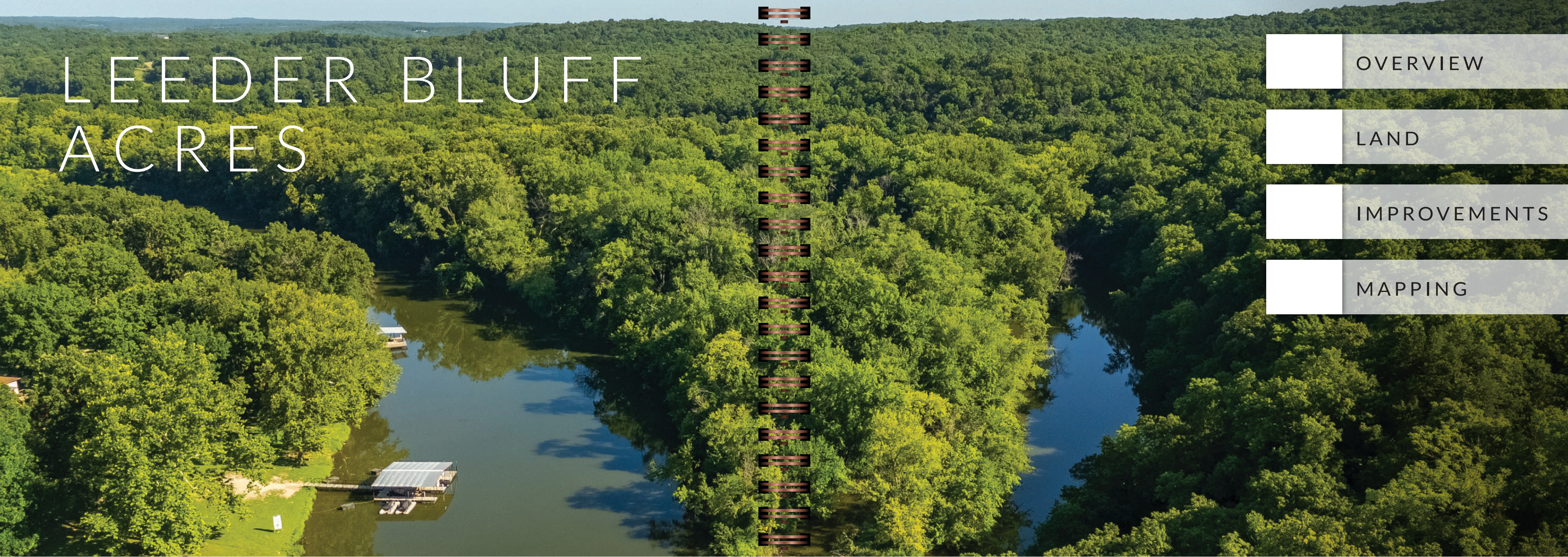


LEEDER BLUFF ACRES

362.00 ACRES | BENTON COUNTY, MISSOURI





LEEDER BLUFF ACRES

	OVERVIEW
	LAND
	IMPROVEMENTS
	MAPPING

OVERVIEW



WELCOME TO LEEDER BLUFF ACRES



QUICK FACTS

- | | |
|--------------|-------------|
| 362.00 Acres | Residential |
| Farm | Timberland |
| Hunting | Waterfront |
| Recreational | |

Situated just minutes from Warsaw, this remarkable 362± acre property on the Cole Camp Creek arm of Lake of the Ozarks offers a gorgeous home with world class hunting, multiple water access points, tillable bottom ground, and incredible views from high atop Leeder Bluff.

