

# YOU ASKED... WE ANSWERED!

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ARE PROUD TO ANNOUNCE  
WE ARE WORKING WITH  
DENNIS & RAQUEL HANSEN  
AT

*PREMIER LAKE PROPERTIES*  
Lake of the Ozarks

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Our combined teams are a winning combination to market your properties to the largest audience. Together, our clients properties will be featured on both of our weekly radio shows, in both of our magazines and advertised in ALL 8 states that border MO! An entire team of Realtors/Brokers in St. Louis/ Lake of the Ozarks at no extra cost to you!







# HERON HILL

AT THE LAKE

\$12,000,000

**E**very Missourian knows you don't have to travel far to experience the fun and relaxation of Missouri's finest lake resort destination. It's no secret that the Lake of the Ozarks is home to some of the best shopping, boating, golfing, fishing, and hiking around. With the area's incredible properties and awe-inspiring setting, it's no wonder so many families make it a priority to have fun on the lake. It's the perfect place to relax and unwind.

Heron Hill is a 14-acre estate and is one of the highest points above the beautiful Lake of the Ozarks. With approximately 875 ft. of waterfrontage, this property is one of the best of the Ozarks. Located in the Four Seasons area, this property is seconds away from Horseshoe Bend and Bagnell Dam Boulevard. Offering a jaw-dropping, unobstructed eight-mile view of Lake Ozark, the Osage River, and Bagnell Dam, Heron Hill is listed at \$12,000,000 as a commercial property. The list price includes the value for the land only as the Blue Heron Restaurant business is not for sale. The restaurant name will leave with its creator, Joseph H. Boer. Until Heron Hill has been sold, you'll still be able to enjoy a fine dining experience at the Blue Heron.

Heron Hill has so much to offer and is one of the most sought-after in the Lake of the Ozarks. With the waterfrontage and incredible acreage, this area would be perfect for a luxury apartment building, complete with a pool and a shopping community. Though it would be the perfect place to create a luxury community where families can come to vacation and enjoy the lake, nothing with this property is set in stone. Imagine a multi-story luxury hotel where every room would have an incredible view of either Lake Ozark or the majestic Osage River. The possibilities here are endless. ∞



*"The possibilities  
here are endless."*  
Concept Art

- 14-acre estate
- 875 ft of waterfront
- Unobstructed 8-mile view of the lake
- Seconds from Horseshoe Bend and Bagnell Dam

For more information on the Heron Hill listing, contact Rick or Tracy Ellis at 636-299-3702 or visit [www.heronhillatthelake.com](http://www.heronhillatthelake.com).