

LAND AUCTION

183.25 AC± | 9 TRACTS | TANEY & STONE CO, MO



LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 10/29/26 **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: BIG CEDAR GRANDVIEW CONFERENCE CENTER
190 TOP OF THE ROCK RD, RIDGEDALE, MO 65739

Built on Decades of Experience. Offered for the Next Generation of Development.

Spanning 183.25± acres across nine strategically located tracts in Taney and Stone Counties, this offering represents a diverse collection of development opportunities throughout some of the Branson area's most desirable and active markets. The properties are positioned around Branson, Branson West, Reeds Spring, and Hollister, along established roadways, near existing developments, and in areas poised for continued residential, commercial, and tourism-driven growth.

Each tract brings its own strong characteristics and several potential highest and best uses. Opportunities across the portfolio range from residential subdivisions, multifamily and estate development to commercial projects, short-term rentals, resorts, businesses, and other tourism-related uses. Several parcels offer Table Rock Lake or Lake Taneycomo frontage, while others are positioned adjacent to or within established developments where surrounding infrastructure and existing investment support future growth.

Many tracts have utilities available and are positioned for development, helping reduce the uncertainty, time, and expense commonly associated with bringing raw land to market. Strong road frontage, multiple access points, existing infrastructure, lake access or frontage, and proximity to established communities further distinguish individual properties within the portfolio.

These properties come from a long-held development inventory built through many decades of experience in the Branson-area real estate market. Sites were acquired and retained based on location, access, infrastructure, surrounding development, and long-term potential. The decision to offer them today represents a strategic portfolio reduction by successful ownership.

For developers, builders, investors, and operators, the offering creates an opportunity to acquire multiple properties capable of serving different development strategies and investment diversification. As premium transitional land becomes increasingly difficult to assemble in established growth areas, these properties offer a way to add well-positioned sites to a development pipeline without starting entirely from the ground up. Buyers will need to conduct their own due diligence to determine the utilities' availability per tract. The current zoning status will be conveyed at the auction.

CALL THE UTECHT LAND TEAM AT 417-234-7654 TO LEARN MORE AND REGISTER AS A BIDDER.

Tract 1 Description: Overlooking the Sleepy Hollow arm of Table Rock Lake, this 38± acre tract offers a rare combination of lake frontage, lake access, elevated lake views, and approximately 1,900± linear feet of Highway 165 frontage. Located approximately one mile from Table Rock State Park Marina, the property provides convenient access to boat storage, slips, rentals, and launching while remaining just minutes from Branson and the surrounding attractions.

- Tract 1 | 38± Acres - Table Rock Lake
- Table Rock Lake frontage, access & panoramic views
- Overlooks the Sleepy Hollow arm of Table Rock Lake
- 1,900± linear feet of Highway 165 frontage
- Approximately 1 mile from Table Rock State Park Marina
- Rare large-acreage, blank-slate lakefront tract
- Strong potential for resort, STR, residential or private estate use

Tract 4 Description: Located one mile from US Highway 65 and the Ozark Mountain Highroad intersection, Tract 4 offers 36.5± acres with approximately 1,600± linear feet of frontage along Sunrise Drive in a highly accessible Branson location.

- Tract 4 | Sunrise Drive - Branson
- Approximately 1,600± feet of Sunrise Drive frontage
- Approximately 1 mile from US Highway 65
- Near Ozark Mountain Highroad intersection
- Less than 1 mile from Branson High School
- Borders an established golf course
- Visibility from US Highway 65
- Established ingress and egress
- City utilities available
- Favorable topography for development
- Residential, multifamily, commercial or industrial potential

Tract 7 Description: Located within Chateau Mountain North, this 0.12± acre lot offers a ready-to-build opportunity in one of Branson's established nightly-rental communities overlooking Table Rock Lake.

- Tract 7 | 0.12± Acre - Chateau Mountain
- Ready-to-build lot in Chateau Mountain North
- Established Branson nightly-rental community
- Utilities available
- Table Rock Lake setting
- Indoor & outdoor pools
- Sports courts, playgrounds & community amenities
- Minutes from the Branson 76 Strip
- Near Moonshine Beach & State Park Marina
- Convenient to Silver Dollar City
- Strong vacation-rental location

Tract 2 Description: Positioned in the heart of one of Branson's emerging development areas, this 35± acre tract fronts the newly established Tall Timbers Way, scheduled to be fully paved by mid-November and providing through-road connectivity between US Highway 65 and Highway 165. Tract 2 | 35± Acres - Tall Timbers Way

- 35± prime development acres, subject to new legal description.
- Frontage along the newly established Tall Timbers Way
- Future paved through-road access between US 65 & Highway 165
- Three-phase power available
- City of Hollister sewer main nearby
- Established access road into the property
- Previously quarried area creates a large level development site

Tract 5 Description: Located in Reeds Spring just north of Branson West, this 1.26± acre tract offers Old Wilderness Road frontage only two-tenths of a mile from the Highway 13 and Highway 76 intersection. Its location provides convenient access to Branson West, Reeds Spring, Table Rock Lake, and the surrounding area.

- Tract 5 | 1.26± Acres - Reeds Spring
- 1.26± acres in Reeds Spring
- Just north of Branson West
- Old Wilderness Road frontage
- 0.2± mile from Highway 13 & Highway 76 intersection
- Well-built road extends through the property
- Strong existing access for future development
- Residential or commercial possibilities

Tract 8 Description: Set along the shores of Lake Taneycomo, this 14.4± acre tract offers lake access, expansive panoramic water views, and a great opportunity for development just a few miles from the famous Branson Strip. Located along Hunter Avenue on a cul-de-sac road, the property combines a private lake setting with convenient access to Branson's entertainment, dining, and attractions.

- 14.4± acres on Lake Taneycomo
- Lake frontage and direct lake access
- Huge panoramic lake views
- Approximately 763± feet of road frontage
- Existing asphalt internal road
- Three established ingress/egress points
- Located on Hunter Avenue cul-de-sac
- Just a few miles from the Branson Strip
- Potential for small development with shared lake access

Tract 3 Description: Offering approximately 50± acres along the newly established Tall Timbers Way, Tract 3 provides a larger-scale development opportunity in one of Branson's emerging growth areas. With the roadway scheduled to be fully paved by mid-November, the property will benefit from through-road connectivity between US Highway 65 and Highway 165.

- Tract 3 | 50± Acres - Tall Timbers Way
- 50± acres, subject to new legal description
- Large-scale development opportunity
- Tall Timbers Way frontage and connectivity
- Access between US Highway 65 & Highway 165
- Three-phase power available
- City of Hollister sewer main nearby
- Elevated terrain with impressive views
- Significant surrounding development activity

Tract 6 Description: Positioned in a prime Branson West commercial corridor, this 5.70± acre tract offers approximately 1,000± feet of combined road frontage with exposure along both Business Highway 13 and US Highway 13. The property benefits from excellent visibility in a highly traveled corridor connecting the Springfield/Nixa area with Kimberling City, Table Rock Lake, and the greater Branson market.

- Tract 6 | 5.70± Acres - Branson West
- Prime Branson West commercial corridor
- 5.70± acres
- US Highway 13 & Business Highway 13 exposure
- Approximately 1,000± feet of combined road frontage
- High-traffic Springfield/Nixa to Table Rock Lake corridor
- Established ingress and egress from Business Highway 13
- Fill is placed and compacted toward a building site
- Strong commercial visibility

Tract 9 Description: Located along Emory Creek Boulevard just off Highway 248, this 2.27± acre tract offers a quality estate building site conveniently positioned between US Highway 160 and the Ozark Mountain Highroad (Highway 76). The location provides easy access to Branson amenities, Table Rock Lake, and the surrounding Ozarks while offering enough acreage and privacy for a spacious residential setting.

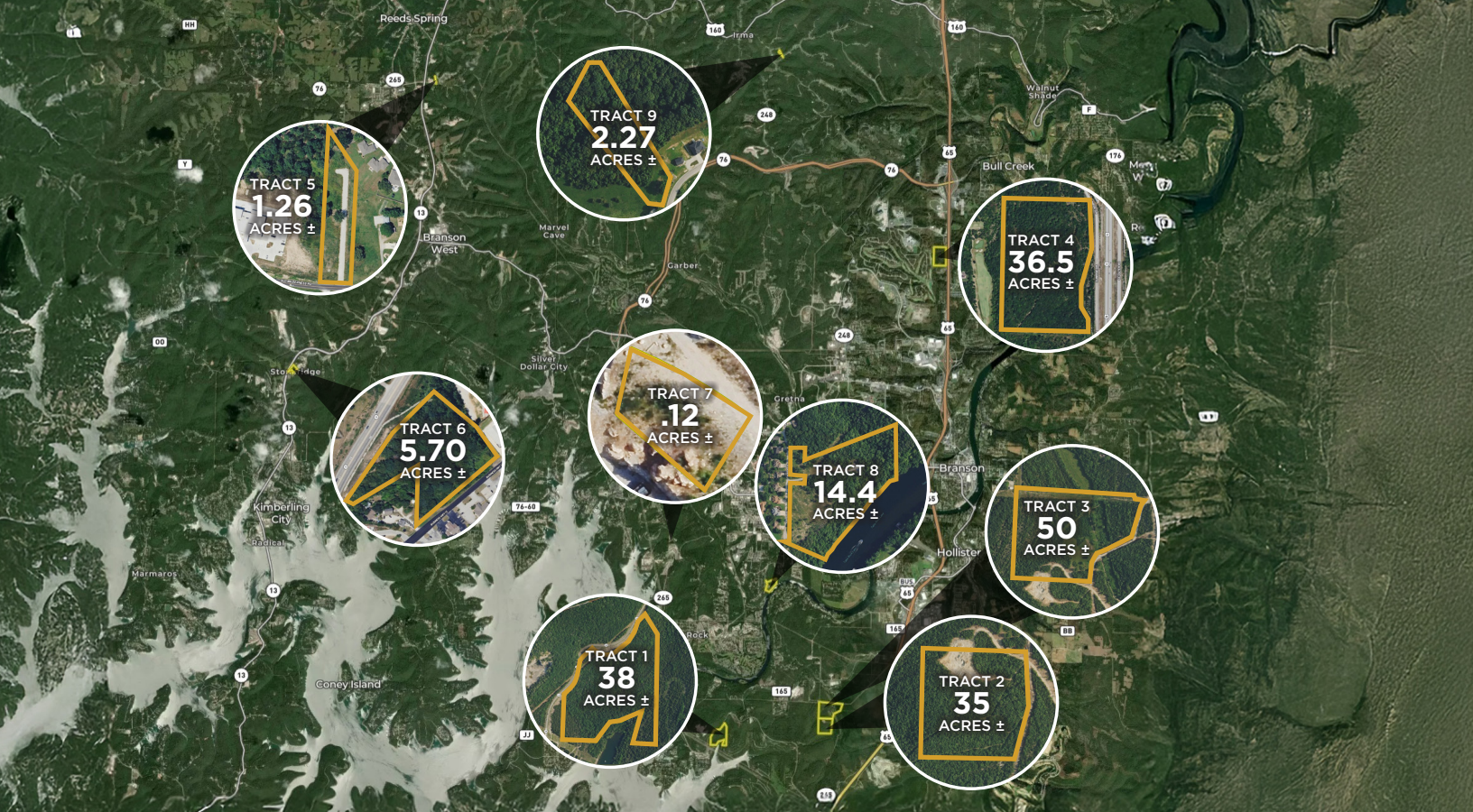
- Tract 9 | 2.27± Acres - Emory Creek Boulevard
- 2.27± acre oversized estate lot
- Emory Creek Boulevard frontage
- Just off Highway 248
- Between US 160 & Ozark Mountain Highroad
- Convenient to Branson & Table Rock Lake
- Located within an established minor subdivision
- High elevation near the road frontage
- Attractive views and a favorable building area

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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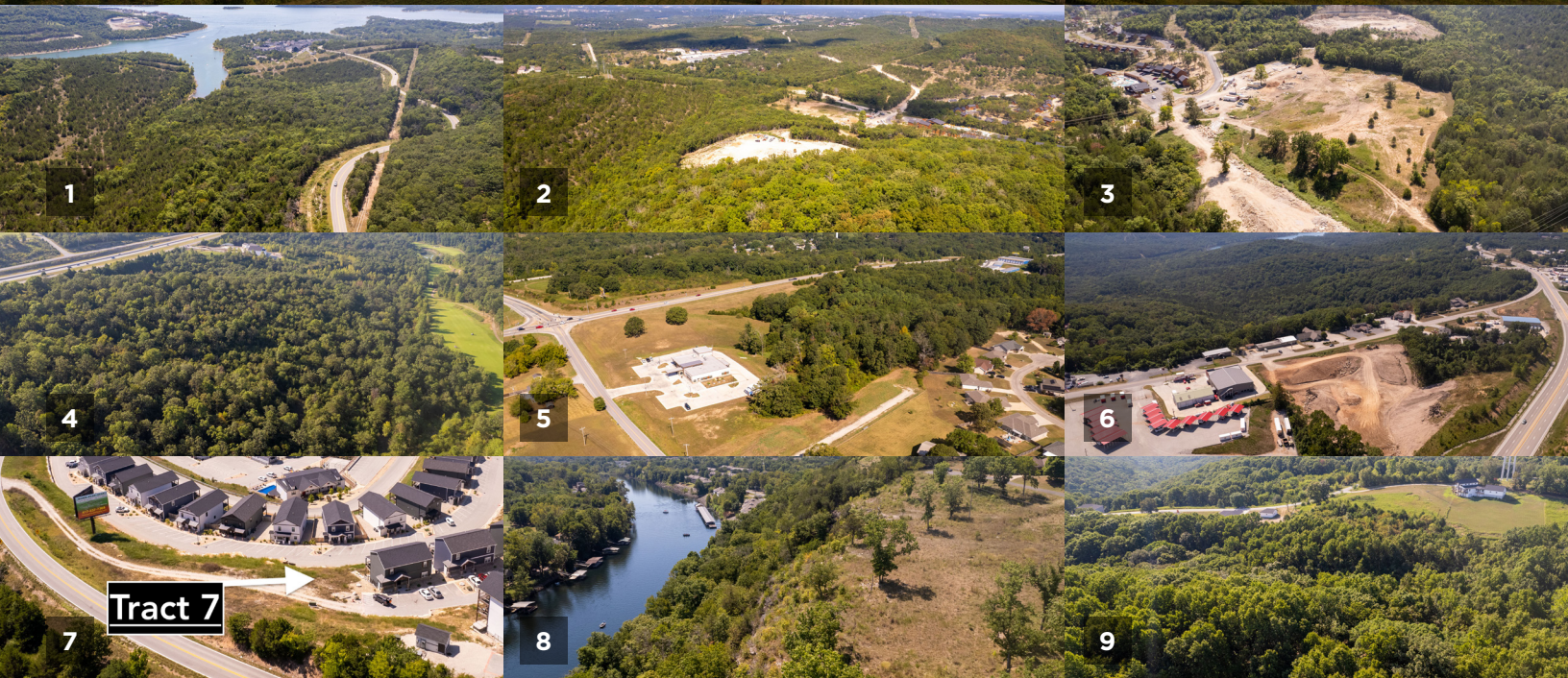
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