



Moses Tucker
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In Cooperation with:
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LAKEFRONT PROPERTY FOR SALE

2120 Rustic Acres Rd, Kirbyville, MO



↔ 1,710' of frontage ↔

↔ 1,025' of frontage ↔

↔ 1,098' of frontage ↔

Private Dock

Lake Taneycomo

CONTACT US TODAY
479.271.6118 | mosestucker.com



Property Understanding

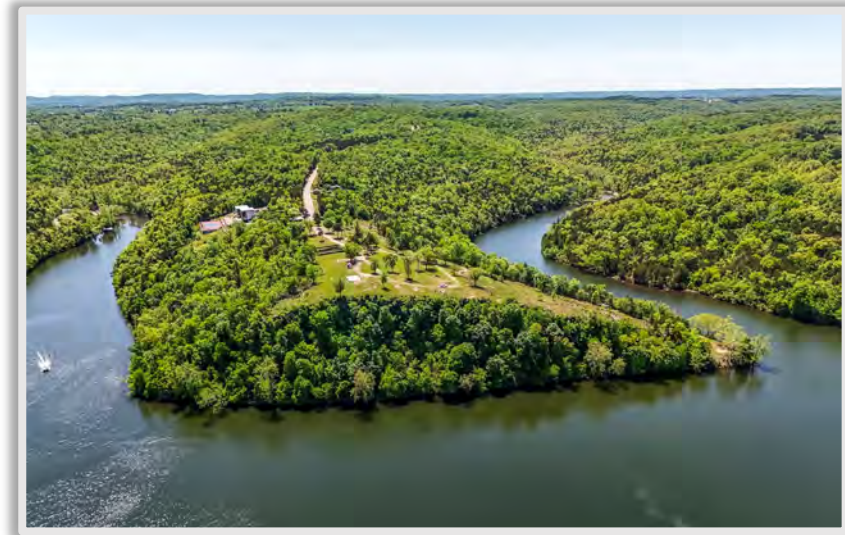
OVERVIEW

Offering	For Sale
Price	\$1,195,000
Address	2120 Rustic Acres Rd, Kirbyville, MO 65679
Property Type	Land
Land Size	±18.48 Acres
Zoning	Commercial
Frontage	Lake Taneycomo – ±2,833 feet of frontage



PROPERTY HIGHLIGHTS

- Rare Lake Taneycomo waterfront land featuring a private dock, gated and secluded access via Rustic Acres Rd, and water frontage on three sides—ideal for development or a distinctive primary or secondary residence
- Property includes on-site solar panels, a private well, and an on-site wastewater treatment facility; wastewater system will require upgrades to meet current operating standards and regulatory requirements
- A key asset of the property is its existing, transferable DNR operating permit allowing up to 20 units—significantly reducing entitlement risk and enhancing development upside for the next owner
- Approximately 8 miles from Branson and Branson Landing, providing quick access to major area attractions, entertainment venues, and dining while remaining tucked away in a quiet Lake Taneycomo waterfront location







Ozark Beach Resort

Edgewater Beach Resort

Empire Park

Lake Taneycomo



Taney County, Missouri



Taney County is located in the southwestern part of Missouri and is best known as the home of Branson, one of the state's top tourism destinations. Established in 1837 and named after U.S. Supreme Court Chief Justice Roger B. Taney, the county sits within the heart of the Ozark Mountains. Its landscape features rolling hills, forests, and major waterways, including Table Rock Lake, Bull Shoals Lake, and Lake Taneycomo. These natural assets play a central role in shaping local recreation, drawing visitors for boating, fishing, hiking, and other outdoor activities.

Lake Taneycomo is especially significant to the county's identity. Formed by the construction of Powersite Dam on the White River, the lake runs directly through Branson and has the character of a cold-water lake due to releases from Table Rock Dam upstream. This makes it nationally known for trout fishing, particularly rainbow and brown trout, and it supports a specialized fishing economy with guides, hatcheries, and tournaments. Together with Branson's live entertainment scene and the quieter rural communities surrounding it, Lake Taneycomo helps define Taney County as a place where tourism, natural beauty, and Ozark traditions come together.

DEMOGRAPHICS*

Population

3 MILES

5 MILES

10 MILES

6,551

23,522

52,626

Households

2,703

9,715

21,124

Average Age

44.6

43.0

42.6

Average Household Income

\$73,736

\$80,924

\$88,318

Businesses


160

901

2,149

**Demographic details based on property location*

CONNECT

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