



# 33 EMERSON COVE

---

OAK RIDGE, MO 63769

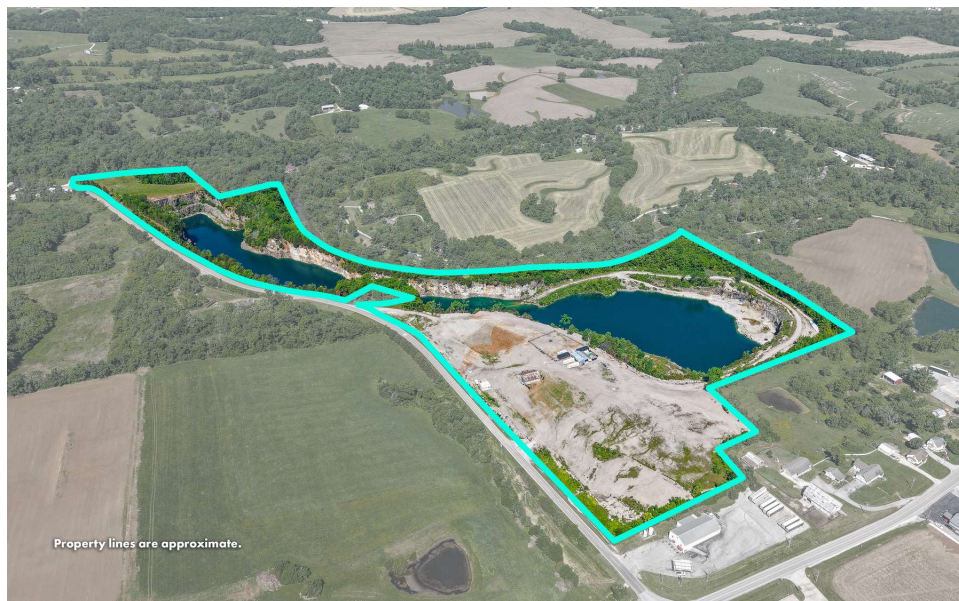
FOR SALE

Presented By:

**MATT HUBER**

573.334.5200  
mhuber@lorimont.com

## PROPERTY SUMMARY



### PROPERTY HIGHLIGHTS

- Approximately 50± total acres
- Stunning 20± acre quarry lake
- Extremely unique and hard-to-find property type
- Former quarry with dramatic terrain and water views
- Stocked lake with recreational fishing potential
- Potential for fishing tournaments and outdoor recreation
- Excellent opportunity for a private retreat or weekend getaway
- Potential second home or cabin development site
- Winery, brewery, or event venue potential
- Possibility for scuba diving training or adventure recreation use
- Existing cleanup and site improvements already completed by owner
- Multiple elevated areas with scenic lake views
- Strong potential for recreational or commercial repositioning
- Private setting with a true destination feel

Presented By: **MATT HUBER** | [mhuber@lorimont.com](mailto:mhuber@lorimont.com)

### PROPERTY DESCRIPTION

Opportunities like this don't come around often. This approximately 50-acre former quarry has been thoughtfully transformed into a striking recreational property centered around a stunning 20± acre private lake.

With dramatic terrain, deep water, and a setting that feels miles away from everything, this property offers a rare blend of natural beauty and untapped potential. The current owner has made meaningful progress in improving the site, creating a strong foundation for the next owner to take it to the next level.

Whether you're looking for a private weekend retreat, a future homesite overlooking the water, or a unique commercial venture, the possibilities here are wide open:

- Recreational getaway or family compound
- Second home or cabin development site
- Winery, brewery, or event venue destination
- Fishing retreat with tournament potential (stocked lake)
- Scuba diving training site or outdoor adventure concept

