

LAND AUCTION

330.94 AC± | 3 TRACTS | TANEY 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

Branson's Premier Development Acreage Auction | 330.94± Acres | 3 Tracts | Taney County, Missouri

An exceptional opportunity to acquire three strategically located properties totaling approximately 330.94± acres in Taney County, Missouri. Positioned throughout some of Branson and Table Rock Lake area's most desirable growth corridors, these tracts offer a diverse combination of commercial development, residential opportunities, infrastructure, highway exposure, and long-term investment potential.

The centerpiece of this offering is a rare 327± acre contiguous tract located along Highway 165, just east of Table Rock State Park Marina. With commercial zoning, sewer availability, multiple established access points, internal roads, and frontage along four roadways, this property provides the scale and flexibility for major development projects and phased investment strategies. Bordering a recently completed resort featuring more than 220 cabins, the property is positioned near substantial existing investment in one of the region's important tourism and development corridors.

Complementing this large acreage are two smaller properties offering their own advantages. A 1.61± acre commercially zoned tract along Rinehart Road features completed sewer preparation, available utilities, and excellent accessibility, while a 2.33± acre tract along Buchanan Road offers an attractive residential building opportunity with elevated views and convenient access to Branson amenities.

From commercial and resort development to residential subdivisions, multifamily projects, short-term rentals, private estates, and long-term land investment, this auction brings together a collection of properties with a wide range of potential uses. Buyers have an opportunity to evaluate individual tracts or multiple properties within the same auction event, creating flexibility for developers, builders, and investors looking to establish or expand their presence in the Branson market.

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

Why This Opportunity Stands Apart

- 330.94± total acres offered across three individual tracts
- Prime locations in Taney County near Branson, Hollister, and Table Rock Lake
- Rare 327± contiguous acre tract in the heart of a major development corridor
- Commercial zoning on select tracts with sewer and other utilities available
- Extensive frontage along Highway 165 and multiple established roadways
- Excellent visibility and exposure from US Highway 65
- Three established access points and internal roads on the 327± acre tract

Tract 1 | 2.33± Acres - Buchanan Road, Branson

Located along Buchanan Road in Taney County, this 2.33± acre tract offers a great building opportunity in a desirable Branson location. The property is conveniently situated near Branson High School, Highway 248, an established golf course, and the intersection of US Highway 65 and the Ozark Mountain Highway, providing quick access to Branson's shopping, dining, entertainment, and surrounding amenities.

2.33± acre residential building opportunity

Located along Buchanan Road in Taney County
Convenient to Branson High School and Highway 248
Near the Ozark Mountain Highway and US Highway 65
Close to an established golf course
Elevated building area near road frontage
Sweeping Ozarks views and attractive topography
Water and sewer available
Room for a custom home, outdoor living, and privacy
Convenient access to Branson shopping, dining, and attractions

Possession: At closing
Survey needed?: No surveys needed
Brief Legal: 2.33± acres PT W ¼ NE ¼ S18 T23N R21W S OF CO RD BUCHANNAN RD & W OF BRANSON HILLS PH 9
PIDs: PID 08-4-0-18-000-000-001.003
Lat/Lon: 36.69795, -93.24630
Zip Code: 65616

Tract 2 | 1.61± Acres - Rinehart Road, Branson

Located in a strong commercial corridor in Branson, this 1.61± acre tract offers a development-ready opportunity with commercial zoning, established ingress and egress, and water and sewer available. The property features excellent road frontage along Rinehart Road and has already been cleared, with dirt work completed and pad ready, providing a favorable building site for a variety of commercial uses.

1.61± acres in a strong Branson commercial corridor
Commercial zoning is already established
Water and sewer available
Cleared property with dirt work completed
Favorable building site with reduced initial site preparation
Established ingress and egress
Excellent frontage along Rinehart Road
Located east of US Highway 65
Approximately 2 miles south of Ozark Mountain Highway
Approximately 2 miles north of Bee Creek Road
Convenient accessibility from multiple directions
Potential for office, retail, service, or other commercial uses

Possession: At closing
Survey needed?: No surveys needed
Brief Legal: 1.61± acres pt NE ¼ NW ¼ S16 T23N R21W S16 DEER CREEK ESTATES COMMERCIAL SITE
PIDs: PID 08-5-0-16-000-000-034.000
Lat/Lon: 36.69175, -93.21255
Zip Code: 65616

- Property borders a recently completed resort featuring more than 220 cabins
- Rolling terrain, elevated building sites, and expansive Ozarks views
- Potential for commercial, residential, multifamily, resort, and mixed-use development
- Opportunities for immediate site development, phased projects, or long-term investment
- Limited availability of large contiguous development tracts in the Table Rock Lake area
- Offered alongside nine additional development tracts totaling 183.25± acres at the same auction

Tract 3 | 327± Acres - Highway 165, Hollister

Offering 327± contiguous acres in one of the Table Rock Lake area's strongest growth corridors, this property represents a rare large-scale development and investment opportunity in Taney County. Located south of Hollister and just east of Table Rock State Park Marina, the land features extensive frontage along Highway 165, Tall Timbers Way, State Drive, and Freeman Lane, plus excellent exposure and visibility from US Highway 65. With commercial zoning, sewer available, three established access points, and miles of trails with whistles, the property offers valuable infrastructure and flexibility for future development.

The land features rolling terrain, expansive Ozarks views, and high elevations, with views of the Branson Strip, Table Rock Dam, and Lake Taneycomo, plus a large contiguous layout suitable for a wide range of potential uses. Bordering a recently completed resort development featuring more than 220 cabins and extensive amenities, the property benefits from significant neighboring investment and growing tourism activity. Whether developed in multiple phases for commercial, resort, hospitality, residential, or mixed-use purposes, or held as a long-term investment, this tract offers exceptional flexibility. Large, undeveloped properties of this scale are increasingly difficult to find in the Table Rock Lake area, particularly with this combination of access, infrastructure, visibility, and surrounding development. Additionally, the land offers great hunting, trail riding, wet-weather creeks, and recreational value with transitional land appreciation for investors. Please note that two tracts lie directly across Tall Timbers Way, consisting of a 35± acre tract and a 50± acre tract that will be sold at the same Auction sale.

Rare 327± contiguous acre development opportunity
Located in the Table Rock Lake growth corridor
Highway 165, Tall Timbers Way, State Drive & Freeman Lane frontage
Excellent US Highway 65 exposure and visibility
Commercial zoning is already established
Sewer available for future development
Three established access points
Existing internal gravel road system
Rolling terrain with expansive Ozarks views
Large contiguous layout for phased development
Just east of Table Rock State Park Marina
Convenient location south of Hollister
Borders a recently completed resort with 220+ cabins
Strong neighboring investment and tourism activity
Potential for resort, commercial, hospitality, or mixed-use projects
Opportunity for large-scale development or long-term investment
Rare combination of acreage, infrastructure, access, and location

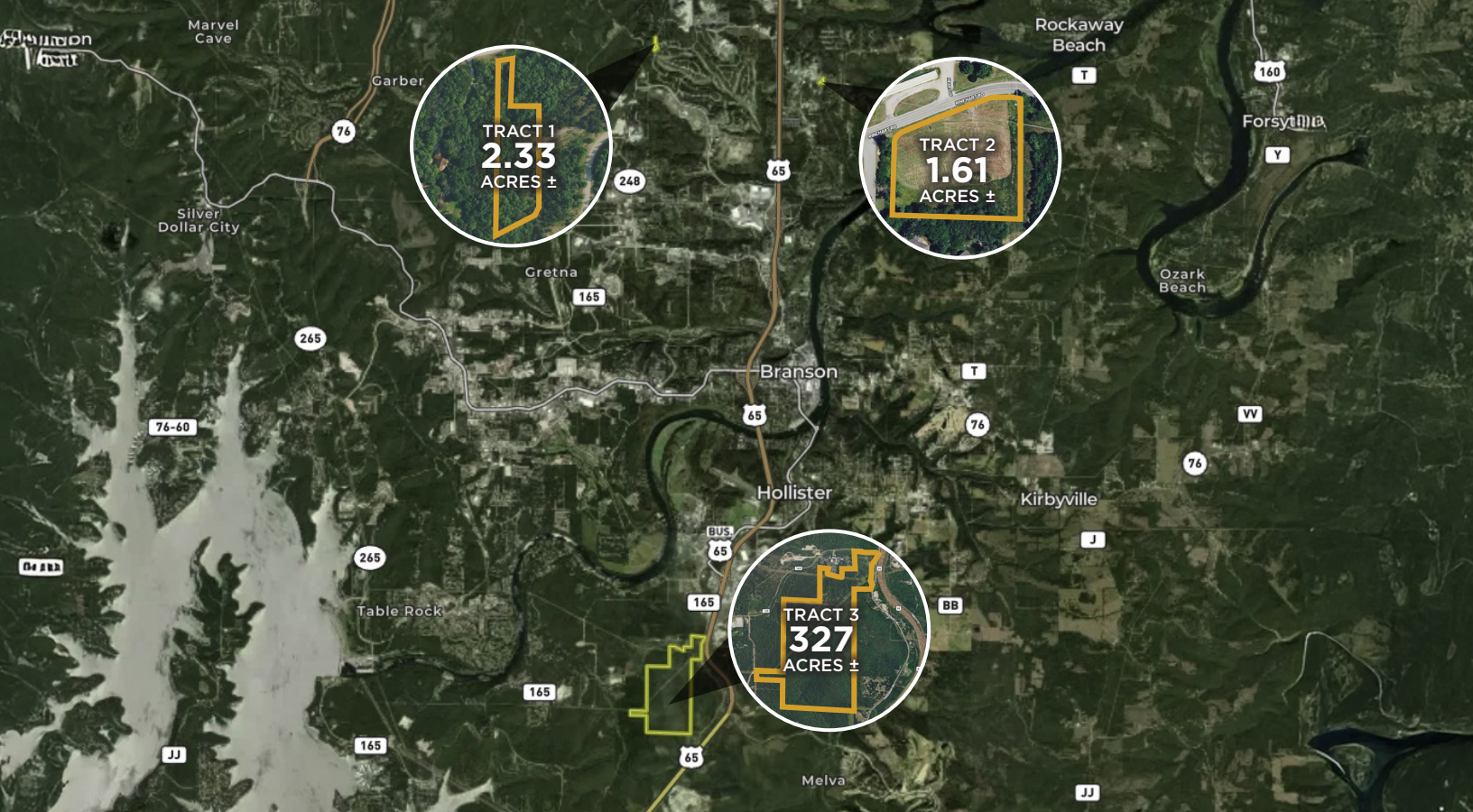
Possession: At closing
Survey needed?: No surveys needed
Brief Legal: 327± acres SE ¼, pt NE 1/4, pt SE ¼ SW ¼ S19 pt NW ¼ NW ¼ S20, pt SW ¼ SW ¼ S17 T22N R21W
PIDs: 17-4-0-19-000-000-004.000, 17-4-0-19-000-000-001.000, 17-4-0-19-003-001-011.000, 17-4-0-20-000-000-016.000, 17-4-0-20-000-000-016.004, 17-4-0-17-003-002-006.000, 17-4-0-17-003-002-005.000, 17-4-0-17-003-002-004.000
Lat/Lon: 36.58845, -93.24370
Zip Code: 65672

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
UTECHT LAND TEAM: 417.234.7654 | mike.harris@whitetailproperties.com

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IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (CO00001603) | Jefferson Kirk Gilbert, Missouri Broker, License # 2015034232 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Brian W. Utecht, MO Land Specialist for Whitetail Properties Real Estate, LLC 417.766.5595 | Cody Lowderman, MO Auctioneer License, 11037



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