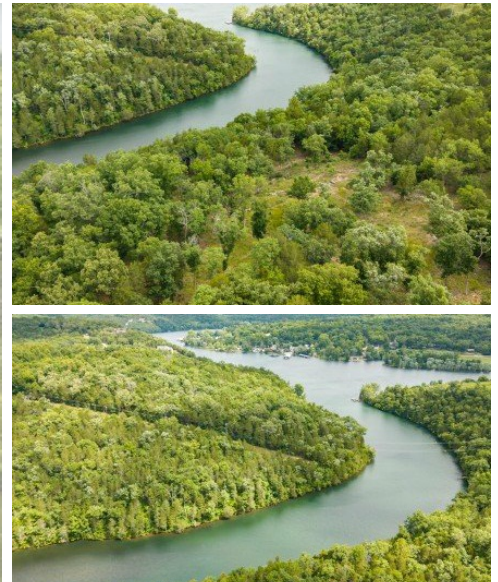
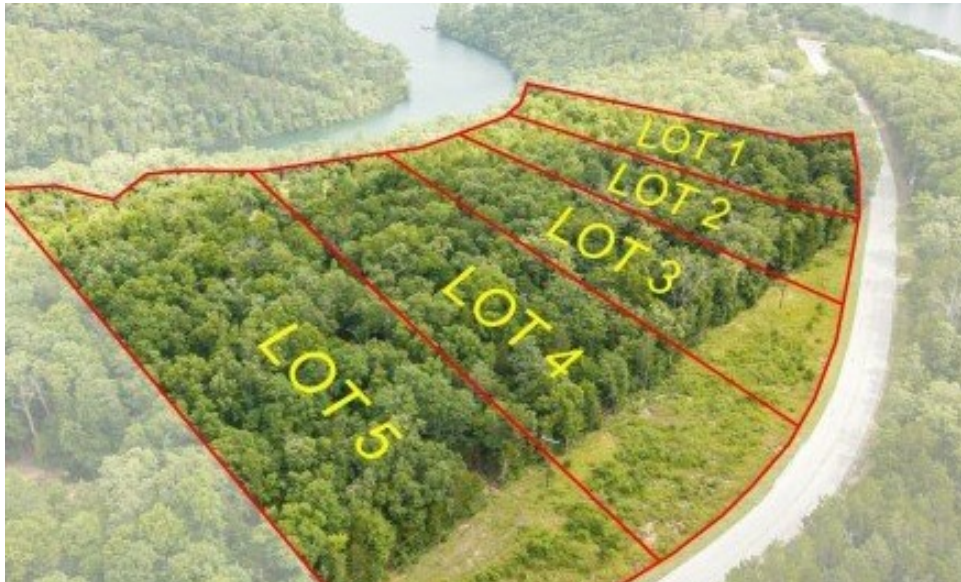


1701 Rustic Acres
Kirbyville, MO 65679



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MLS# SOM60330983



\$2,398,000

RARE LAKEFRONT OPPORTUNITY to own approximately 20 acres with extensive Lake Taneycomo shoreline just minutes from Branson! Located at the end of a paved, dead-end road, this remarkable property offers the peace, privacy and natural beauty of the Ozarks while remaining approximately 12 minutes from Downtown Branson and Branson Landing. Gas, groceries, hardware and restaurants are also only minutes away. Purchase the entire property as a private estate, family retreat or legacy investment, or explore the five individual child listings. Each tract offers approximately 200 linear feet of shoreline, beautiful lake and woodland views, striking natural rock outcroppings and its own distinctive setting. Lots 1 and 5 feature natural rock ravines that flow after rainfall, creating exceptional possibilities for dramatic landscaping and water features. Deer and wild turkey are regularly seen throughout the property. Significant tree clearing has already been completed, while driveway and utility locations remain open so buyers can plan their preferred home placement, access and landscape design. Soil testing has been completed and potential septic-field locations identified for each tract. Information regarding sample wastewater systems, well estimates, electric service and county driveway requirements is available. Lake



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EXP Realty, LLC.

For full listing details, please scan:

