



**T R O P H Y**  
PROPERTIES AND AUCTION  
LAND | RECREATIONAL | RESIDENTIAL

# Vacant Building Tracts for Sale - Camden County

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## PROPERTY ADDRESS:

Ozark Ridge Estates  
00 Ozark Woods Drive  
Camdenton, MO 65020

**PRICE:** See Tract Info & Pricing

**ACRES:** 13-20

**COUNTY:** Camden

## PROPERTY HIGHLIGHTS:

- 5 miles South of Main Camdenton Exit
- Out of Planning and Zoning
- Light restrictions
- Equestrian friendly
- Established Road system
- County water accessible
- Electric
- Build Friendly topography
- Easily accessible
- Camdenton Schools
- Mature timber
- Great Location

## TRACT DESCRIPTIONS:

**Tract 1** - This tract offers approximately 13 acres of gentle terrain, where the charm of country living meets the convenience of town proximity. This expansive property boasts the perfect blend of wooded areas and open ground, providing a canvas for creating your ideal homestead. With multiple build sites offering unique views to choose from, this property provides unparalleled flexibility to design and construct your dream home. There is plenty of space on this tract for construction of outbuildings for hobbies or storage as well. Ample space allows for keeping horses and otherwise catering to diverse lifestyles and interests.

**Tract 2** - Offering approximately 18 acres of gentle terrain where the charm of country living meets the convenience of town proximity. This expansive property boasts the perfect blend of wooded areas and open ground, providing a canvas for creating your ideal homestead. With multiple build sites to choose from, each offering its own unique views and ambiance, this tract offers unparalleled flexibility to design and construct your dream home, alongside outbuildings for hobbies or storage. Ample space allows for keeping horses and cultivating to your needs, catering to diverse lifestyles and interests.



## PRESENTED BY:

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**Tract 3** - Spanning approximately 13 acres of gentle, picturesque terrain, this parcel offers an ideal blend of wooded seclusion and open grounds, perfect for creating your dream country residence. With multiple build sites scattered throughout, each offering its own unique setting, you have the opportunity to design and construct a custom home that reflects your vision. This versatile property is well-suited for equestrian enthusiasts and caters to a variety of lifestyles and interests.

**Tract 4** - Escape to country living just moments from town on Tract 4 of Ozark Ridge Estates in Camden County. This expansive parcel encompasses approximately 14.5 acres of serene and gently rolling terrain, offering a blend of mostly wooded terrain with some open ground. With multiple build sites to choose from, each offering its own blend of privacy and natural beauty, Tract 4 provides an ideal canvas for designing and constructing your dream home. This versatile property is well-suited for creating a self-sufficient lifestyle, with ample space for building outbuildings, and enjoying outdoor activities.

**Tract 5** - Nestled in the serene landscape of Ozark Ridge Estates just minutes from Camdenton, Tract 5 boasts approximately 20 acres of pristine, gently wooded terrain. This parcel provides a unique ability to attain country living while maintaining close proximity to urban amenities. This expansive property features multiple build sites, each offering a unique blend of seclusion and natural beauty tucked away in the timber. Providing the perfect setting to design and construct your own unique dream home, Tract 5 accommodates a variety of lifestyle preferences. Beyond residential possibilities, this property is well-suited for those seeking a recreational haven. Enjoy the freedom to build that shop you have always wanted for hobbies and storage, and explore outdoor activities such as hunting, hiking, and trail riding on your own land.

**Tract 6** - Discover a rare opportunity with Tract 6 of Ozark Ridge Estates, conveniently located just minutes from Camdenton. Spanning 15.5± acres of pristine, diverse wooded land, this parcel boasts a deep creek bottom graced by a live water stream. Towering stands of mature timber and a commanding bluff overlooking a picturesque valley offer breathtaking views in every season. This expansive property presents multiple potential build sites, each offering unique views and tranquility. Ideal for the outdoor enthusiast, Tract 6 is a haven for recreational activities such as hunting, exploring, and hiking. With ample room for outbuildings and diverse terrain, the land invites countless possibilities for creating your dream homestead.

**Tract 7** - Experience the charm of Tract 7 at Ozark Ridge Estates, ideally located just minutes from Camdenton. Encompassing 18+/- acres of captivating terrain, this parcel offers a harmonious blend of wooded seclusion and open land with a pond. The property features multiple build sites, each offering distinct scenery and privacy. Unique views and gentle terrain make Tract 7 an ideal canvas for crafting your dream home. Beyond multiple residential possibilities, it is also a haven for outdoor enthusiasts. Here, there are excellent recreational opportunities for hunting, exploring, hiking, and even equestrian activities, thanks to its equestrian-friendly attributes. With ample space for outbuildings and various development scenarios, this property has endless potential. Whether you envision a private sanctuary amidst nature or seek an investment opportunity with the option to subdivide further, Tract 7 of Ozark Ridge Estates offers the flexibility to fulfill your vision and goals.

**Tract 8** - Conveniently located just minutes from Camdenton, you will have many of options on Tract 8 at Ozark Ridge Estates. This captivating parcel spans 16± acres of diverse terrain, featuring mostly mature timber with some open ground. Nestled above a live creek with impressive rock formations, this property offers a picturesque backdrop and serene environment. Tract 8 presents multiple build sites, each offering unique perspectives and privacy amidst the natural surroundings. Whether you envision a quaint country home or a sprawling estate, this property provides ample space for you to build an exceptional dream home. A paradise for outdoor enthusiasts, this property offers excellent recreational opportunities such as hunting, exploring, hiking, and even riding. With room for outbuildings and various development scenarios, Tract 8 allows you to fully maximize the land's potential to suit your needs and preferences.

**Tract 9** - Step into a world of natural wonder with Tract 9 at Ozark Ridge Estates, located just minutes from Camdenton. This remarkable parcel spans 20+/- acres of diverse terrain with unique features. Here you will find yourself among mature timber, situated above a live creek showcasing a picturesque waterfall—a rare gem that enhances the property's allure. Tract 9 boasts multiple build sites, each offering tranquil seclusion amidst its natural surroundings. Outdoor enthusiasts will delight in the recreational opportunities this property offers, from hunting and exploring, to hiking and riding. Its unique hidden features add an extra layer of charm and adventure. With ample space for outbuildings and various development scenarios, Tract 9 allows you to fully harness the land's potential to suit your lifestyle or investment goals. Whether seeking a private sanctuary or considering the option to divide and expand, this property promises an unparalleled opportunity to immerse yourself in the essence of Ozark beauty.





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### OZARK RIDGE ESTATES OZARK WOODS DRIVE, CAMDENTON, MO 65020

#### Tract Info. & Prices

Tract #	Acres ±	Current List Price
1	13	\$114,400
2	18	\$149,400
3	13	\$111,400
4	14.5	\$122,400
5	20	\$149,400
6	15.5	\$115,400
7	18	\$149,900
8	16	\$124,400
9	20	\$149,900

Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals





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