

OSAGE HILLS

170± Acres + 74 Recorded Lots

Pulaski County, Missouri

OFFERED AT

$1,800,000

BAILEY PROPERTIES INC.

buyMOland.com

PROPERTY SUMMARY

County	Pulaski County, Missouri
Main Tract	170.28± acres (parcel 6.20)
Recorded Lots	74 lots across 11 recorded plats
Future Phases	38 preliminary platted lots
Utilities	County water, sewer & electric available to every lot
Roads	County-maintained
Restrictions	Recorded covenants & restrictions for each plat
Schools	40 acres in Dixon School District
Sale Terms	Sold as one package only
Price	**$1,800,000**

THE OPPORTUNITY

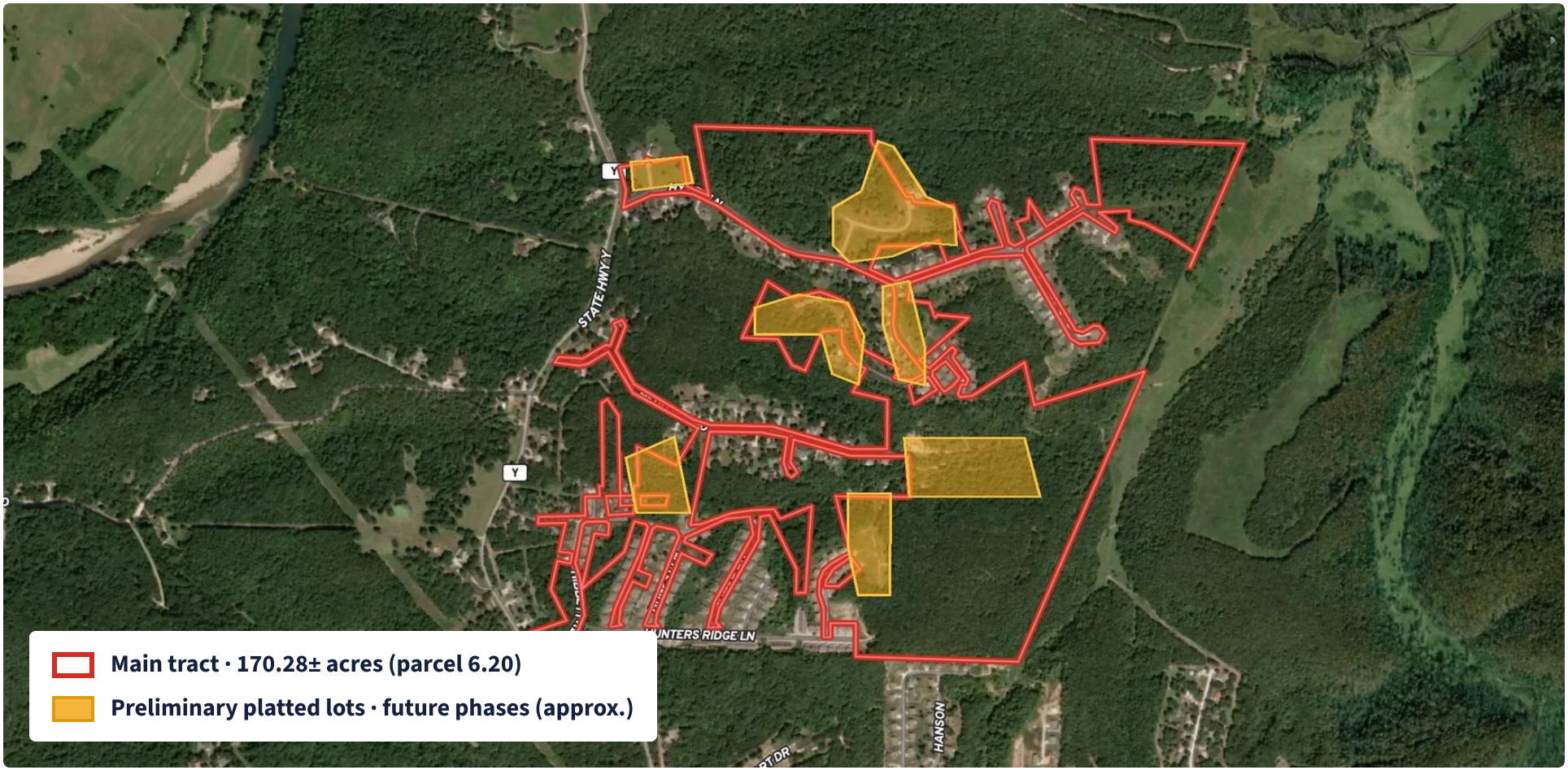
Osage Hills is a rare chance to acquire an established subdivision and its next phases in a single purchase. The offering combines 170± acres of wooded development land with 74 recorded lots across 11 plats, all with county water, sewer and electric available and served by county-maintained roads.

