

Brown Bend Timber
000 Sandy Road
Edwards, MO 65326

\$195,000
62.610± Acres
Camden County



Brown Bend Timber
Edwards, MO / Camden County

SUMMARY

Address

000 Sandy Road

City, State Zip

Edwards, MO 65326

County

Camden County

Type

Recreational Land, Undeveloped Land, Hunting Land

Latitude / Longitude

38.2095 / -93.0323

Acreage

62.610

Price

\$195,000

Property Website

<https://livingthedreamland.com/property/brown-bend-timber-camden-missouri/115125/>



PROPERTY DESCRIPTION

Escape to the beauty of the Missouri Ozarks with this exceptional 62 +/- acre timber tract in Camden County. Heavily wooded with mature hardwoods and featuring the rolling, hilly terrain the Ozarks are known for, this property offers outstanding privacy and excellent recreational opportunities. Several level areas throughout the property provide suitable locations for a cabin, hunting lodge, or future home. This is a true sportsman's paradise, with abundant deer and turkey frequenting the property year-round. Established trails wind through the timber, providing access to several hunting locations and open clearings, while a box blind and multiple ladder stands are already in place, making the property ready for the upcoming deer and turkey seasons. County road frontage along one side provides convenient, year-round access while maintaining a secluded feel once you're on the property. Outdoor enthusiasts will appreciate the location just minutes from the Osage Arm of Lake of the Ozarks and Brown Bend Access, offering quick access to boating, fishing, kayaking, and other water recreation. Conveniently situated between Camdenton and Warsaw, you'll enjoy the peace and privacy of the countryside while remaining within easy driving distance of shopping, dining, and everyday conveniences. Whether you're looking for a hunting retreat, a weekend getaway, or a private homesite surrounded by nature, this property offers a rare opportunity to own a beautiful piece of the Ozarks with outstanding recreational potential.



