

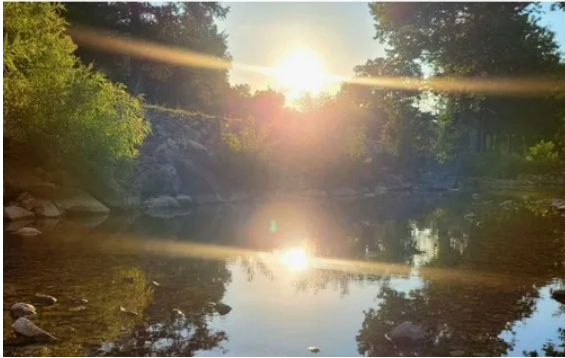
Village of Saddlebrooke 27.46 acres  
402A Sunset Drive  
Saddlebrooke, MO 65630

**\$299,900**  
27.460± Acres  
Christian County



## BEAUTY IN THE OZARKS

Saddlebrooke, Missouri  
27 acres





**Village of Saddlebrooke 27.46 acres**  
**Saddlebrooke, MO / Christian County**

---

**SUMMARY**

**Address**

402A Sunset Drive

**City, State Zip**

Saddlebrooke, MO 65630

**County**

Christian County

**Type**

Residential Property, Single Family, Lot, Hunting Land

**Latitude / Longitude**

36.828377 / -93.209457

**Taxes (Annually)**

483

**HOA (Annually)**

550

**Acreage**

27.460

**Price**

\$299,900

**Property Website**

<https://mossyoakproperties.com/property/village-of-saddlebrooke-27-46-acres-christian-missouri/29810/>



**MORE INFO ONLINE:**

**MossyOakProperties.com**

**Village of Saddlebrooke 27.46 acres**  
**Saddlebrooke, MO / Christian County**

---

**PROPERTY DESCRIPTION**

Welcome to the Village of Saddlebrooke. With over 2,500 acres of beautiful hilltops, stunning valleys and crystal-clear creeks, this is a community that stands above the rest. Here is your opportunity to own some captivating acreage that rarely becomes available within this community. With Cook Hollow as your view, you are ensured to have stunning views that will never fade. With most of the properties being around an acre in size, this property encompasses just under 28 beautiful acres to build your dream home on. With electric and water already on the property, you are ready to get started. To add to the elegance of this community they also have great amenities including a community building with meeting rooms, swimming pool, basketball and tennis/pickleball courts, and a pavilion at the park to enjoy family gatherings by the grill and creek. Within this community mother nature is on full display. Whether bow hunting is your forte or just something you enjoy doing every once in a while, you are allowed to do so on this property when season starts. There are deer aplenty! Come check this highly sought-after area, you won't be disappointed. Conveniently located with quick access to Highway 65 and about 10 minutes to restaurants and shopping at the Branson Landing, you are sure to always have something to do when friends and family visit. Call me today and I'll give you a full tour of this one-of-a-kind village.

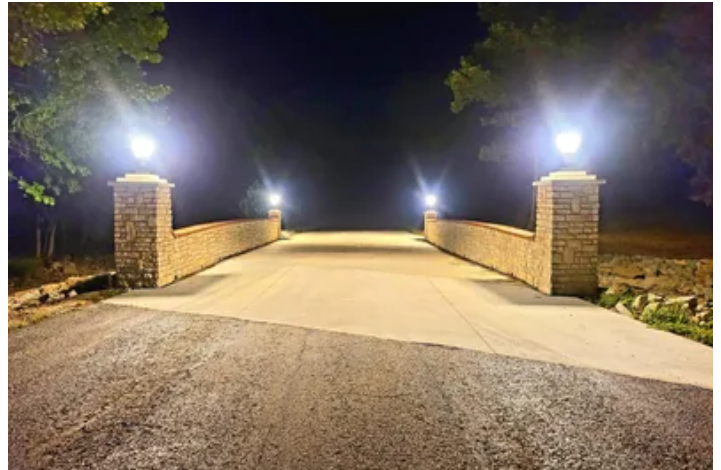
To find out more about this property and others like it call/text Dustin Lewis at [\(417\)839-1899](tel:(417)839-1899) or email at [Dlewis@mossyoakproperties.com](mailto:Dlewis@mossyoakproperties.com)

