

PREMIER LAKE PROPERTIES

Highway U near Kissinger Ln. - Pulaski County



Purchase Price: CALL

8 Acre Lot:

Located on the border of Camden & Pulaski Counties on Highway U near Kissinger Ln.

- Approximately 570 ft of Highway U Road Frontage
- Many Huge Oak Trees & Great View
- Very Clean Modular Home Available (Onsite)

LEGAL SURVEY TO GOVERN

PREMIER LAKE PROPERTIES
Paradise is closer than you think...Lake of the Ozarks!

Dennis W. Hansen
Broker

D.Hansen@PremierLakeProperties.net

www.PremierLakeProperties.net

888-LakeOzark

P.O. Box 642 – Lake Ozark, Missouri 65049 – 888-LakeOzark (Toll Free) – Fax: 573-374-4031

Premier Lake Properties – Premier Lake Homes – Premier Lake Developments – Premier Lake Landscaping – Premier Lake Graphics

P r e m i e r L a k e P r o p e r t i e s . n e t

PREMIER LAKE PROPERTIES

Highway U near Kissinger Ln. - Pulaski County



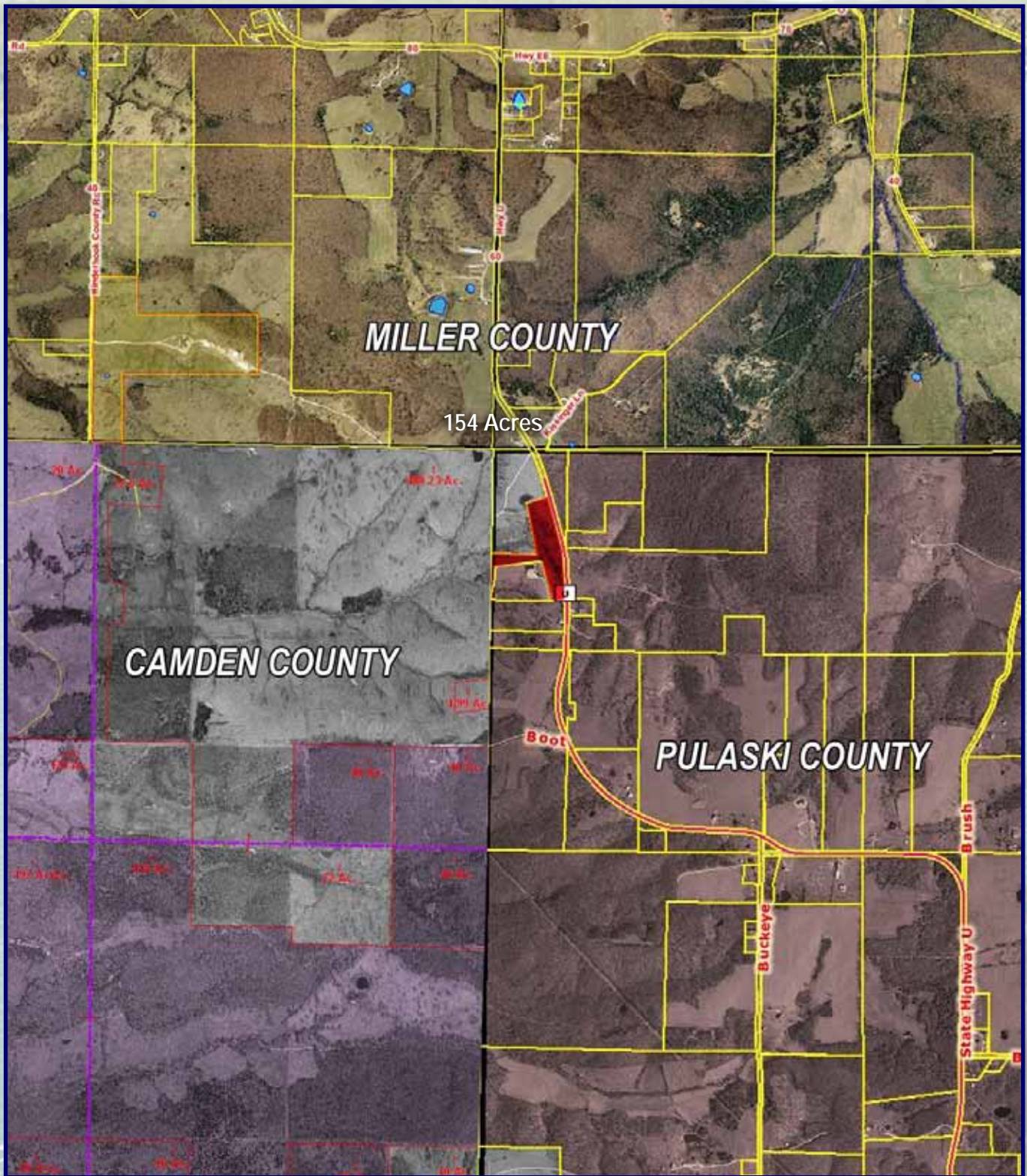
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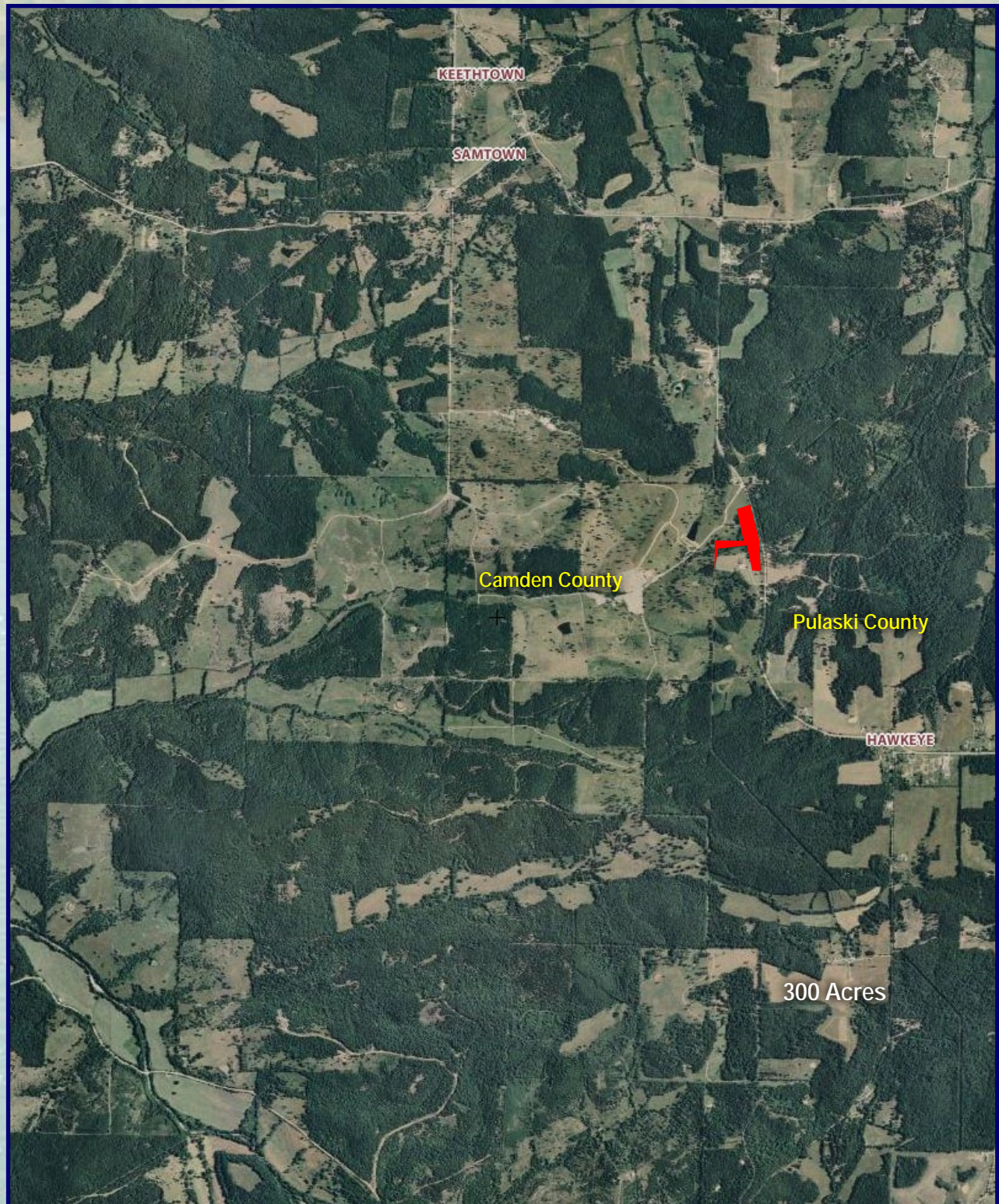
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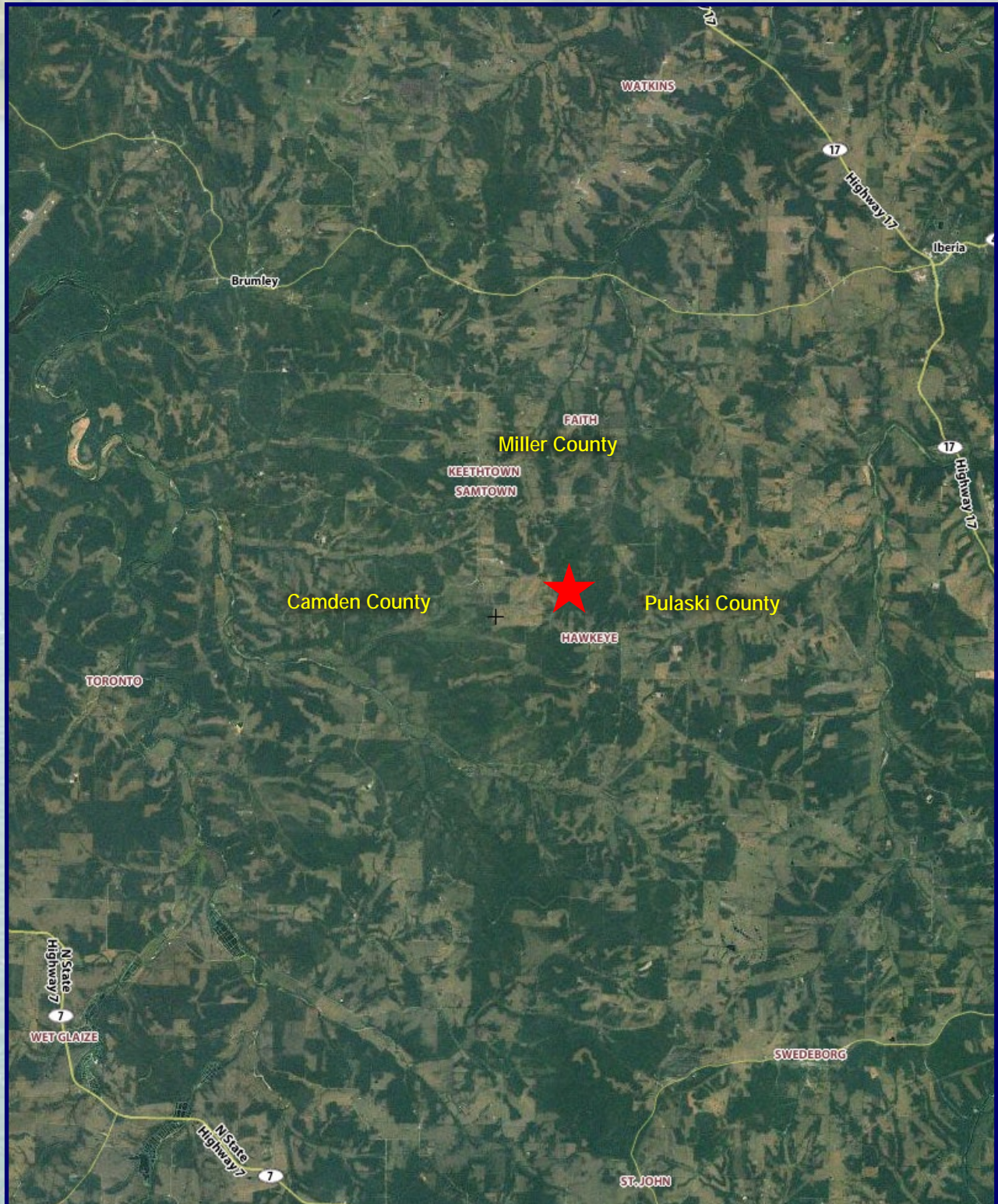
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PREMIER LAKE PROPERTIES

Highway U near Kissinger Ln. - Pulaski County



This presentation developed by:

Dennis Hansen

Broker, Premier Lake Properties

D.Hansen@PremierLakeProperties.net

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888-LakeOzark (toll free)

573-480-7591 (cell)

Photography by Dennis Hansen



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P r e m i e r L a k e P r o p e r t i e s . n e t

Working Together to Deliver the Best Investments at the “The Lake”

PREMIER LAKE PROPERTIES

- Full Service Real Estate Group
- Progressive Techniques and Technology Driven
- Committed to Client Satisfaction

PREMIER LAKE HOMES

- New Custom Construction & Complete Home Renovations
 - Virtual 3D Modeled
- Professionally Designed & Engineered

PREMIER LAKE DEVELOPMENTS

- Design-Build Projects (40 Years of Project & Construction Management)
- Registered Professional Structural & Civil Engineer - Owner / Manager
 - Commercial / Residential / Industrial Design Qualified
 - Associated with Experienced / Reputable Sub-Contractors

PREMIER LAKE LANDSCAPING

- Complete Exterior Transformations
- Innovative Outdoor Living Designs
- Quality Installations that Provide Lasting Impressions

PREMIER LAKE GRAPHICS

- Multi-media and marketing group focused on progressive and innovative designs
 - DVD presentations, large format ads and billboards, vehicle and trailer wraps
- High end marketing brochures, magazine advertising, and other forms of print media
- E-newsletter and E-mail marketing campaigns, custom web developments, and more

888-LakeOzark (Toll Free)

PremierLakeProperties.net

PREMIER LAKE PROPERTIES & PREMIER LAKE HOMES

Premier Lake Homes offers over 50 years of structural and civil engineering, construction, and project management experience while Premier Lake Properties provides a Full Service Real Estate & Property Development Division. We would appreciate the opportunity to showcase our current projects and past experience (residential, pharmaceutical, commercial/industrial). A quality Lake Home is more than just carpet and décor. It should fit your budget, have good resale value, and most importantly be structurally sound. We are certain to find or build you that Perfect Lake Home.

*"Taking care of all of your Buying and Selling needs
...from Condos to Luxury Estates"*

Several "Pocket Listings", New Luxury Homes, and Large Land Parcels Available!



Large Corporate Retreats



Outdoor Living Developments



Custom Built & Engineered Homes



Premium Millwork & Masonry



Exterior Renovations



- Villages
- Four Seasons
- Porto Cima
- Osage Beach



Elaborate Waterfront Showplaces

FULL COLOR BROCHURES OF ALL OF OUR PROPERTIES AND MLS LISTINGS AVAILABLE ONLINE

www.PremierLakeProperties.net
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Dennis Hansen – Real Estate Broker – 573-480-7591 (Direct Line)

Ronald A. Hansen, P.E., S.E. – Manager/Owner – R.Hansen@PremierLakeHomes.net

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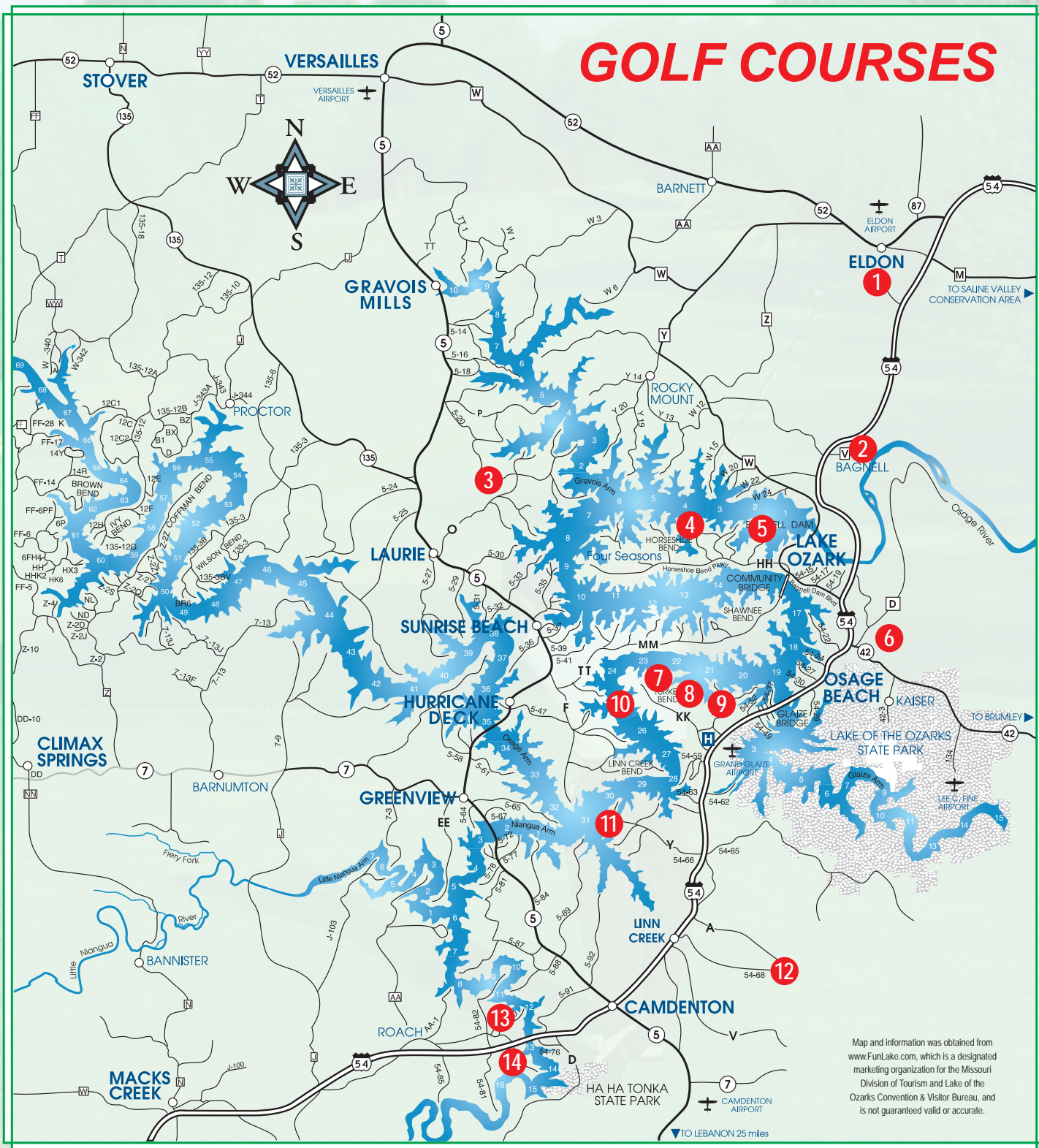


***Thank you for
viewing our listing.***

***We look forward
to working with you.***

PREMIER LAKE PROPERTIES

Lake of the Ozarks Area Golf Courses



Red Circles Represent Locations of Golf Courses
See Following 2 Pages for Number References
and Information on Each Golf Course

Lake of the Ozarks Area Golf Courses

1 Eldon Country Club

573-392-4172

35 Golf Course Road, Eldon, MO 65026

Set amid a backdrop of wooded areas, rolling hills and creeks, Eldon Country Club is sure to provide a pleasurable experience for golfers. Zoysia fairways and an upgraded bunker system, lead to accommodating greens. The exceptional layout offers four tee locations to challenge golfers of all skill levels. Course facilities include a driving range, video analysis by PGA professionals, pro shop, clubhouse and snack bar and swimming pool. The memorable experience offered by the Eldon Country Club course is enhanced by the friendly staff, who attend to every golfer's needs.

2 Osage National Golf Resort

573-365-1950 or toll free 866-365-1950

PO Box 1300, Lake Ozark, MO 65049

www.OsageNational.com

Osage National's original 18 holes, designed in 1992 by Arnold Palmer, feature 7,150 yards of zoysia fairways and bentgrass greens. An additional nine holes (3,559 yards) have been added to create three 18-hole combinations. The course is laid out on beautifully forested, rolling terrain and surrounded by lakes, creeks and the imposing bluffs of the Osage River. This tranquil setting provides the backdrop for a challenging, enjoyable golf experience. As the course motto suggests, this truly is "The Must Play Course at the Lake." Osage National features a 20,000 sq. ft. clubhouse with 5,000 sq. ft. Tournament Room, a driving range, two large practice putting greens, and a full-service restaurant. Stay-and-Play condos are available; call the golf pro shop for details.

3 Indian Rock

573-372-3023

PO Box 1038, Laurie MO 65038

Indian Rock's bermuda fairways and tee boxes, and bentgrass greens cover 300-plus acres, interspersed with 200 one-third-acre home sites. Four tee boxes provide a choice of yardages. The course's signature #17 hole is a golfers' favorite - guarded at the back by a majestic outcrop of rocks and at the front by a deep clear-water lake. The pro shop features clothing, golf equipment and more. Golf lessons from the pros are available. After your round of golf, relax at Mulligan's Sports Bar & Restaurant and also enjoy fine dining at its best at P.L. Traders.

4 Witch's Cove

573-365-8544 or toll free 1-800-842-5253

Horseshoe Bend Parkway, Lake Ozark, MO 65049

www.4SeasonsResort.com

Witch's Cove, a Robert Trent Jones, Sr. course, opened for play in 1971; in 1996, Golf Digest rated it as the second best public course in Missouri. In 1994, it was one of the courses used for the National Club Pro Championship. The Trent Jones layout is extremely challenging from the 6,567 yard

blue tees, providing true 'lake' ambience and scenic beauty on virtually every hole. Of particular significance is No. 13, an intimidating 2278 yard par 3 with a long carry over Witch's Cove. On-site facilities include a putting green, driving range, nine-hole short game course, and a full-service, well-stocked pro shop. Please call for individual lessons. Additional amenities include a full-service bar, dining and banquet facilities.

5 Seasons Ridge

573-365-8544 or toll free 1-800-842-5253

Duckhead Road, Lake Ozark, MO 65049

www.4SeasonsResort.com

Seasons Ridge opened in 1991 and now is considered one of the finest courses in the Ozarks. Golf Digest rated Seasons Ridge in its Top 10 in Missouri in 1996. The course features beautiful scenery with panoramic views of the Lake, while its hills and valleys boast more than 180 feet of elevation change, natural rock walls and a spring-fed lake. By carefully incorporating multiple tee complexes, the design allows players of all skill levels to have an enjoyable game. On-site facilities include a practice green and large driving range. The facility offers professional club fitting and a full-service pro shop with lessons available. Grill open daily for sandwiches and snacks.

6 Bear Creek Valley

573-302-1000

910 Hwy 42, Osage Beach, MO 65065

Bear Creek Valley Golf Club is a par 72, 6764-yard layout. The course meanders through 250 acres of colorful Ozark forest, meadows and scenic valleys along "Little Bear Creek". The course has zoysia fairways, subtle L93 bentgrass greens and multiple tee settings, which will insure an enjoyable, yet challenging, round of golf. The facilities include a casual restaurant and lounge, as well as, a driving range, putting green, and pro shop. Bear Creek Valley, affordable golf, casual dining and a friendly atmosphere.

7 Hidden Lakes

573-348-8527

State Road KK, Osage Beach, MO 65065

www.Tan-Tar-A.com

Hidden Lakes Course was designed and built by Jim Lewis and has been ranked by USA Today as one of the best nine-hole courses in the U.S. This championship course is situated inside the gates of the beautiful, newly renovated, Tan-Tar-A Resort, Golf Club, Marina and Indoor Waterpark. The course features lush zoysia fairways and large bentgrass greens. This par 35 is open to the public and is a great place to spend the afternoon with your spouse or kids. Come and enjoy the best-kept secret at the Lake of the Ozarks. You won't be disappointed!

Continued on Next Page

Lake of the Ozarks Area Golf Courses

8 Dogwood Hills

573-348-3153

1252 State Hwy KK, Osage Beach, MO 65065

www.DogwoodHillsResort.com

Dogwood Hills Golf Club and Resort Inn is a 59-unit, full-service golf resort featuring spacious, nicely-appointed queen/king guest rooms and 2, 3, or 4 bedroom/3 bath fairway villas with private balconies or patios. In addition to our 18-hole championship golf course, other amenities include an outdoor pool and whirlpool; Mitch & Duff's Restaurant, lighted practice facilities; putting and chipping greens; professional golf instruction, and full-service pro shop.

9 Sycamore Creek

573-348-9593

1270 Nichols Road, Osage Beach, MO 65065

www.SycamoreCreekGolfClub.com

Always expect the best. Sycamore Creek is proud to have been voted the favorite golf course in the Lake area by a local survey for the last eight years. With the quality of golf at the Lake, this is quite an honor, and we work very hard to live up to that standard, everyday. Challenging to all levels of golfers, this course is built around a working aqua-culture habitat and features a beautifully manicured layout that wanders through the rolling Ozark Hills. The superior customer service provided by the clubhouse staff will exceed your expectations and show you why we are truly the best value at the Lake.

10 The Oaks

573-348-8522

State Road KK, Osage Beach, MO 65065

www.Tan-Tar-A.com

The Oaks Course was designed by world renowned architects Bruce Devlin and Robert Von Hagge. This championship layout, carved out of the natural Ozark hills, places a premium on accurate shots and strategic course management. Its multiple tee boxes and beautiful Bermuda and Zoysia fairways make this championship course a unique and enjoyable experience for the expert as well as the novice. Its undulating Bentgrass greens, breathtaking elevation changes and scenic views of the Lake make this course a must play on your next visit to the Lake of the Ozarks. Its world class golf shop and professional staff have been recognized among the nation's finest. Facilities include a driving range, practice putting green, professional club fitting and instruction, locker rooms, restaurant and catering services to accommodate any size golf event.

11 Bay View Golf Club

573-346-6617

32 Sylvan Bay, Linn Creek, MO 65052

Bay View Golf Course, which opened in 1991, has earned its reputation as a unique, fun and challenging nine hole layout. Set on scenic, hilly terrain,

the course offers incredible views of the Lake of the Ozarks. Most of the narrow fairways are lined with native oak and hickory trees. Bay View offers three separate tee boxes to provide golfers a choice of course yardages. There are three water holes to test every golfer's game. Golfers also enjoy Bay View's clubhouse, snack bar, swimming pool (no charge) and large practice putting green, overlooking several scenic miles of the Lake.

12 Deer Chase

573-346-6117

770 Deer Chase Road, Linn Creek, MO 65052

www.DeerChaseGolf.com

Designed by Roger Null, this 18-hole golf course offers a challenging track through the beautiful Auglaize River valley and surrounding hills. The course features Bermuda fairways overseeded for early spring green-up, multiple zoysia tees and the largest bentgrass green settings in the area. Golf facilities include a driving range, golf shop and practice and chipping greens. Also on the premises is the friendly Chase Tower Grill plus a clubhouse banquet facility with seating for 200.

13 Old Kinderhook

573-346-4444

20 Eagle Ridge Road, Camdenton, MO 65020

www.OldKinderhook.com

Spectacular vistas, elevations and a championship layout meanders through the Ozark hills. Tom Weiskopf has designed another masterpiece in Old Kinderhook, turning the rolling topography, rock waterfalls and flowering trees into one of the Midwest's finest courses. Each hole captures a special aspect of the terrain and offers an experience to delight golfers of all skill levels. Amenities include driving and practice ranges, two putting greens, short game and bunker practice area, clubhouse and pro shop, fine and casual dining, locker rooms, lounge, meeting rooms, swimming, tennis, and health and fitness area. Golf school and lessons also available.

14 Lake Valley Country Club

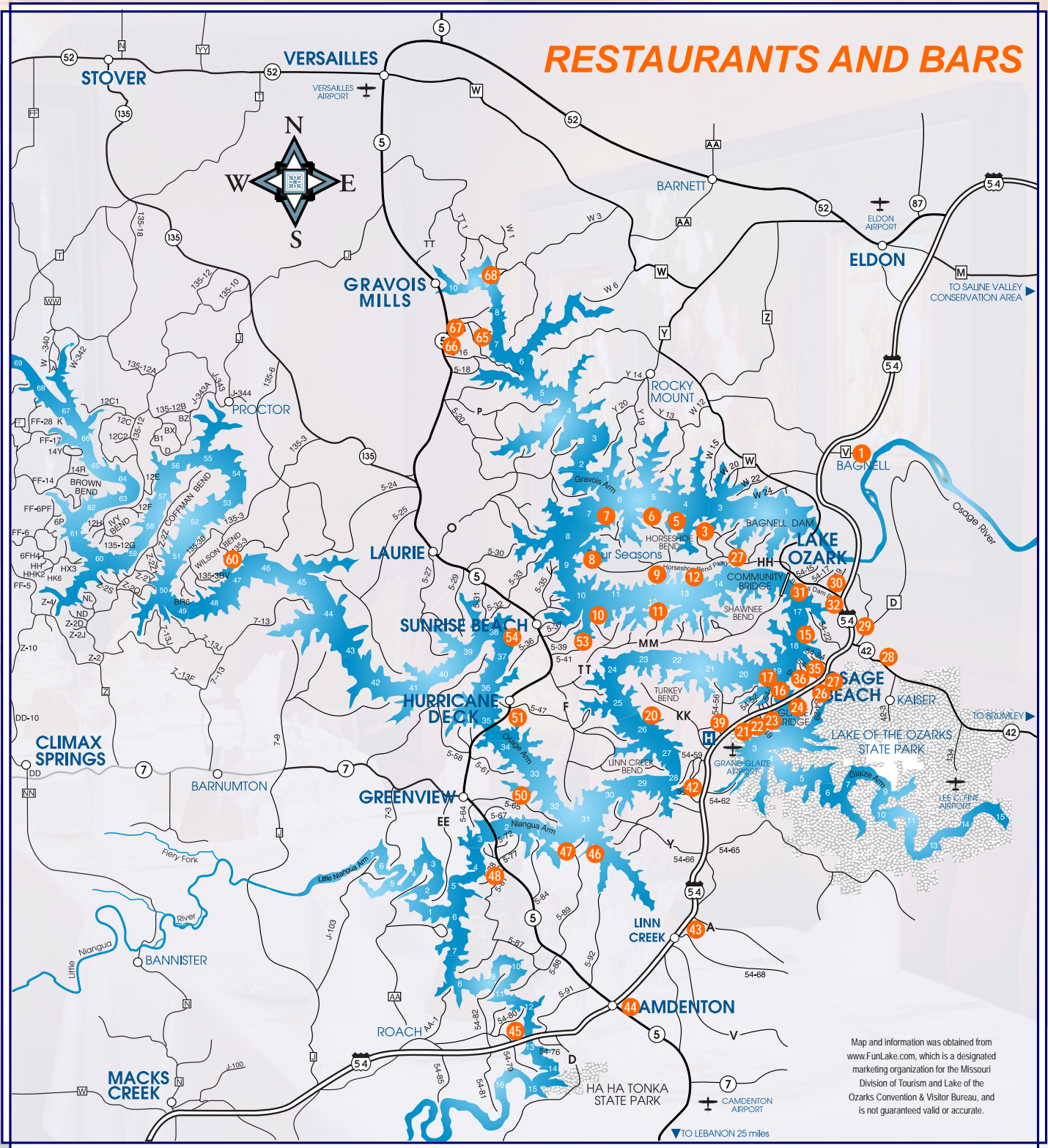
573-346-7218

PO Box 317, Camdenton, MO 65020

www.LakeValleyGolf.com

Voted #1 course at the Lake, Lake Valley features an unusual balance of six par threes, six par fours and six par fives. The fairways are generous, but the large greens are slick and demanding, with considerable back-to-front slope. Lake Valley is a "Must Play" course providing a well-maintained, uniquely challenging course. On-site facilities include a practice putting green, driving range, tennis court, swimming pool, locker room, and bag storage. The Greenside Bar & Grill serves mouth watering sandwiches and cool refreshments daily

Lake of the Ozarks Area Restaurants & Bars



Orange Circles Represent Locations of Restaurants and Bars
 See Following 2 Pages for Number References
 and Information on Each Restaurant & Bar

Lake of the Ozarks Area Restaurants & Bars

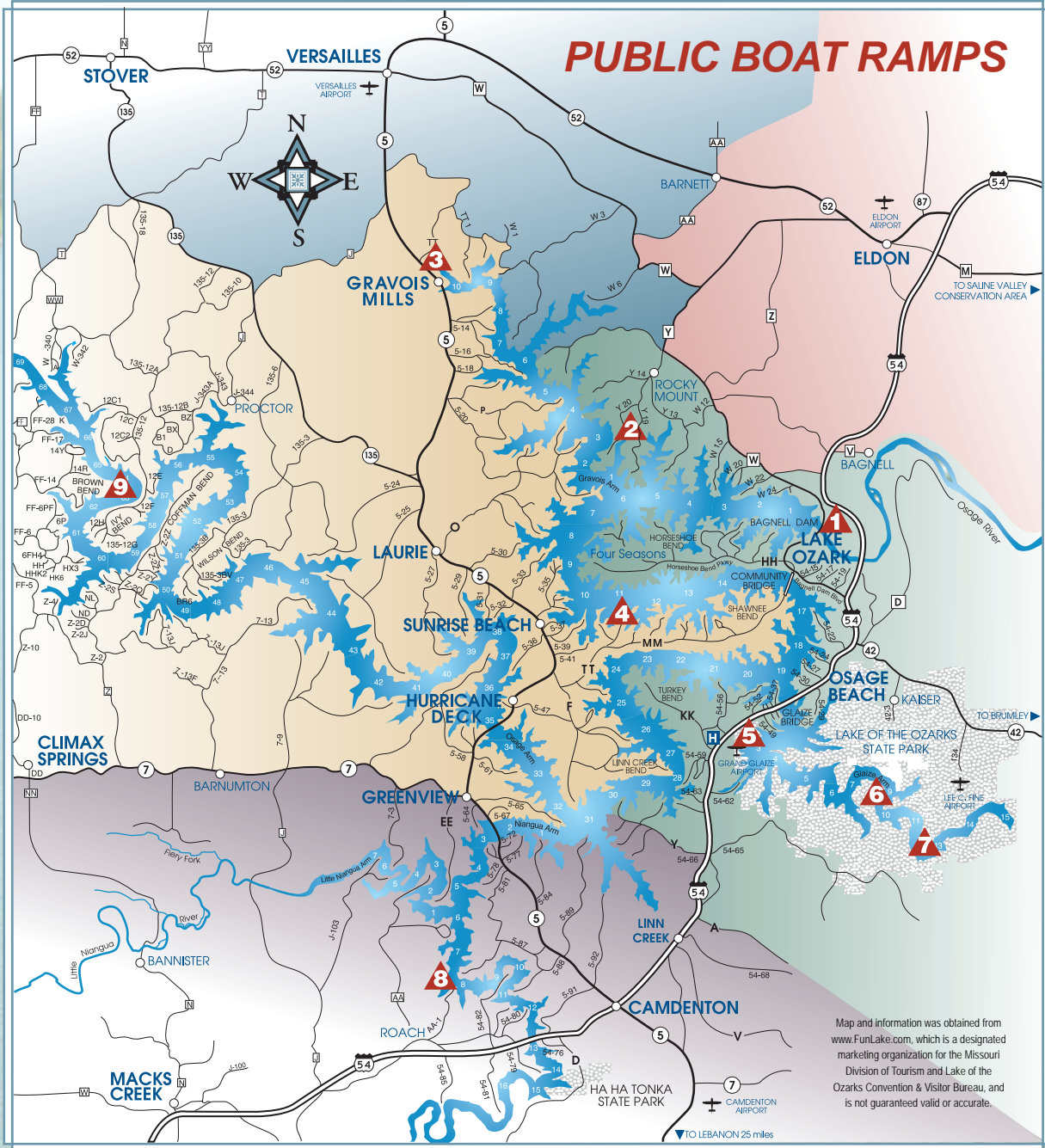
- 1** **Camp Bagnell Fish & Steak House**
Hwy. 54 & V Road, Lake Ozark MO
573-365-1000
www.CampBagnell.com
- 3** **Bourbon Street Grill at Country Club Hotel**
301 Carol Road, Lake Ozark MO
573-964-2222
www.CountryClubHotel.com
- 5** **The Duck**
67 Cherokee Court, Lake Ozark MO
4 Mile Marker on the Osage Arm
573-365-9973
www.TheDuckRestaurant.com
- 6** **Docknockers**
245 Wheelhouse Court, Lake Ozark MO
4 Mile Marker on the Main Channel
573-365-6899
- 7** **Shady Gators Bar & Grill**
132 Sweet William Rd., Lake Ozark MO
7 Mile Marker on the Main Channel
573-365-6464
www.ShadyGators.com
- 7** **Horny Toad Year Round**
2359 Bittersweet Road, Lake Ozark MO
7 Mile Marker on the Main Channel
573-365-5620
www.ToadCove.com
- 7** **Jeremiah's Night Club**
2359 Bittersweet Road, Lake Ozark MO
7 Mile Marker on the Main Channel
573-365-5620
www.ToadCove.com
- 8** **Bobber's Restaurant at Alhonna Resort**
677 Outer Dr., Lake Ozark MO
8 Mile Marker on the Main Channel
573-365-2634
www.Alhonna.com
- 9** **Ruthie D's**
4466 Horseshoe Bend Pkwy, Lake Ozark MO
573-964-6448
www.RuthieDs.net
- 10** **Ozark Bar-B-Que**
608 Wings Circle, Sunrise Beach MO
10.5 Mile Marker on the Main Channel
573-374-7769
www.OzarkBar-B-Que.com
- 12** **HK's at The Lodge of Four Seasons**
Horseshoe Bend Parkway at Witch's Cove
Lake Ozark MO
13.5 Mile Marker on the Main Channel
573-365-8509
www.4SeasonsResort.com
- 15** **Backwater Jack's**
4341 Beach Dr., Osage Beach MO
17.5 Mile Marker on the Main Channel
573-348-6639
www.BackwaterJacksLakefront.com
- 16** **Topsider, Poop Deck, Tiki Bar**
4877 Hwy 54, Osage Beach MO
19 Mile Marker on the Main Channel
573-348-2259
- 17** **Dog Days**
1232 Jeffries Rd., Osage Beach MO
19 Mile Marker on the Main Channel
573-348-9797
www.DogDays.ws
- 20** **Black Bear Lodge Restaurant at Tan-Tar-A Resort**
494 Tan-Tar-A Dr., Osage Beach MO
26 Mile Marker on the Main Channel
573-348-3131
www.Tan-Tar-A.com
- 20** **Windrose On The Water at Tan-Tar-A Resort**
494 Tan-Tar-A Dr., Osage Beach MO
26 Mile Marker on the Main Channel
573-348-3131
www.Tan-Tar-A.com
- 20** **The Oaks at Tan-Tar-A Resort**
494 Tan-Tar-A Dr., Osage Beach MO
26 Mile Marker on the Main Channel
573-348-3131
www.Tan-Tar-A.com
- 20** **Tan-Tar-A Resort, Golf Club, & Spa Food Court**
494 Tan-Tar-A Dr., Osage Beach MO
26 Mile Marker on the Main Channel
573-348-3131
www.Tan-Tar-A.com
- 21** **City Grill, The Sportsbar & Blue Room Nite Club**
5384 W. Hwy 54, Osage Beach MO
573-302-0848
- 22** **Pickled Pete's Sports Bar & Grill**
5276 Hwy 54, Osage Beach MO
573-302-8800
www.PickledPetes.com
- 23** **J. Bruner's Restaurant**
5166 Highway 54, Osage Beach MO
573.348.2966
www.JBruners.com
- 24** **Panera Bread**
4840 Hwy 54, Osage Beach MO
573-302-0024
- 26** **Happy Fisherman**
4676 U.S. 54, Osage Beach MO
573-348-3311
- 27** **Li'l Rizzo's (Two Locations)**
434 Horseshoe Bend Pkwy
Lake Ozark MO
929 Chef St., Osage Beach MO
573-302-1500
www.LilRizzos.com
- 28** **Bear Creek Valley Golf Club**
910 Hwy 42, Lake Ozark MO
573-302-1000
- 29** **Arris' Pizza & Pub**
3924 B Jr. Prewitt Pkwy
Osage Beach MO
573-348-2288
- 30** **Peckers Dueling Piano Bar**
3285 Bagnell Dam Blvd, Lake Ozark MO
573-365-4085
www.ToadCove.com/Peckers.aspx

