

BRANSON **TALL** MISSOURI  
**TIMBERS**  
**CAMP**

PRESENTED BY  
**CURRIER & COMPANY**  
**417.336.1300**

# YOUR HOME IN THE WOODS

WHO HASN'T DREAMED OF GETTING AWAY TO THEIR OWN CABIN IN THE WOODS? A SERENE SETTING IN THE ROLLING HILLS WITH TOWERING HARDWOODS ALL AROUND...WELCOME TO TALL TIMBERS CAMP! A TRUE OZARKS GETAWAY EXPERIENCE NESTLED IN THE MIDDLE OF A CONSERVATION SANCTUARY. IT'S THE PERFECT PLACE TO RECONNECT WITH NATURE AND CREATE CHERISHED MEMORIES.

## KEY FEATURES

NIGHTLY RENTAL PERMITTED

MULTIPLE POOLS

MOUNTAIN BIKE TRAILS

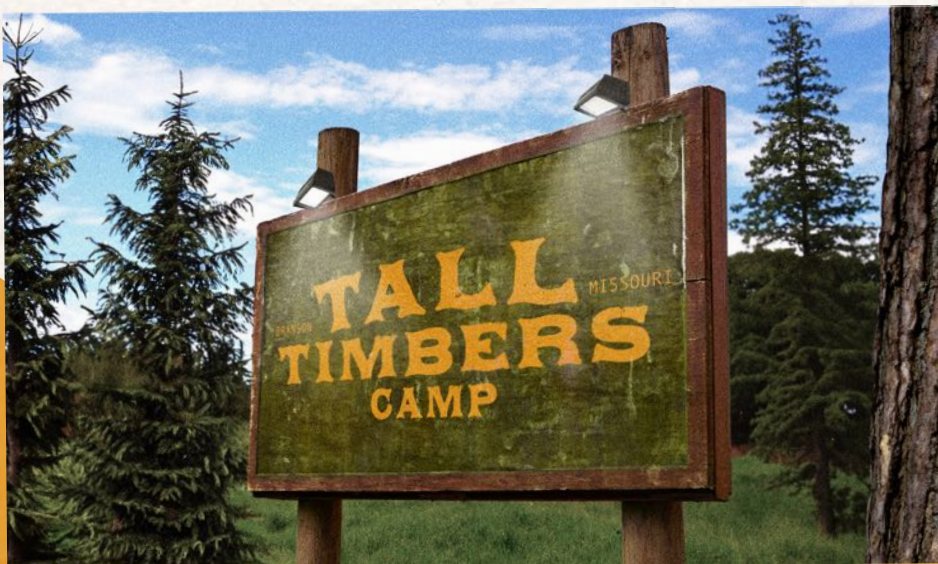
HIKING TRAILS

MULTIPLE LAKES

RESORT-STYLE COMMUNITY

PRIME LOCATION

OUTDOOR ACTIVITIES



# PRIME LOCATION

THE PRIME RUSTIC SITE IS COMPRISED OF 300+/- ACRES IN HOLLISTER, MO SITUATED BETWEEN TABLE ROCK LAKE AND BIG CEDAR LODGE AND ONLY MINUTES TO ALL BRANSON ATTRACTIONS. DIRECT ACCESS TO HWY 65, YET TUCKED PERFECTLY INTO THE OZARK HILLS CREATING A PERFECT BALANCE OF SECLUSION AND CONVENIENCE.

# RETREAT TO THE HILLS

FAMILIES HAVE RETREATED TO THE OZARKS FOR REST AND RELAXATION FOR OVER 100 YEARS. TALL TIMBERS CAMP IS AN HOMAGE TO THE RUSTIC VIBE OF THE OZARKS TRADITION, WHILE PROVIDING A MODERN AND UPSCALE STAY. THE QUALITY DESIGN OF THE CABINS MIXED WITH NEVER-BEFORE-SEEN AMENITIES AND AMBIANCE WILL CREATE A LASTING AND MEMORABLE EXPERIENCE FOR ALL WHO VISIT. EVERY ASPECT OF THE PROJECT IS DESIGNED TO HIGHLIGHT THE BEAUTY OF THE NATURE THAT SURROUNDS IT.

# A NATURE EXPERIENCE

THE OZARKS HAVE NEVER SEEN A RETREAT LIKE THIS BEFORE! FROM NATURE POOLS TO MOUNTAIN BIKE TRAILS, THE PROPERTY TURNS A STAY INTO TRUE NATURE EXPERIENCE! 200 SURROUNDING ACRES ARE DEDICATED AS A CONSERVATION PRESERVE, ENSURING AN AUTHENTIC OUTDOOR EXPERIENCE FOR YEARS TO COME. PLUS, THERE'S LOTS OF FUN PLANNED AT TALL TIMBERS! PADDLE BOARD AROUND THE LAKE, GET UP A GAME OF PICKLE BALL, TAKE A DIP IN ONE OF THE POOLS, OR GATHER A TEAM FOR OLD-FASHIONED LAWN GAMES AT THE ACTIVITY FIELD.

