

3576029 Active

TBD Bagnell Dam Blvd
Lake Ozark, MO 65049List: **\$4,750,000**

County:	Miller	MM Area:	Osage
School:	School Of The Osage	MM #:	16
Sub/Vil/Proj:	None	Acres:	7.08
Section:	31	Range:	15
Lot Dim:	7 acres	LakeFrnt:	596
Location:	Lakefront	Rd Frnt:	983
Hwy Accs:	Yes	Fence:	No
Foreclosure:	No	Lien Holder Appr Req:	No
Internet Provider:	None		
55+ Housing YN:	No		

Remarks: **Discover an extraordinary opportunity with this expansive 8+/- acre property that caters to both commercial and residential aspirations. Boasting approximately 596+/- feet of pristine lake frontage, complete with a concrete golf cart path/boardwalk to access the waterfront, and 550+/- feet along Bagnell Dam Blvd, this property offers both high visibility and secluded waterfront privacy. The topography features stunning bluffs and mature trees, creating a backdrop that is as functional as it is breathtaking. Positioned to maximize the spectacular lake views with its unique and unconventional characteristics, it stands ready for the visionary to develop it into a residential paradise and/or a thriving business hub. This is the final prime lakefront mixed-use property available in Lake Ozark. Whether your aspirations involve the development of luxury villas, condominiums, or a boutique hotel, this property's distinctive mixed-use zoning impeccably accommodates such endeavors. Experience the perfect blend of accessibility and solitude in one of the most coveted locations at the Lake of the Ozarks.**

Waterfront Features

Dock/Slip:	No	Dock Permit:		# Slips:		Dockable Y/N:	Yes
PWC Slip:		#PWC Slps:	0	#PWC Lift:		Seawall Y/N:	
Seawall Permit:		Accessory Prmt:		Pump Permit:		Ramp Permit:	
Pier Permit:		Rip Rap Y/N:		Rip Rap Permit:		Ameren User Fee YN:	No
Other Bank Stabilization:				Other Bank Stabilization Permit:			
Dock:	None						
Wtrfrnt Feat:	Main Channel, Main Channel View						
Wtrfrnt Prmts:							

Water:	None	Sewer:	City Sewer	Electricity:	Yes
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Features

Prop Features:	Acreage Open, Acreage Wooded, Bluff, View
Dock:	None
Assmt Inc:	None
Possible Use:	Commercial, Development, Residential
Driveway:	None
Prop Feat:	Acreage Open, Acreage Wooded, Bluff, View
St Const:	Blacktop/Asphalt
Buildings:	Other
Subdiv:	None
Waterfront:	Main Channel, Main Channel View
Cov/Restrct:	

Directions: **Call Andy Gibson at 573.286.5907 or Cierra Grein at 573.280.7473 for directions.**

Legal: **Exact legal to govern**

Assmt Fee:	\$0.00	Spec Assmt:	\$0.00	Annl Taxes:	\$12,401.00	Ownership:	Fee Simple
Assmt Per:		Spc Assm Per:		Tax Year:	2023	Survey:	Yes
Assmt Year:		Spc Assmt Yr:		Zoning:	Commercial, Residential		

Parcel #: **129031002002022000**

Addl Parcel #s: **129031002002021002; 129031002002018000; 129031002002018002; 129031002002021000; 129031002002017000; 129031002003004000; 129031002003003000; 129031002003001004; 129031002003001002; 129031002003001000; 129031002003001007; 129031002003001006**

Fire District: **Lake Ozark Fire Protection District**





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