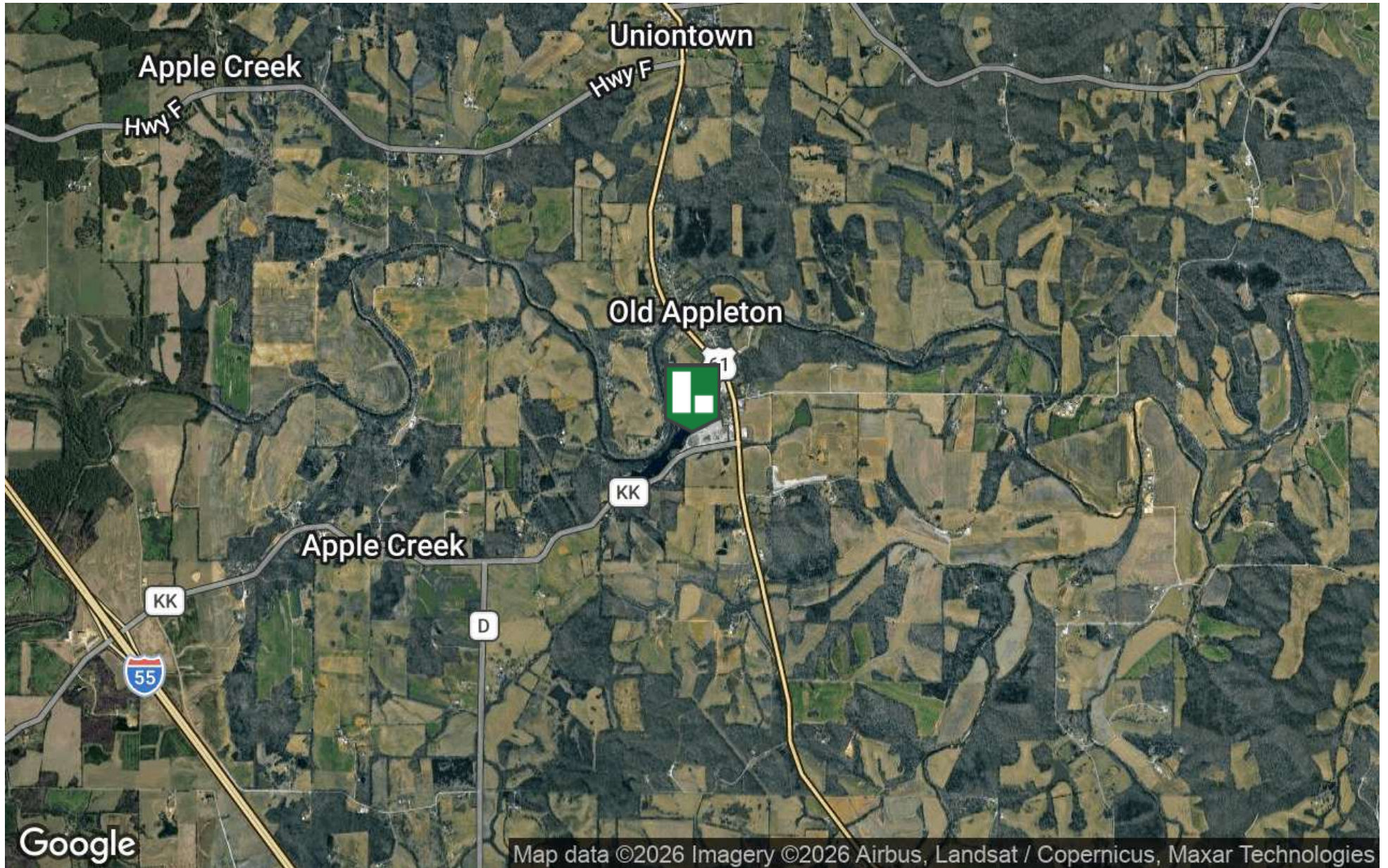
The lake itself is the centerpiece—clean, stocked, and surrounded by rugged quarry features that create a one-of-a-kind backdrop you simply won't find in a typical rural property.

If you've been searching for something different—something with character, scale, and vision—this is it.

