

THE ULTIMATE VILLAGE  
Sunset Dr  
Saddlebrooke, MO 65630

**\$1,500,000**  
127± Acres  
Christian County

**FOR SALE**

- BUILD A HOME
- DEVELOP
- INVEST

## PROPERTY FEATURES

### AMENITIES



### SPRING



### CREEK





**THE ULTIMATE VILLAGE**  
**Saddlebrooke, MO / Christian County**

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**SUMMARY**

**Address**

Sunset Dr

**City, State Zip**

Saddlebrooke, MO 65630

**County**

Christian County

**Type**

Hunting Land, Recreational Land, Undeveloped Land, Residential Property, Horse Property, Single Family, Lot

**Latitude / Longitude**

36.831353 / -93.212802

**Taxes (Annually)**

1793

**HOA (Annually)**

550

**Acreage**

127

**Price**

\$1,500,000

**Property Website**

<https://mossyoakproperties.com/property/the-ultimate-village-christian-missouri/35162/>



**MORE INFO ONLINE:**

**MossyOakProperties.com**

## THE ULTIMATE VILLAGE

### Saddlebrooke, MO / Christian County

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#### **PROPERTY DESCRIPTION**

This one stands above the rest! Literally, it's located on the highest point in The Village of Saddlebrooke. Located in a highly sought-after area and includes many great amenities. Huge investment or development opportunity, or maybe you are ready to build your dream home. You're guaranteed views for miles!

The village has an astonishing 2,500 acres of beautiful hilltops, stunning valleys and crystal-clear creeks, which joins thousands more acres of Mark Twain National Forest. This is captivating acreage that never becomes available within this community. With most of the properties being around an acre in size, this property boasts 127 fantastic acres. To add to the elegance of this community they also have amenities including a community building with meeting rooms, swimming pool, basketball and tennis courts, and a pavilion at the park to enjoy family gatherings by the grill and creek. This community was designed to have mother nature on full display. Conveniently located with quick access to Highway 65 and about 10 minutes to restaurants, shows and shopping at the Branson Landing, you are sure to always have something to do when friends and family visit. It's hard to list everything this village and area entails. Call me today to get all the details and a tour of this one-of-a-kind village. You will not be disappointed.

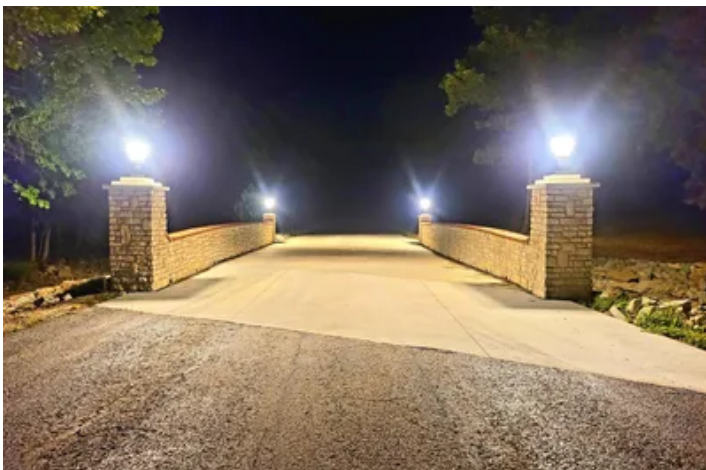
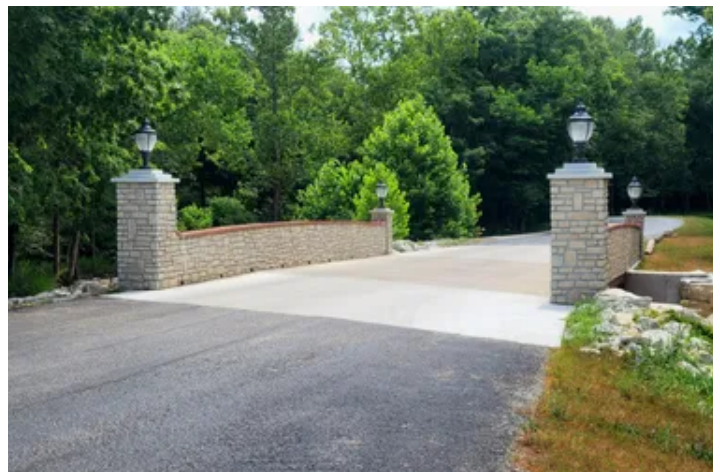
To find out more about this village and other properties listed on or off market call Dustin Lewis [417-839-1899](tel:417-839-1899) or email [DLewis@mossyoakproperties.com](mailto:DLewis@mossyoakproperties.com)