# PROJECTED TIMELINES

PHASE 1 CABINS ARE SCHEDULED TO BE COMPLETED WINTER 2025. PHASE 1 ALSO INCLUDES TWO LAKES, INDOOR SWIMMING POOL, COMMUNITY HOT TUB, AND WALKING TRAILS. PHASE 2 CONSTRUCTION WILL BEGIN SOON WITH A PROJECTED COMPLETION DATE OF FALL 2025. AT THE OPENING OF PHASE 2, OUTDOOR NATURE POOL WITH SAND BEACH, PICKLEBALL COURTS, PLAYGROUND, AND RECREATION FIELDS WILL BE COMPLETED AND READY FOR GUEST USE.



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# STANDARD CONSTRUCTION FEATURES

## INSIDE YOUR HOME

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**KNOCK DOWN TEXTURED WALLS AND TREE BARK CEILINGS  
PANELED WOOD - STAIN GRADE PINE DOORS.**

**3 1/2' STAIN GRADE PINE CASING.**

**5 1/2' STAIN GRADE PINE BASE.**

**BRUSHED NICKEL OR OILED RUBBED BRONZE DOORKNOB  
HARDWARE.**

**BRUSHED NICKEL OR OILED RUBBED PLUMBING FIXTURES.**

**LUXURY VINYL PLANK FLOORING EVERYWHERE, EXCLUDING  
STAIRS WHICH WILL BE CARPETED.**

**SMOKE DETECTORS IN ALL BEDROOMS AS PER CODE.  
FIRE SPRINKLER SYSTEM THROUGHOUT AS PER CODE.**

**ELECTRIC FIREPLACE AS PER UNIT PLANS.**

**STONE ON FIREPLACES TO RUN FLOOR TO MANTEL.**

**FULL SIZE WASHER AND DRYER.**

**PRESELECTED QUALITY LIGHTING PACKAGE.**

## TECHNOLOGY

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**PRE-WIRED FOR CABLE IN BEDROOMS AND LIVING ROOMS  
AT ELEVATED HEIGHT FOR WALL MOUNTING.**

**PROGRAMMABLE FRONT DOOR HANDLE / LOCK.**

**PROGRAMMABLE WIFI THERMOSTAT.**

## INSULATION SPECIFICATIONS

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**R-38 INSULATION IN FLAT CEILINGS (BLOWN WHERE  
ACCESSIBLE).**

**R-13 INSULATION ON ALL EXTERIOR WALLS.**

**R-11 INSULATION ON INTERIOR SOUND WALLS.**

## ENERGY EFFICIENCY

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**ARGON GAS FILLED LOW-E WINDOWS.**

**CLAY IN COLOR - SINGLE HUNG - 6/6 GRIDS.**

**HEAT PUMP HVAC SYSTEM**

**PEX PLUMBING SYSTEM.**

**30-YEAR ARCHITECTURAL ROOF. BLACK SHINGLES, DRIP  
EDGE, FASCIA, SOFFIT, AND GUTTERING.**

## KITCHEN FEATURES

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**HIGH QUALITY CABINET PACKAGES.**

**STAINLESS STEEL APPLIANCE PACKAGES INCLUDE 36"  
REFRIGERATOR, 24" DISHWASHER, 30"**

**MICROWAVE HOOD, AND 30" FLAT TOP RANGE WITH OVEN.**

**SINGLE LEVER FAUCET WITH PULL OUT SPRAYER.**

**STAINLESS STEEL 50/50 SINKS.**

**GRANITE COUNTER TOPS.**

## BATHROOM FIXTURES

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**FIBERGLASS SHOWER OR TUB / SHOWER COMBO.**

**CULTURED MARBLE VANITY TOP WITH INTEGRATED SINK.**

**COMFORT HEIGHT ELONGATED TOILETS.**

## OUTSIDE YOUR LODGE

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**COVERED PORCH AND PATIO.**

**ADIRONDACK STYLE 1 1/2" THICK TONGUE AND GROOVE ON  
MAIN WALLS AND VERTICAL BOARD AND  
BATTEN IN GABLE AND ROOF ENDS SIDING.**