**MORE INFO ONLINE:**

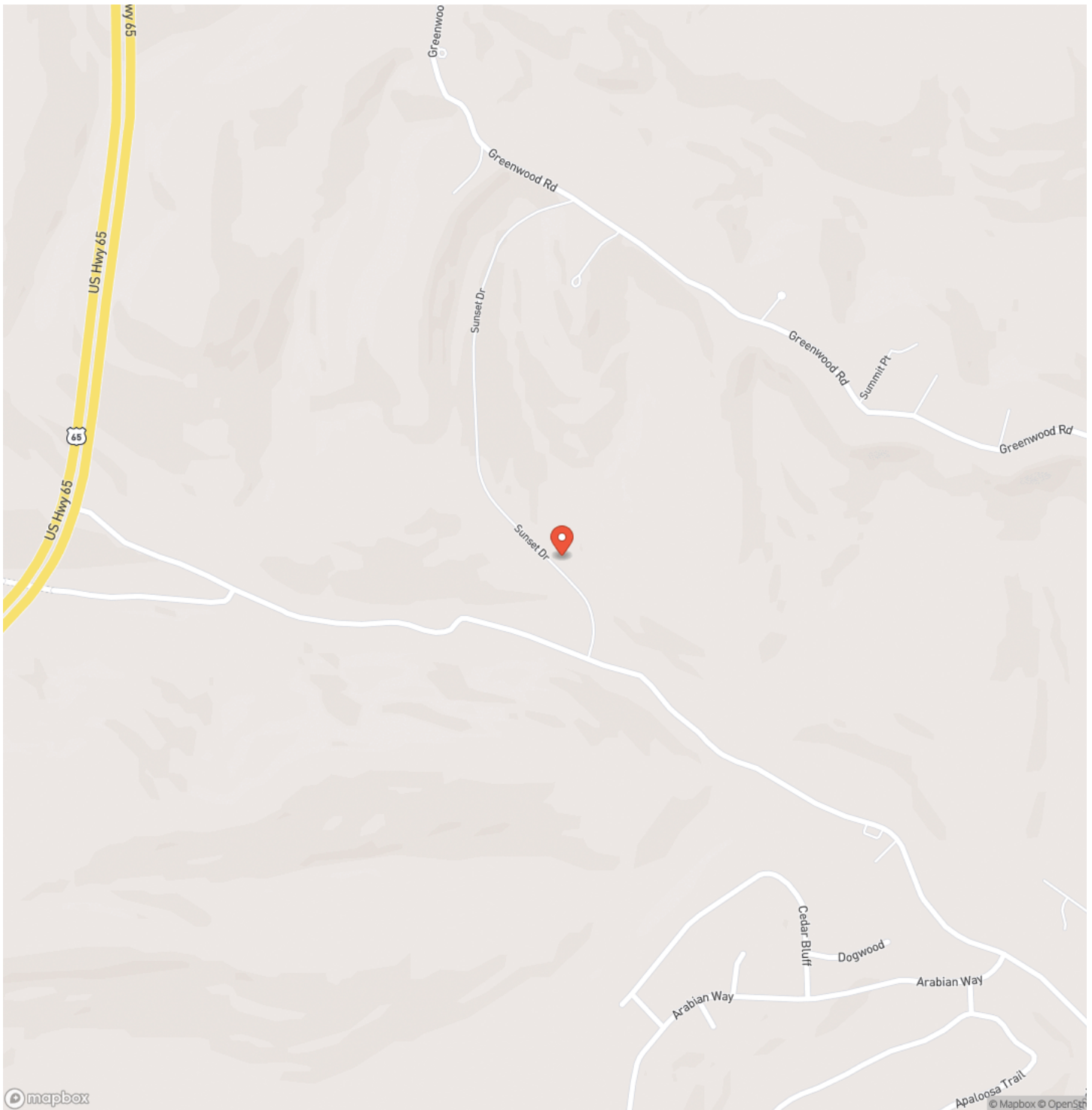
**[MossyOakProperties.com](http://MossyOakProperties.com)**



