

LAND AUCTION



159.92 AC± | 16 TRACTS | TANEY CO, MO

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 2/11/26 **AUCTION TIME:** 10 AM CT

AUCTION HELD AT: BIG CEDAR GRANDVIEW CONFERENCE CENTER, BALLROOM,
190 TOP OF THE ROCK RD, RIDGEDALE, MO 65739
CALL UTECHT LAND TEAM FOR A SCHEDULED VIEWING

SELLING ABSOLUTE TO THE HIGHEST BIDDERS!

Over 159.92± acres are offered in high-traffic areas of Branson, MO. With 16 individual tracts being offered, opportunities abound. From expanding your current business footprint to starting your own short-term rental business, there is a tract here that will fit your needs. All tracts will have paved road frontage and access and are located less than 1 mile from the iconic Branson 76 strip. With access to an array of entertainment venues, shopping and dining destinations, these sites offer an unparalleled blend of accessibility, visibility, and long-term investment potential. Many utilities are in place to include electricity, natural gas, telephone, high-speed internet, city water and sewer service. 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.

TRACT 1 DESCRIPTION:

20.02± acres with direct access via the Branson strip, W 76 Country Blvd. This commercial zoned tract is located directly south of the Apple Tree Mall. Combine this tract with Tract 2 for a second access point on Scott Blvd. Primarily wooded with moderately gentle rolling terrain.

TRACT 2 DESCRIPTION:

1.9± acres with over 300 feet of Scott Blvd Frontage. Just under one mile to W 76 Country Blvd via Frank Rae Blvd and Green Mountain Dr. Primarily wooded with gentle terrain.

TRACT 3 DESCRIPTION:

17.79± acres with over 1200 feet of Fall Creek Road frontage and over 330 feet of Frank Rae Blvd frontage. The property features level land directly off the road that gradually descends to the west. Private internal roads are already on the land, with paved entrances and a creek crossing. This site is primed for large-scale residential, commercial, or mixed-use development with a level to gently rolling topography. Boasting over a quarter-mile of prime road frontage, this parcel is easily accessible via a well-designed paved ingress and egress. Ready for new construction with access to utilities, including electricity, natural gas, telephone, high-speed internet, city water, and sewer service. Currently zoned residential

TRACT 4 DESCRIPTION:

3.03± acres with over 660 feet of frontage on Fall Creek Rd. 1/4 mile from 76 Country Blvd. Bordered by a 150-acre nature park with no future development plans. You can start walking on the hiking trails and be down at the beautiful Lake Taneycomo from the property. This site is ready for your future home or small development project with a level to gently rolling topography. Primed for new construction with access to utilities, including electricity, natural gas, telephone, high-speed internet, city water, and sewer service.

TRACT 5 DESCRIPTION:

1.68± acres with 480± feet of Fall Creek Road frontage. Bordered by a 150-acre nature park with no future development plans. You can start walking on the hiking trails and be down at the beautiful Lake Taneycomo from the property.

TRACT 6 DESCRIPTION:

2± acres with 550± feet of Frank Rae Blvd frontage. Combine with Tract 7 for more frontage and acreage. Primed for new construction with access to utilities, including electricity, natural gas, telephone, high-speed internet, city water, and sewer service.

TRACT 7 DESCRIPTION:

1.03± acres with 150± feet of Frank Rae Blvd frontage. Easily combines with Tract 6 for abundant frontage. Primed for new construction with access to utilities, including electricity, natural gas, telephone, high-speed internet, city water, and sewer service.

TRACT 8 DESCRIPTION:

3.45± acres with 240± feet of road frontage on Frank Rae Blvd. Easily combines with Tract 9 for an additional 270± feet of frontage. Access to utilities, including electricity, natural gas, telephone, high-speed internet, city water, and sewer service. Good road frontage and only a mile from the iconic W 76 Country Blvd.

TRACT 9 DESCRIPTION:

2.39± acres residential zoned acres with 270± feet of Frank Rae Blvd frontage. Easily expand your road frontage by combining with Tract 8, adding 240± feet of frontage. Access to utilities, including electricity, natural gas, telephone, high-speed internet, city water, and sewer service. With good road frontage and only a mile from the iconic W 76 Country Blvd.

TRACT 10 DESCRIPTION:

11.04± acres with two sides of frontage on Frank Rae Blvd totaling over 1535 feet. Easy rolling terrain less than 1/4 mile off W 76 Country Blvd, directly behind Walmart and Branson's Wild World.

TRACT 11 DESCRIPTION:

3 parcels totaling 18.83± acres with .38 mile of Frank Rae Blvd frontage. Ready for new construction with access to utilities, including electricity, natural gas, telephone, high-speed internet, city water, and sewer service.

TRACT 12 DESCRIPTION:

Positioned along the highly desirable Fall Creek Road corridor, this exceptional 40.02± acre tract represents one of the last significant development opportunities in Branson. The property features a commanding ridge that originates from the north and extends southward, gradually descending to the east and west, offering stunning sunrise and sunset views. This site is primed for large-scale residential, commercial or mixed-use development with a level to gently rolling topography and optimal soil composition. Boasting nearly a quarter-mile of prime road frontage, this parcel is easily accessible via a well-designed paved ingress and egress. Formerly open pastureland, the property remains partially clear and primed for new construction with access to utilities, including electricity, natural gas, telephone, high-speed internet, city water and sewer service. Only 6/10 of a mile from W 76 Country Blvd, featuring entertainment venues, shopping and dining, this site offers an unparalleled blend of accessibility, visibility and long-term investment potential

TRACT 13 DESCRIPTION:

29.67± acres with direct access to Wildwood Dr. Located directly across the street from Thousand Hills Golf Resort. Combine this tract with Tract 12 and you'll have 69.69± acres of prime development property with utilities in place.

TRACT 14 DESCRIPTION:

.76± commercial zoned acres with 350± of Rosalee St frontage. Great location just 700 feet from W 76 Country Blvd.

TRACT 15 DESCRIPTION:

3.42 acres with 330+ feet of road frontage on Frank Rae Blvd. Easy terrain Zoned residential with city utilities on site. Just under 3/4 mile off 76 Country Blvd

TRACT 16 DESCRIPTION:

2.89 acres with 320+ feet of road frontage on Frank Rae Blvd. Rolling terrain. Zoned residential with city utilities on site. 1/2 mile off 76 Country Blvd.

Lease Status:	No leases
Possession:	Immediate possession
Survey needed?	No survey needed
Lat/Lon:	36.6336, -93.2555
Zip Code:	65616

**ABSOLUTE
AUCTION**

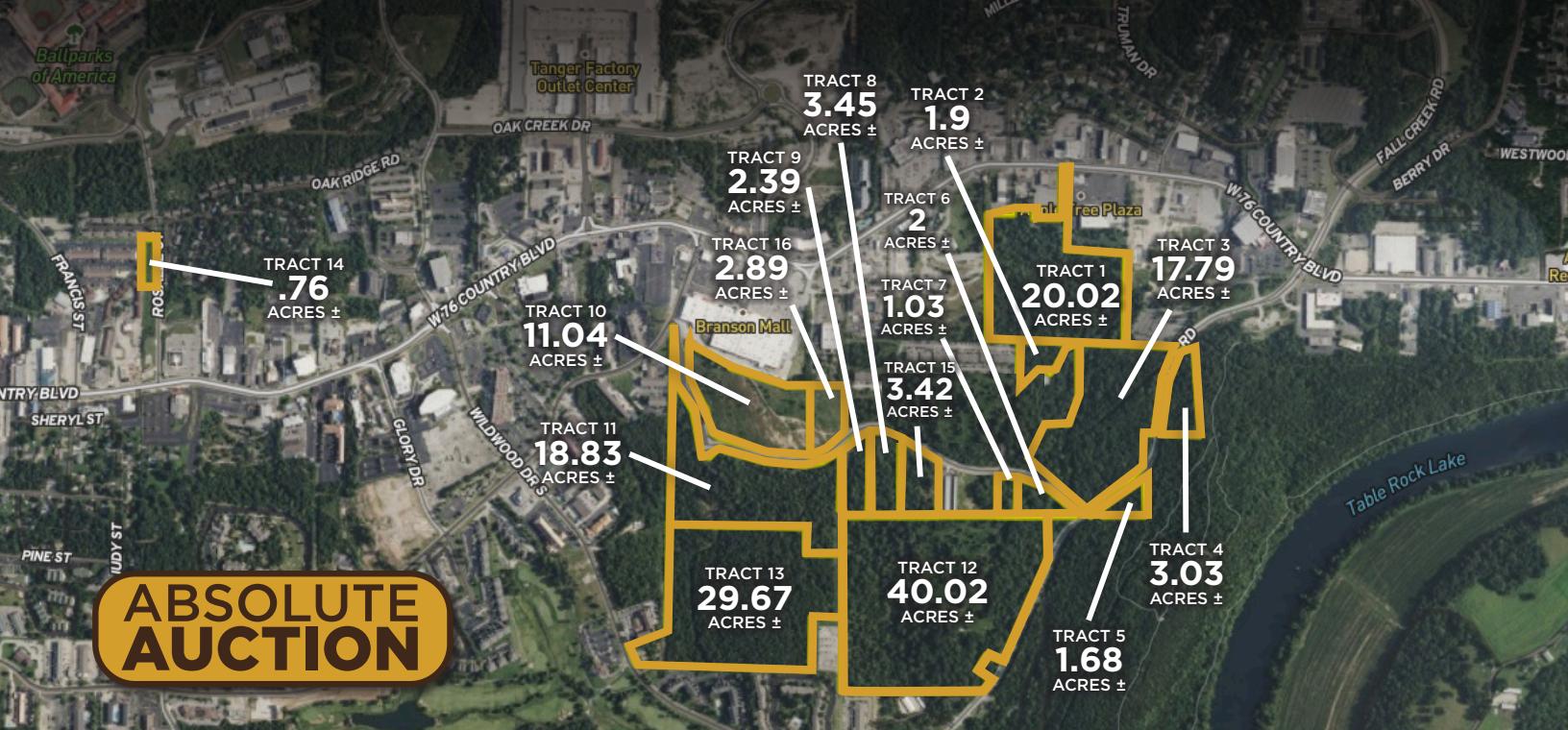
IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (CO00001603) | Jefferson Kirk Gilbert, Missouri Broker, License # 2015034232 | Joe Gidic, 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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