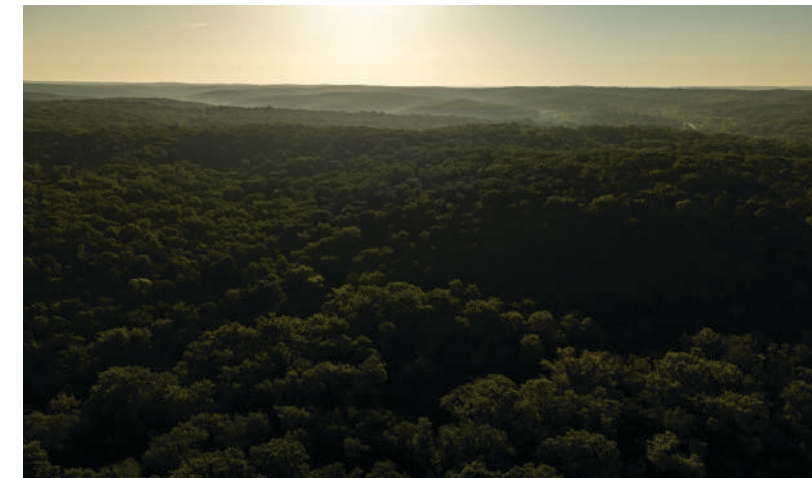
LAND

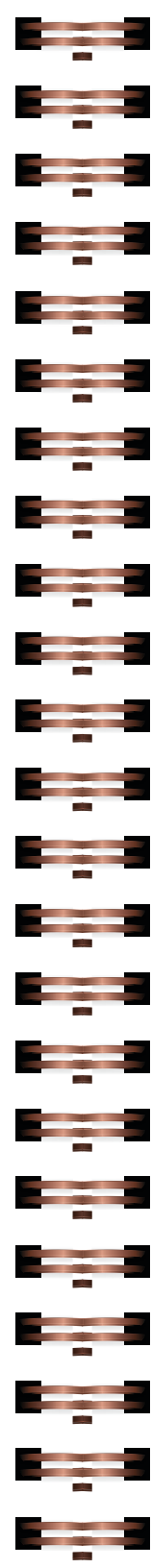


Whether you're a hunter, angler, investor, or someone looking for a private retreat in the heart of Missouri, this tract checks all the boxes. Seclusion, access, and beautiful natural features make this one of the most well-rounded recreational properties on the market. The 20+/- acres of fertile bottom ground that is currently planted in corn, offers the opportunity to generate income, or leave standing for food plot purposes. With the tillable acreage in place, the property is well designed to hold and grow mature bucks. Strategic pinch points, timbered ridges, and established hidey hole food plots create ideal set ups for top notch deer hunting. Leeder Bluff Acres also boasts a large population of turkeys with the owners having harvested numerous mature Eastern gobblers. With the abundance of water and grain, the property has top notch waterfowl hunting in the fall and winter months. Years of timber stand improvement and prescribed burning has developed the land into a premiere wildlife mecca. The property mostly consists of large white and post oak timber which provides abundant mast crops as well as huge timber values. Additionally, if you enjoy searching for and cooking up morel mushrooms, this property produces an abundant amount to enjoy!

Throughout the land is also a well-maintained trail system for ATVs, hiking, or horseback riding throughout the property.

With just under a mile of Lake of the Ozarks frontage, this tract offers access to incredible fishing. You can walk the banks, float, or run a boat up and down this area allowing for endless angling opportunities. Spring time is dynamic here when the bass, crappie, and white bass are spawning. This portion of the lake can also be incredible catfishing.





IMPROVEMENTS



Built in 1998 and spanning 4,100 +/-sq ft, is a well built and maintained 5-bedroom, 3.5-bath home with a fully finished basement that is perfect for a family retreat or hunting lodge. Highlights include:

- Open-concept kitchen with oak hardwood floors, abundant cabinetry, electric cooktop, and adjoining family room
- Wood-burning fireplaces on both main and lower levels
- Twin HVAC units, soft water system, and a 210' deep water well
- Main-level laundry room, ample storage, and a large open basement
- Outdoor living spaces: front deck, covered back patio, and sunroom
- Landscaped grounds with gutters and downspouts on both house and shop
- Attached 2-car garage with openers

Shop Features:

- 30' x 45' building with electric and concrete floor
- 15' x 45' attached lean-to for additional storage or equipment

Whether you're looking for a hunting haven, a private estate, or a long-term investment, this unique property offers it all—scenic views, abundant wildlife, and turnkey amenities.