Village of Saddlebrooke 27.46 acres  
Saddlebrooke, MO / Christian County

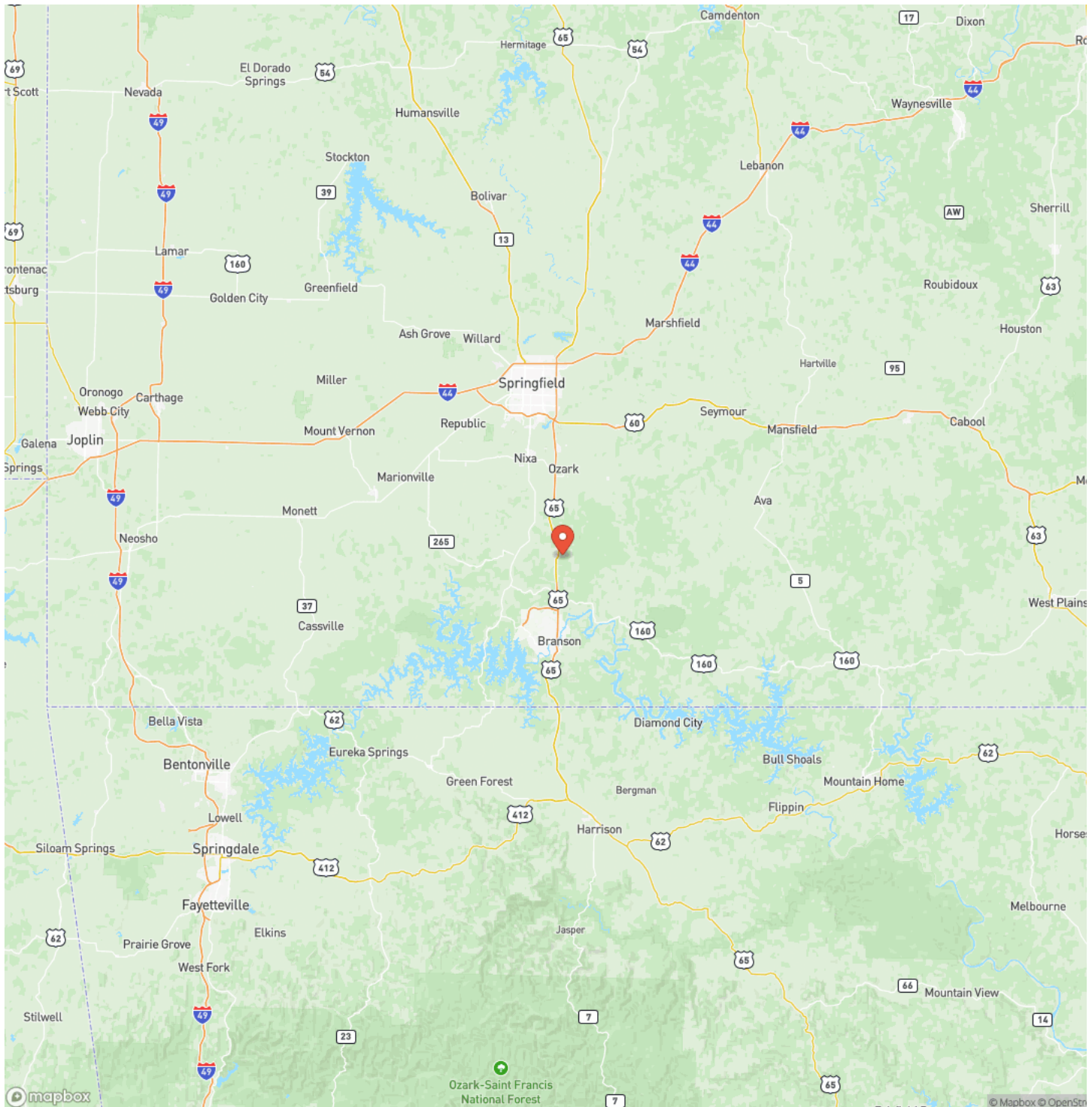


## Locator Map





## Locator Map





## Satellite Map



**Village of Saddlebrooke 27.46 acres**  
**Saddlebrooke, MO / Christian County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Dustin Lewis

## Mobile

(417) 839-1899

## Office

(417) 934-5263

## Email

dlewis@mossyoakproperties.com

**Address**

412 W US 60 Ste E

## City / State / Zip

Saddlebrooke, MO 65630

## NOTES



**MORE INFO ONLINE:**

**MossyOakProperties.com**



[illegible]

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.





---

**Mossy Oak Properties Mozark Realty**  
947 N. Westwood Blvd.  
Poplar Bluff, MO 63901  
(573) 712-2252  
[MossyOakProperties.com](http://MossyOakProperties.com)

---