With $3M in infrastructure already in place and 38 additional lots preliminarily platted, the most expensive and time-consuming stages of development are done. Ideal for a builder, developer or long-term investor. Offered as one package.



WHAT YOU'RE BUYING

The main tract, future lot areas and 74 recorded lots, sold together.



170.28± AC

Main tract, outlined in red

74 LOTS

Recorded lots across 11 plats, separate parcels included in the sale

38 LOTS

Preliminary platted for future phases, shaded gold

$1,800,000

Tract and all lots, sold as one package

INFRASTRUCTURE IN PLACE

$3M in infrastructure already built — the hard work of development is done

County Utilities to Every Lot

County water, sewer and electric are available to every lot.

County-Maintained Roads

Roads are in and maintained by the county.

74 Recorded Lots, 11 Plats

Each plat has recorded covenants and restrictions, giving buyers and builders a clear framework.

Room to Grow

38 preliminary platted lots plus 170± acres of wooded land for future phases.



FROM THE AIR



Wooded development acreage along the ridge, with existing homes and roads at its edge.





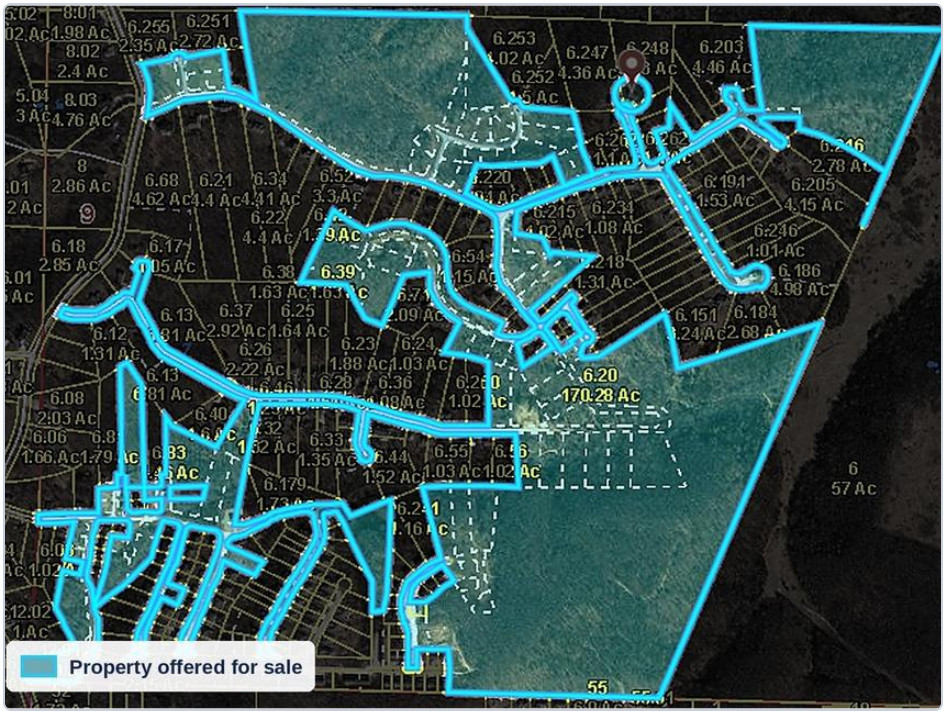
The established neighborhood and the larger wooded tract to the south. Photos taken October 2026.

PARCEL MAPS



Aerial Overview

The 170.28± acre main tract (parcel 6.20) outlined on aerial imagery. The 74 recorded lots are separate parcels along the neighborhood streets.



Parcel Detail

County parcel lines with the property offered for sale highlighted. Dashed lines show preliminary platted lots planned for future phases.

Property offered for sale

Boundaries approximate, based on county parcel data. Not a survey.

THE SETTING



Wooded Ozark hills and river valley surrounding Osage Hills, Pulaski County, Missouri.

CONTACT

CALL OR TEXT

314-249-6373
TAYLOR BAILEY

314-283-4886
DRENNAN BAILEY

BAILEY PROPERTIES INC.
Farm & Land Sales Co.
buyMOland.com

DISCLAIMER

The information in this brochure was obtained from sources deemed reliable but is not guaranteed by the broker, agents or seller. All acreage, lot counts, boundaries and descriptions are approximate. Maps are for illustration only and are not a survey; no recent survey is available. The offering is subject to errors, omissions, prior sale, price change or withdrawal without notice. Prospective buyers should conduct their own independent investigation, including verifying boundaries and acreage with a licensed surveyor at their own expense. The seller reserves the right to accept or reject any offer.