### OFFERING SUMMARY

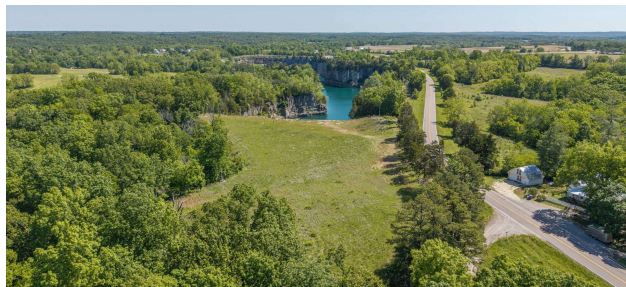
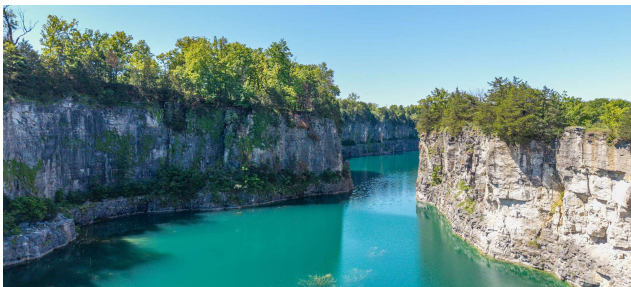
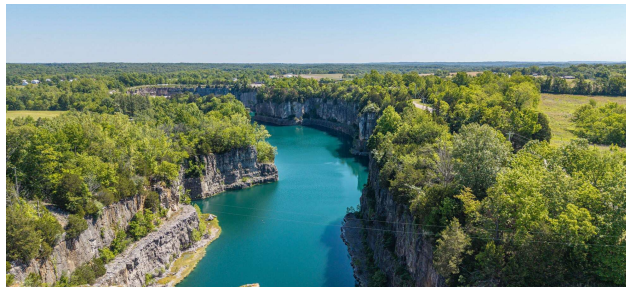
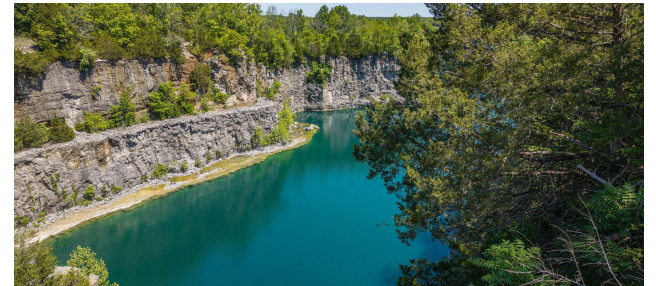
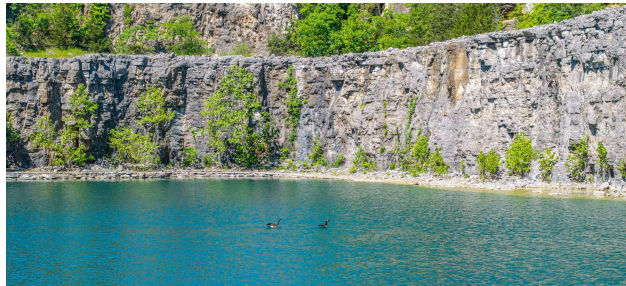
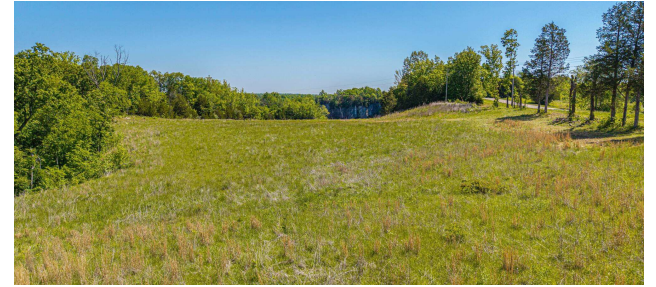
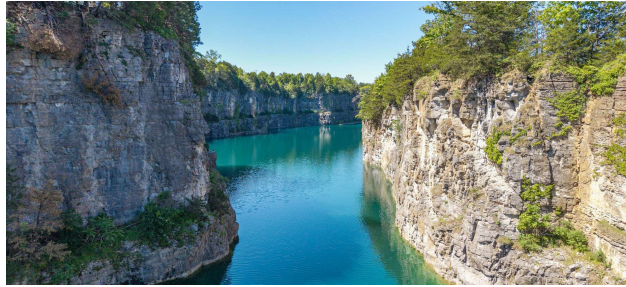
|             |             |
|-------------|-------------|
| Sale Price: | \$2,999,000 |
| Lot Size:   | 50.8 Acres  |

## LOCATION MAP



Presented By: **MATT HUBER** | [mhuber@lorimont.com](mailto:mhuber@lorimont.com)

## ADDITIONAL PHOTOS



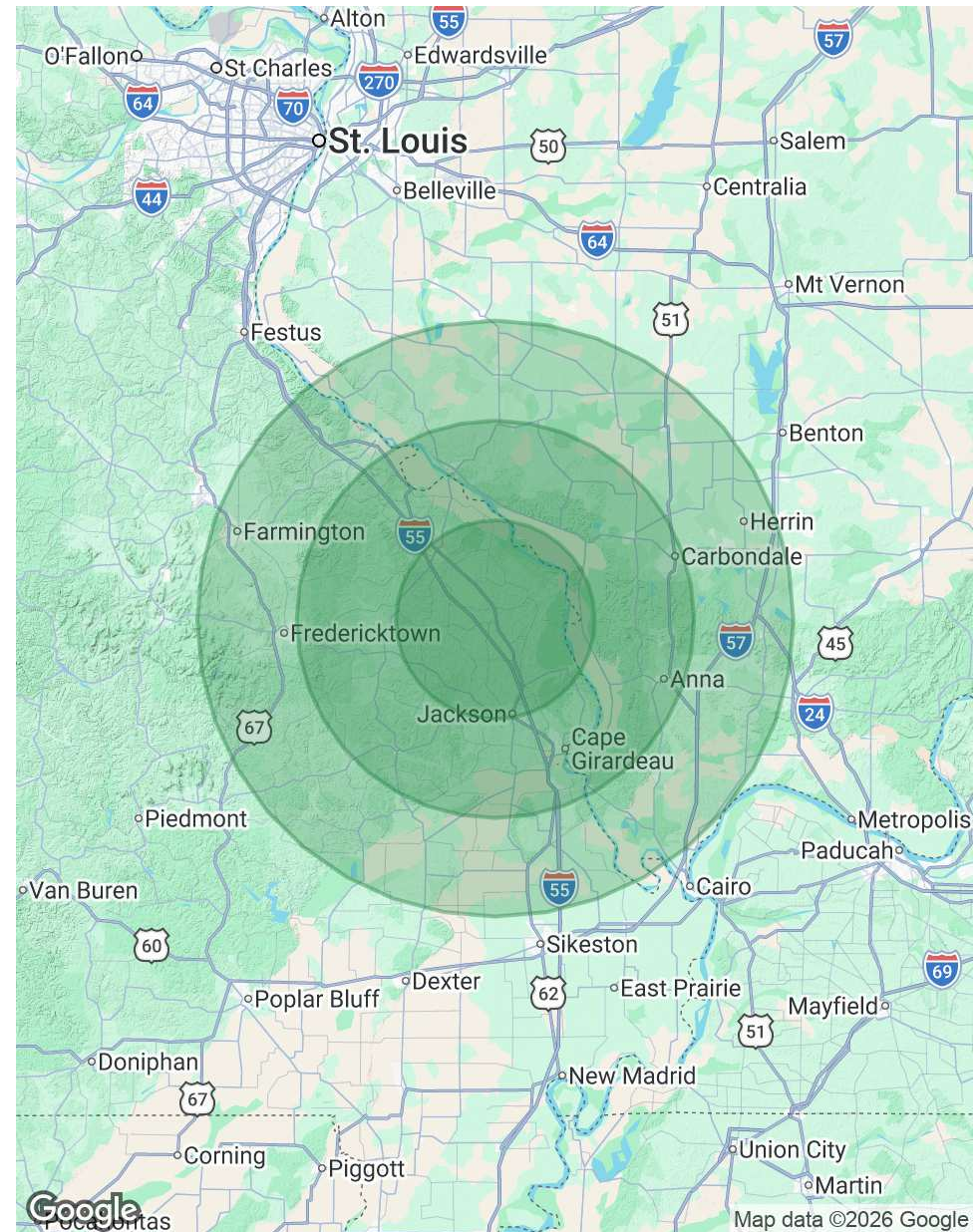
Presented By: **MATT HUBER** | [mhuber@lorimont.com](mailto:mhuber@lorimont.com)

# DEMOGRAPHICS MAP & REPORT

| POPULATION           | 15 MILES | 30 MILES | 45 MILES |
|----------------------|----------|----------|----------|
| Total Population     | 43,093   | 195,080  | 380,922  |
| Average Age          | 40.4     | 39.5     | 41.0     |
| Average Age (Male)   | 39.6     | 38.8     | 40.0     |
| Average Age (Female) | 41.2     | 40.3     | 42.0     |

| HOUSEHOLDS & INCOME | 15 MILES  | 30 MILES  | 45 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 16,450    | 77,774    | 152,743   |
| # of Persons per HH | 2.6       | 2.5       | 2.5       |
| Average HH Income   | \$89,470  | \$80,167  | \$79,552  |
| Average House Value | \$228,738 | \$195,993 | \$181,276 |

2023 American Community Survey (ACS)



Presented By: **MATT HUBER** | mhuber@lorimont.com

## MATT HUBER



### MATT HUBER

Commercial REALTOR®

mhuber@lorimont.com

Direct: **573.334.5200** | Cell: **573.510.3993**

MO #2023031239

### PROFESSIONAL BACKGROUND

Matt Huber has been active in economic and business development, sales, customer service, and residential and commercial real estate investing for over 10 years.

Matt began his commercial real estate career with Lorimont in 2023. In 2008, Matt graduated with a Master of Business Administration focused on Entrepreneurship from Southeast Missouri State University's Harrison College of Business. Matt's wife, Amanda, has been an area real estate broker for 10 years, and together they have invested in several residential and commercial projects.

Matt has extensive work experience in the utility field, where he has been a territory manager and business and economic development specialist. He graduated from the University of Oklahoma Economic Development Institute (EDI) in 2019, and in his business and economic development career, Matt has been a part of bringing many new corporate accounts into his territory, working hand-in-hand with local and regional governmental, chamber of commerce, and private investor stakeholders in recruiting new businesses to the area.

It is this well-rounded skillset that Matt brings to the Lorimont team. Matt focuses on assisting investors, businesses, and developers in site selection, excess property sales, and tenant and landlord representation.

#### Lorimont Commercial Real Estate

276 S. Mount Auburn Rd <https://www.lorimont.com/>  
Cape Girardeau, MO 63703  
573.334.5200

Presented By: **MATT HUBER** | mhuber@lorimont.com