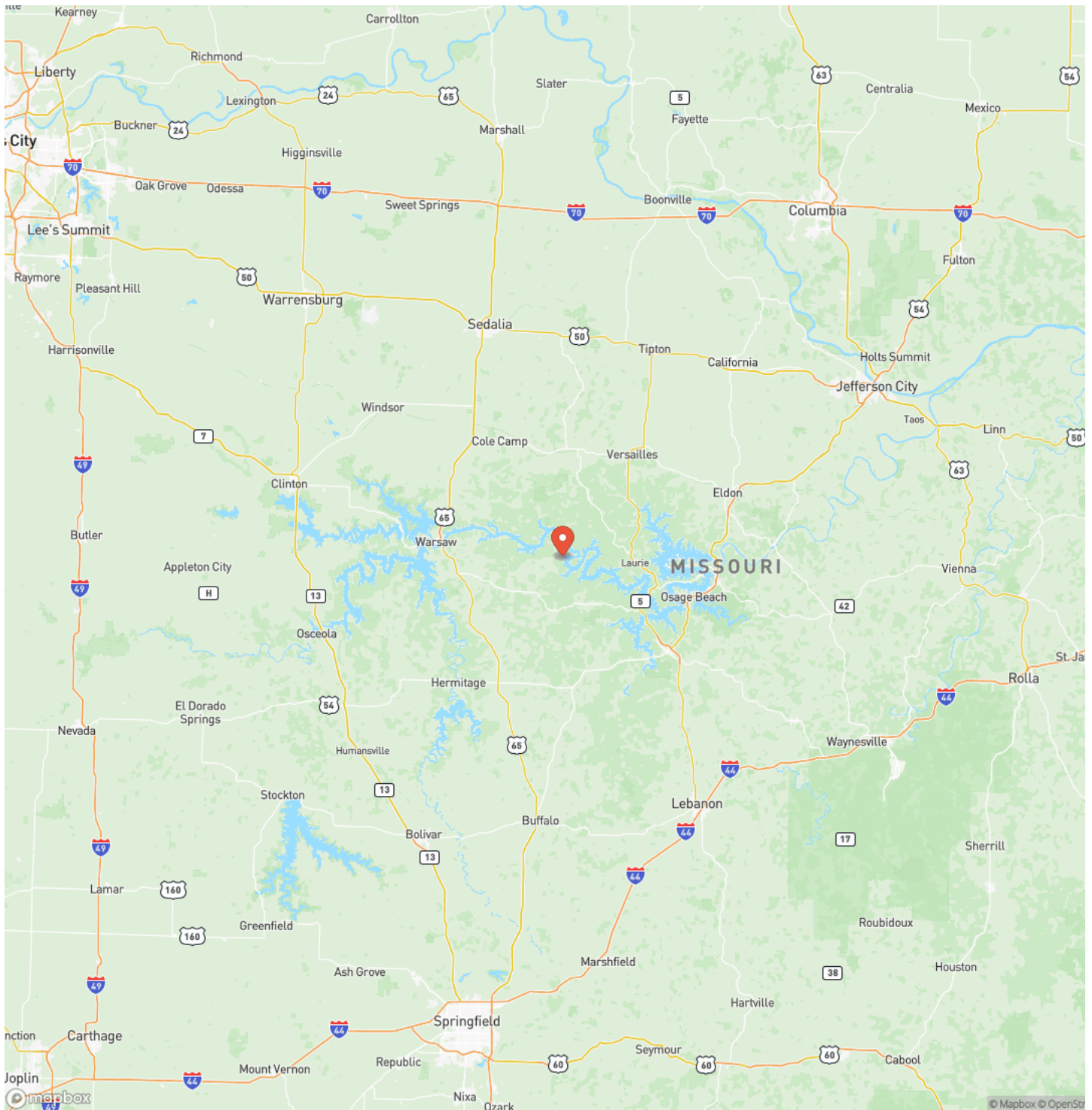
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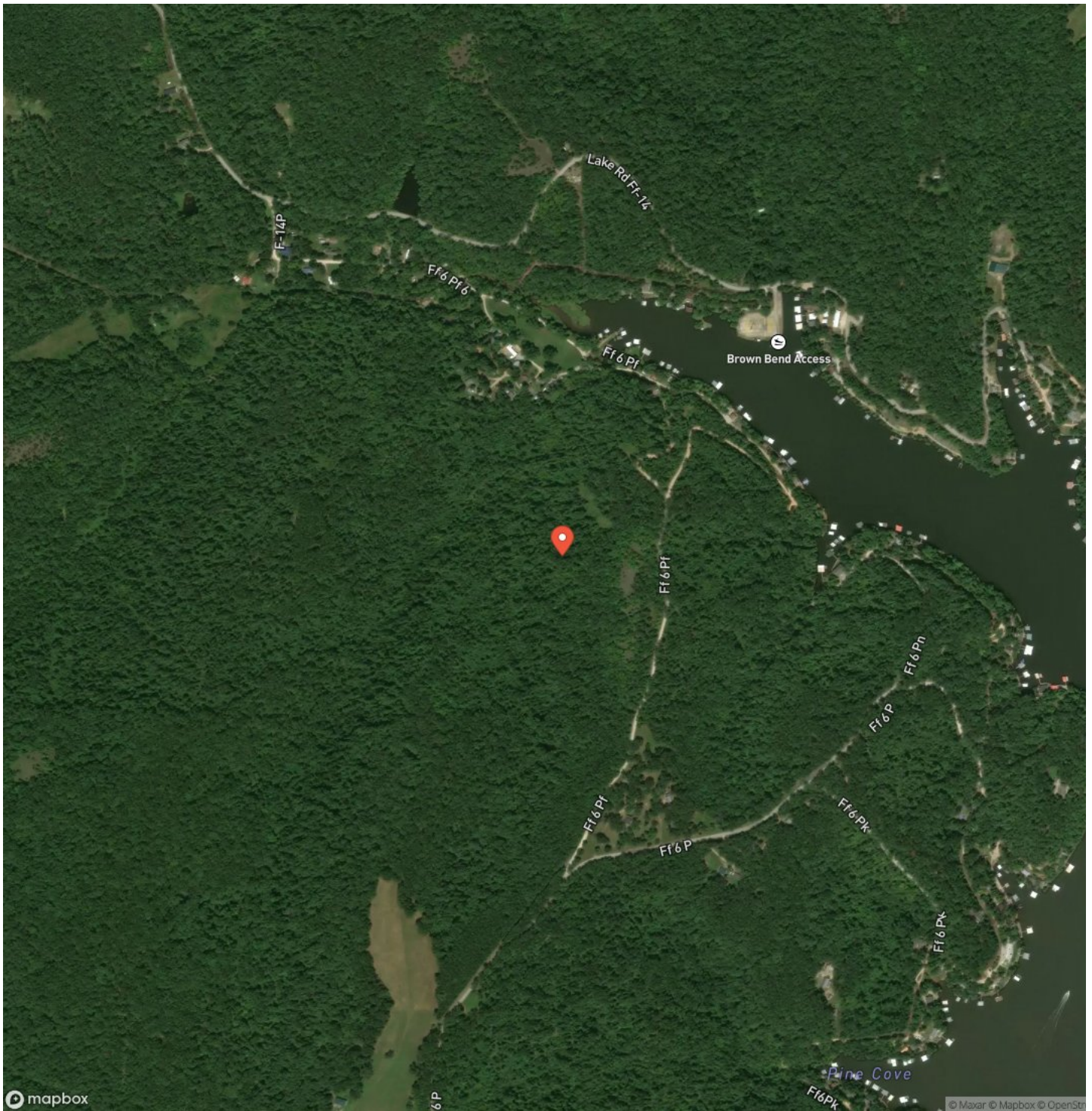
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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Address

City / State / Zip

NOTES

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MORE INFO ONLINE:

<https://livingthedreamland.com/>

DISCLAIMERS

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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.



Living The Dream Outdoor Properties

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