**MORE INFO ONLINE:**

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



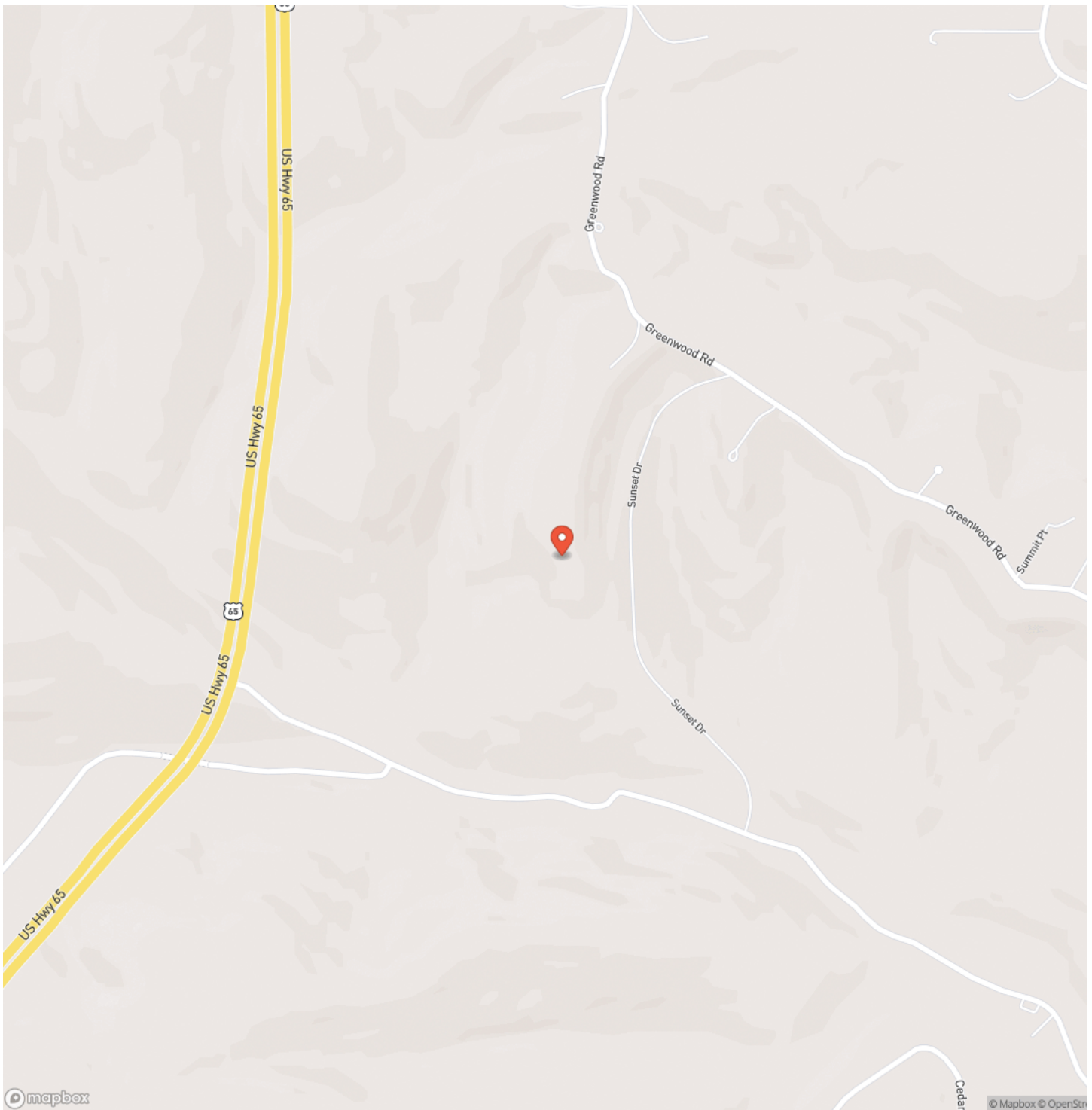




