Forest | Development + Investment Opportunity Second Chances Don't Come Often! Back on market due to Buyer finance fall through. Now offering an optional 10x28 boat slip nearby(add \$\$)-a rare bonus that instantly elevates both lifestyle appeal & future resale value.Unlock the potential of this 80 acre investment tract perched above the crystal-clear waters of Table Rock Lake and backing directly to 157 acres of protected Mark Twain National Forest-your extended backyard with built-in privacy, recreation, & long-term value protection.This property presents a compelling opportunity for developers, land investors, or those seeking a legacy hold. Formerly utilized for hunting, hiking, and ATV riding, the land features a versatile mix of gently rolling terrain, mature hardwoods, natural rock ledges, & multiple prime build sites-ideal for subdividing, creating a private estate compound, or developing a cabin retreat community.Infrastructure ready: city water & electric available at the road, w/ well-maintained access roads already in place-helping reduce upfront development costs & accelerate timelines.Location wins: less than 2 min to Port of Kimberling Marina (boat launch, rentals, lake access), Kimberling City amenities (restaurants, grocery, pharmacy, spa, Walmart), & under 20 min to



Ann Ferguson

Phone: (417) 830-0175

Keller Williams Tri-Lakes

For full listing details, please scan:

