



Osage Beach Investment Opportunity

165 +/- Acres | Camden County, MO | \$12,750,000



ADDRESS

1170 Nichols Rd
Osage Beach, MO 65065

LOCATION

From Osage Beach, take Hwy 54 south for 1 mile and take exit onto Nichols Rd. Turn right onto Nichols Rd and drive 0.3 miles, the destination will be on your right.

PROPERTY SUMMARY

This expansive 165 +/- acre property offers a rare blend of natural beauty in Osage Beach, MO. This versatile property includes two residences, a clubhouse, and two large shops buildings, all with public utilities on-site or easily accessible. Once home to a fully operational golf course, the land now boast rolling greens, mature trees, and tranquil open spaces, perfect for outdoor recreation or future development. The retired course adds charms and character to the landscape, while native wildlife- such as deer, turkey, and a variety of birds- can often be spotted throughout the property. Ideal for a private estate, retreat, or event venue, this unique offering combines serene country living with remarkable potential. Enjoy the convenience of being just minutes from dining, shopping, entertainment, and Lake Regional Hospital- easily reachable by car or even golf cart. The Camdenton R-3 K-4 school is located directly next to the property, making this a prime location for families.

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