**MORE INFO ONLINE:**

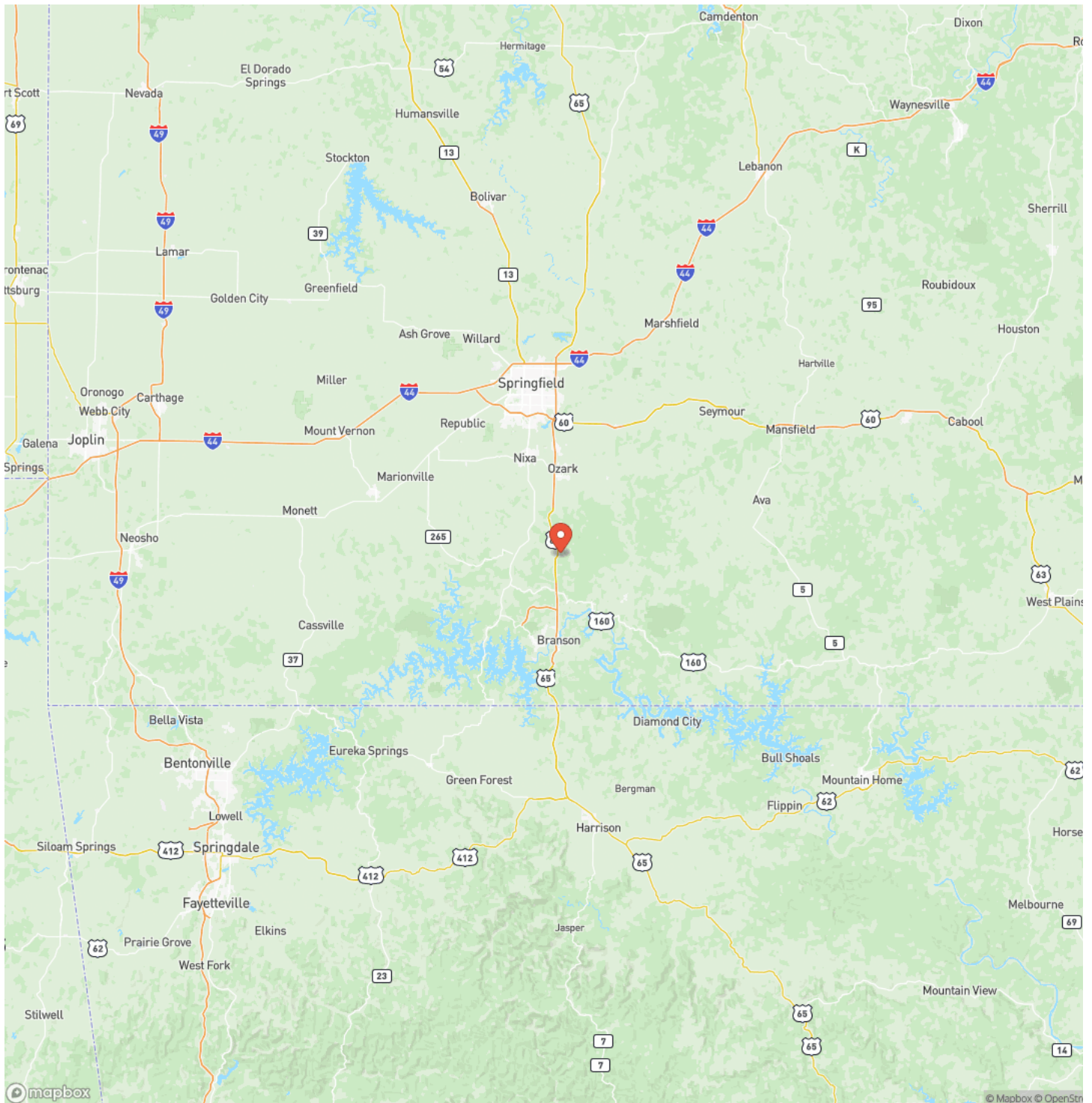
**[MossyOakProperties.com](http://MossyOakProperties.com)**

## Locator Map



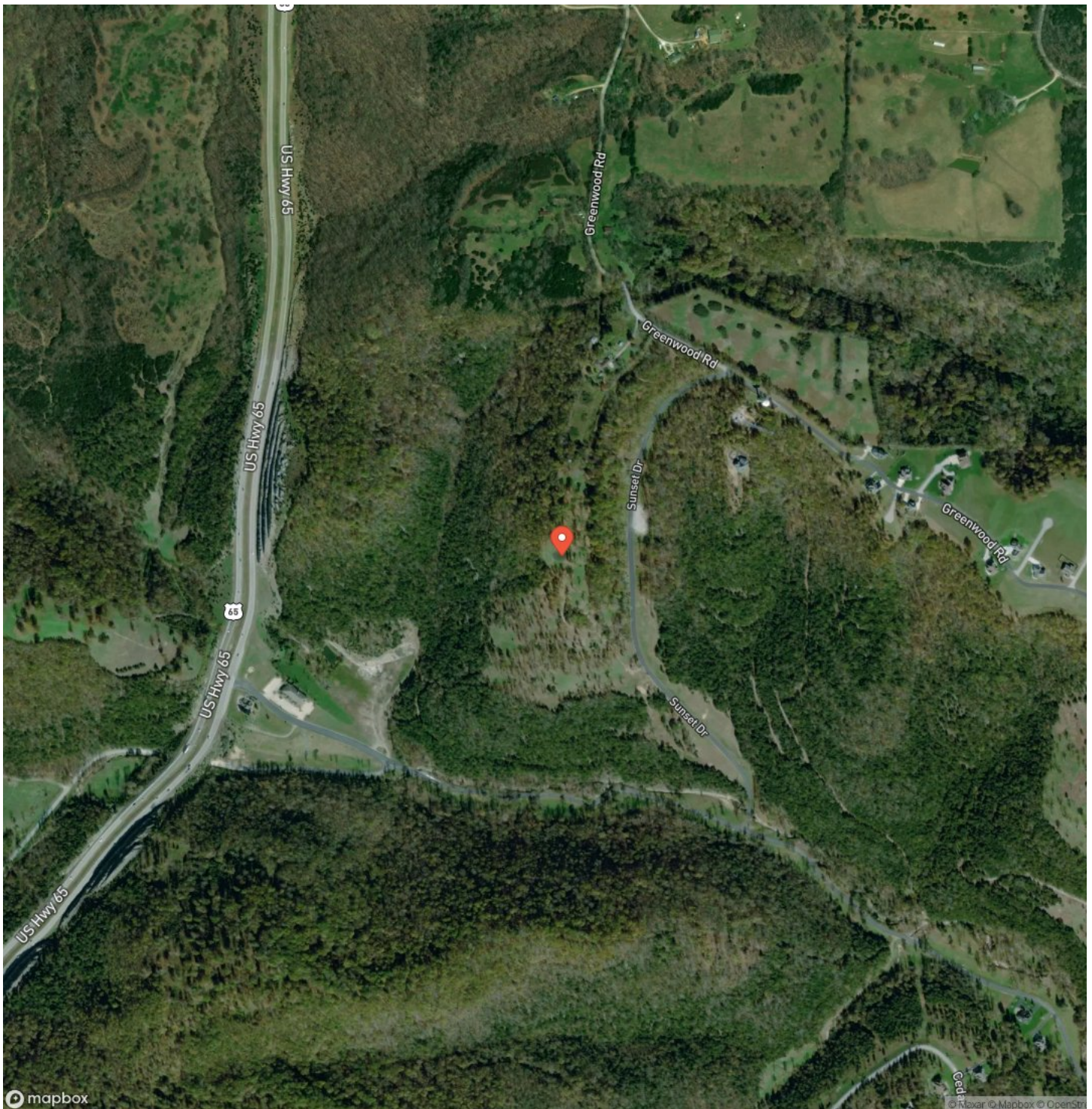


## Locator Map





## Satellite Map



**MORE INFO ONLINE:**

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

## THE ULTIMATE VILLAGE

### 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**



## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



## **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.





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