



**TBD Knobby Creek Lane, Benton County, Missouri, 288.00 Acres**

**\$1,292,000**

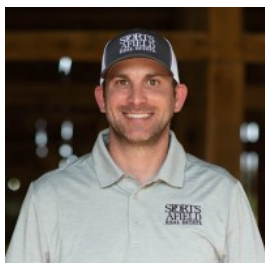
Knobby Creek is a one-of-a-kind outdoorsmen's oasis complete with a quaint 1 bed, 1 bath cabin, 32x60 metal equipment building, rough framed bunk house, and a storage building. Consisting of 288+/- acres in Benton County, it has been intensely managed for wildlife with the outdoor enthusiasts in mind. As you enter the gates you are immediately welcomed by an amazing home build site and the breathtaking views of the gorgeous valley below. The property has been a safe haven for wildlife with only a couple select hunters being allowed to harvest only a couple deer total in the last two decades. And it shows, this place is absolutely loaded with monster deer and turkey.

One of the rarest features of this property is the artesian spring which then flows into the spring fed pond and continues down into Knobby Creek. Although this big spring helps contribute to the stream, Knobby Creek is fed by a multitude of springs throughout the valley. It enters the Freeman Hollow arm of the Lake of the Ozarks less than 1000 yards from the property edge. Speaking of yardages, this property is complete with a covered, 2 bench, 750 yard shooting range onsite with a second movable target for easy yardage adjustment. 3 lots of Forbes Lake of the Ozarks are part of this property which offer access to all the amenities of a Forbes membership including fishing access to three Forbes lakes (10, 15, 45 acres in size), RV camping, tennis court, pistol shooting range and an exclusive boat ramp to the LOZ located only 1 mile from the property.

**Main Info**

- Street Address : TBD Knobby Creek Lane, Edwards MO
- Lot Size Acres : 288.00 Acres
- Postal / Zip Code : 65326
- Dwelling : No
- State / Province : Missouri
- County : Benton
- Closest City : Edwards

**Broker Info**



## **Dale Struempf**

**Sports Afield Real Estate**

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Growing up on a cattle farm in rural Missouri has been the foundation for Dale's love of the outdoors and his appreciation for land. Whether it's for hunting, farming or crops, Dale can understand the value of any property. Dale's Christian background helped shape him into the generous, friendly and professional person he is today. As a young boy, Dale's outdoor addiction began by stalking trophy whitetails, chasing gobbling long beards and catching largemouth bass. The need for improved hunting inspired a cooperative effort to maximize both land profits and recreational opportunity. Transforming a century cattle farm into prime whitetail and turkey habitat was not an easy task, but now the family farm is flourishing with dozens of food plots, sanctuaries and abundant wildlife. Dale now finds himself on adventures all over the Midwest in pursuit of everything from migrating greenheads, to bow hunting wild boar, to limits of giant southern crappie. After graduating from Lincoln University, Dale started working in the residential remodeling industry. The planning, flexibility, and execution he learned through multiple and diverse projects allowed Dale to identify every potential gain or burden from multiple viewpoints. Dale's love for hunting, fishing and cultivating land has diversified his background and ingrained a valuable knowledge to maximize land potential. By combining both facets of his background, Dale decided to follow his dream as a real estate agent and land specialist. If you are looking to sell, Dale prides himself on his ability to identify and highlight characteristic that will make your land marketable. If you want to purchase your next great adventure or hunting oasis, Dale will work hard to find you just what you are looking for. This isn't just a way of life for him, it's his passion.

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