



# 117± Acres w/Prime Lakefront Access at Lake of the Ozarks For Sale—Camden County

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

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**PRICE IMPROVED**



**PROPERTY ADDRESS:**

439 Beacon Point  
Sunrise Beach, MO 65079

**PRICE:** \$2,990,000

**ACRES:** 117±

**COUNTY:** Camden

**PROPERTY HIGHLIGHTS:**

- Qualified Opportunity Zone
- Currently Zoned R-1
- 3-Phase Electric
- Natural Gas Access
- Co-Mo High Speed Internet
- 1 Mile of County-Maintained Hardtop Road Frontage
- Highly Developable
- 4000± Feet of Lake Frontage
- Deep Water & Protected Cove
- Cleared Build-Sites
- Plentiful Wildlife
- Resort & Income Potential
- VRBO/Rental in Place

**PROPERTY DESCRIPTION:**

This is an opportunity you do not want to miss, the last of its kind in the area. This property boasts a move-in-ready home and incredible views of your 117+ acres on the banks of the Lake of the Ozarks with over 4000' of shoreline. This opportunity is excellent for the individual, investor, or developer. It is ideally located in a qualified opportunity zone in Sunrise Beach, Missouri.

The home is an up-to-date, spacious 3-bed/4-bath, sitting on your very own point. The spacious kitchen and large family area are great for hosting guests or a large family. The bedrooms are roomy, with great natural lighting. The deck off the back is nice for gathering and overlooking the lake and your large boat dock. The unfinished walkout basement is perfect for accessing the backyard and your high-quality 3-slip boat dock, with 2 PWC spaces, a large swim platform, and a large storage locker. Sidewalks and seawalls allow easy access to the backyard and direct lake access points.



**PRESENTED BY:**

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This great lake location is at the 39 ½ mile marker with a secluded feeling. The water depth along your shoreline is mostly deep on a channel bank, allowing for great utilization. Paved roads lead you to and surround the property. This excellent access allows for multiple access points and maximum utilization of the land and its topography. The timber here is mature and scenic, with newly cleared areas that can be expanded and used for new build sites. You will enjoy walking or riding the existing trails throughout the timber and the shoreline. Inhabited by many deer and turkey, the hunting or wildlife viewing is incredible. Its topography is ideal for anything you can imagine, from development to personal enjoyment. From building multiple homes, venturing into a resort-style development, or simply enjoying your very own private retreat, the possibilities here are endless.



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