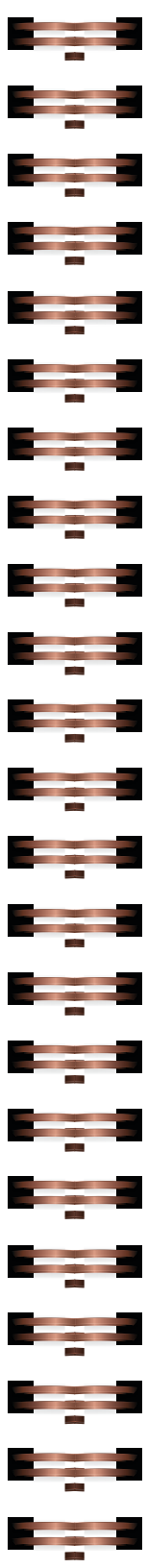
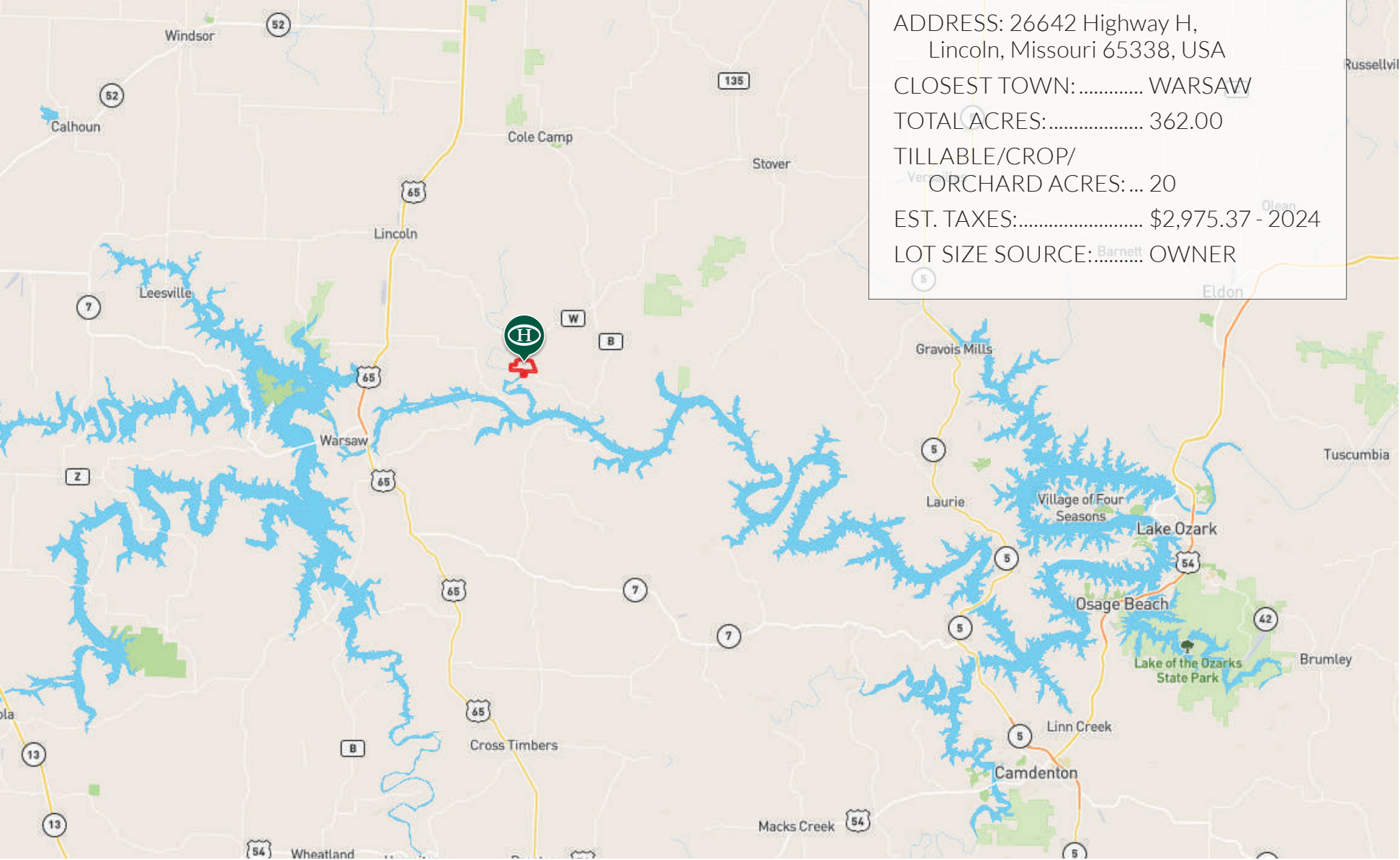


FEATURES

- ATV/Off Road
- Development Potential
- Farm/Crops/Ag
- Fishing
- Food Plots
- Hiking/Climbing
- House/Cabin
- Hunting - Big Game, Predator/
Varmint, Small Game,
Turkey, & Waterfowl
- Outbuilding/Barn/Shed/Shop
- Pond/Lake
- Stream/River
- Timber
- Water Access/Water View/
Waterfront
- Wooded



MAPPING



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