Continued on Next Page

Lake of the Ozarks Area Restaurants & Bars

- 31 JB Hooks Restaurant & Lounge**
2260 Bagnell Dam Blvd., Lake Ozark MO
16 Mile Marker on the Main Channel
573-365-3255
www.JBHooks.com
- 32 Bentley's Restaurant**
Bus. Hwy. 54, Lake Ozark MO
573-365-5301
www.BentleysRestaurantMo.com
- 35 Vista Grande**
4579 Hwy 54, Osage Beach MO
573-348-1231
www.VistaGrandeMexicanRestaurant.com
- 36 Domenico's Italian Restaurant**
4737 U.S. 54, Osage Beach MO
(573) 348-5335
- 39 Yankee Peddlers Tea Room & Restaurant**
5831 Hwy 54, Osage Beach MO
(573) 348-5045
www.YankeePeddlersTeaRoom.com
- 42 Mexicali Blues**
6605 Hwy 54, Osage Beach, MO
573-302-0419
www.MexicaliBluesCantina.com
- 43 Tonka Hills Restaurant**
2598 US Hwy 54, Linn Creek, MO
573-346-5759
- 44 Senor Peppers Grill & Cantina**
5 & 54 intersection, Camdenton MO
573-346-5433
- 45 Hook Cafe at Old Kinderhook**
56 Club Place, Camdenton MO
573-317-3575
- 46 The Fish & Company**
268 Wego Fish Ln, Camdenton MO
31 Mile Marker on the Main Channel
573-873-0022
www.TheFishAndCompany.com
- 47 Captain's Galley Floating Restaurant & Bar**
364 Galley Rd., Camdenton MO
31 Mile Marker on the Niangua Arm
573-873-5227
www.CaptGalley.com
- 48 The Trail House**
6125 Old Rt. 5, Camdenton MO
573-873-3433
- 50 Bulldog's Beach House**
121 Teton Ln., Camdenton MO
33 Mile Marker on the Main Channel
573-873-3311
- 51 Tortilla Flats**
12164 N State Hwy 5, Sunrise Beach MO
573-374-1307
- 53 Franky & Louie's**
1028 Deer Valley Rd, Sunrise Beach Mo
10 Mile Marker on the Main Channel
573-374-5750
www.FrankyAndLouies.com
- 54 Bear Bottom Resort**
5-36 Lake Rd., Sunrise Beach MO
38 Mile Marker on the Main Channel
573-374-6905
www.BearBottomResort.com
- 60 Halfway Inn**
1038 Cuptree Rd., Gravois Mills MO
47 Mile Marker on the Osage Arm
573-374-1919
- 65 Hillbilly Yacht Club Bar & Grill**
14952 Navajo Beach Rd., Gravois Mills MO
7.0 Mile Marker on the Gravois Arm
573-372-0188 or 816-896-7502
- 66 Olive Branch Restaurant**
26955 Hwy 5, Gravois Mills MO
573-372-2090
www.OliveBranchAtTheLake.com
- 67 Three Pigs Bar-B-Q and Pig Pen Bar**
26657 Highway 5, Gravois Mills MO
573-372-1800
- 68 Richard Knoggin's Pub & Grill**
Lake Road 5-14, Twin Bays Road
Laurie MO
8 Mile Marker on the Gravois Arm
573-372-3915

Lake of the Ozarks Public Boat Ramp Map



- H** LAKE REGIONAL HOSPITAL
- Public Facilities and Accesses
- Accessible Restrooms
- Concrete Boat Ramp
- Gravel Ramp
- Dock, Platform or Pier
- Picnic Area
- Parking/number of spaces
- Accessible facilities designated by color
- (MDC) Missouri Department of Conservation
- (DNR) Department of Natural Resources

- 1 Bagnell Dam Access (MDC) S of Bagnell off Hwy 54 on Lake Road 54-50 • 573-346-2210 **P150**
- 2 Coffman Beach Access (MDC) 14 miles SW of Eldon at end of Lake Road Y-20 • 573-346-2210 **P47**
- 3 Gravois Mills Access (MDC) On Hwy 5 • 573-346-2210 **P70**
- 4 Shawnee Bend Access (MDC) 4 miles NE of Hurricane Deck / Hwy 5 to Hwy F on Hwy TT • 573-346-2210 **P89**
- 5 Grand Glaize Recreation Area (DNR) 6 miles NE of Hwy A on Hwy 54 • 573-348-2694 **P447** (50 Slips) Pa He Tsi (DNR) **P116**
- 6 McCubbin's Point (DNR) Hwy 54 to Hwy A on Lake Road A-33 • 573-348-2694 **P15**
- 7 Public Ramp #1 (DNR) Hwy 54 to Hwy 42, take 134 at park entrance • 573-348-2694 **P45**
- 8 Larry R. Gale Access (MDC) Hwy 54 to Lake Road AA to Lake Road AA-101D • 573-346-2210 **P50**
- 9 Brown Bend Access (MDC) Hwy 7 to Hwy DD to Hwy FF on Lake Road FF-14 • 573-346-2210 **P18**

Map and information was obtained from www.FunLake.com, which is a designated marketing organization for the Missouri Division of Tourism and Lake of the Ozarks Convention & Visitor Bureau, and is not guaranteed valid or accurate.

- CAMDENTON CHAMBER
- LAKE AREA CHAMBER
- LAKE WEST CHAMBER
- ELDON CHAMBER
- VERSAILLES CHAMBER

*Color denoting geographic areas on map correspond to area sections in this guide, as well as codes on business listings.