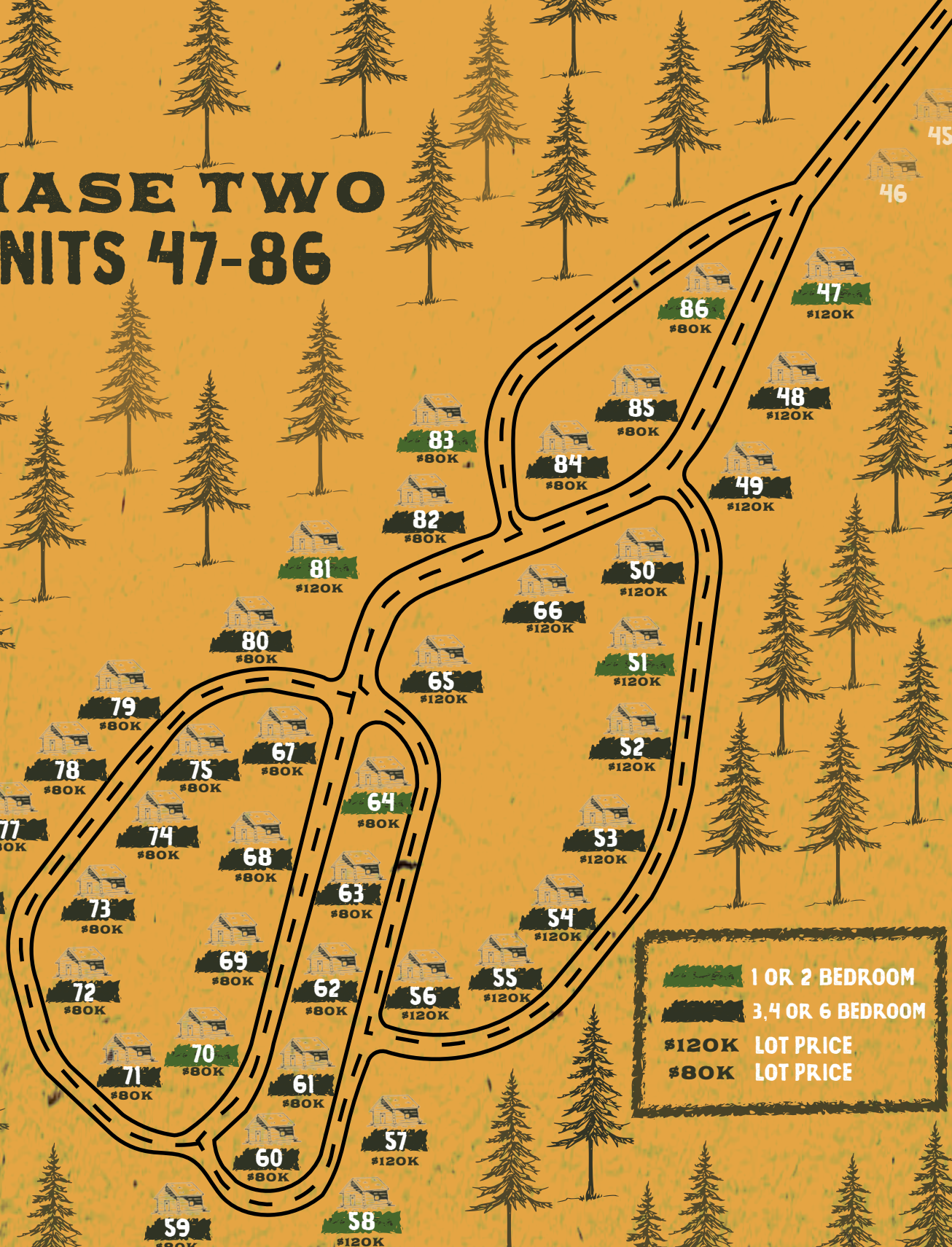
**LOW MAINTENANCE INSULATED FIBERGLASS FRONT DOOR.**

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# CABIN PRICING

<u>LOT PURCHASE</u>	<u>BUILD CONTRACT</u>	<u>TOTAL INVESTMENT</u>
	<b>1 BEDROOM</b> <b>\$219,000</b>	<b>1 BEDROOM</b> <b>\$299,000/\$339,000</b>
	<b>2 BEDROOM</b> <b>\$289,000</b>	<b>2 BEDROOM</b> <b>\$369,000/\$409,000</b>
<b>BASE LOT:</b> <b>\$80,000</b>	<b>+</b>	<b>=</b>
<b>UPGRADED LOT:</b> <b>\$120,000</b>	<b>3 BEDROOM</b> <b>\$349,000</b>	<b>3 BEDROOM</b> <b>\$429,000/\$469,000</b>
	<b>4 BEDROOM</b> <b>\$429,000</b>	<b>4 BEDROOM</b> <b>\$509,000/\$549,000</b>
	<b>6 BEDROOM</b> <b>\$499,000</b>	<b>6 BEDROOM</b> <b>\$579,000/\$619,000</b>

# PHASE TWO UNITS 47-86



 1 OR 2 BEDROOM  
 3, 4 OR 6 BEDROOM  
 \$120K LOT PRICE  
 \$80K LOT PRICE

# TALL TIMBERS CAMP

YOUR HOME IN THE WOODS

# MAP

ROAD  
STRETCH OF CABINS  
CABIN UNITS

POOL  
BEACH

PHASE 4  
COMING SOON

PHASE 3  
COMING SOON

ACTIVITY FIELDS

GENERAL STORE

MINI-GOLF

PLAYGROUNDS  
PICKLEBALL  
BASKETBALL

POOL

INDOOR POOL

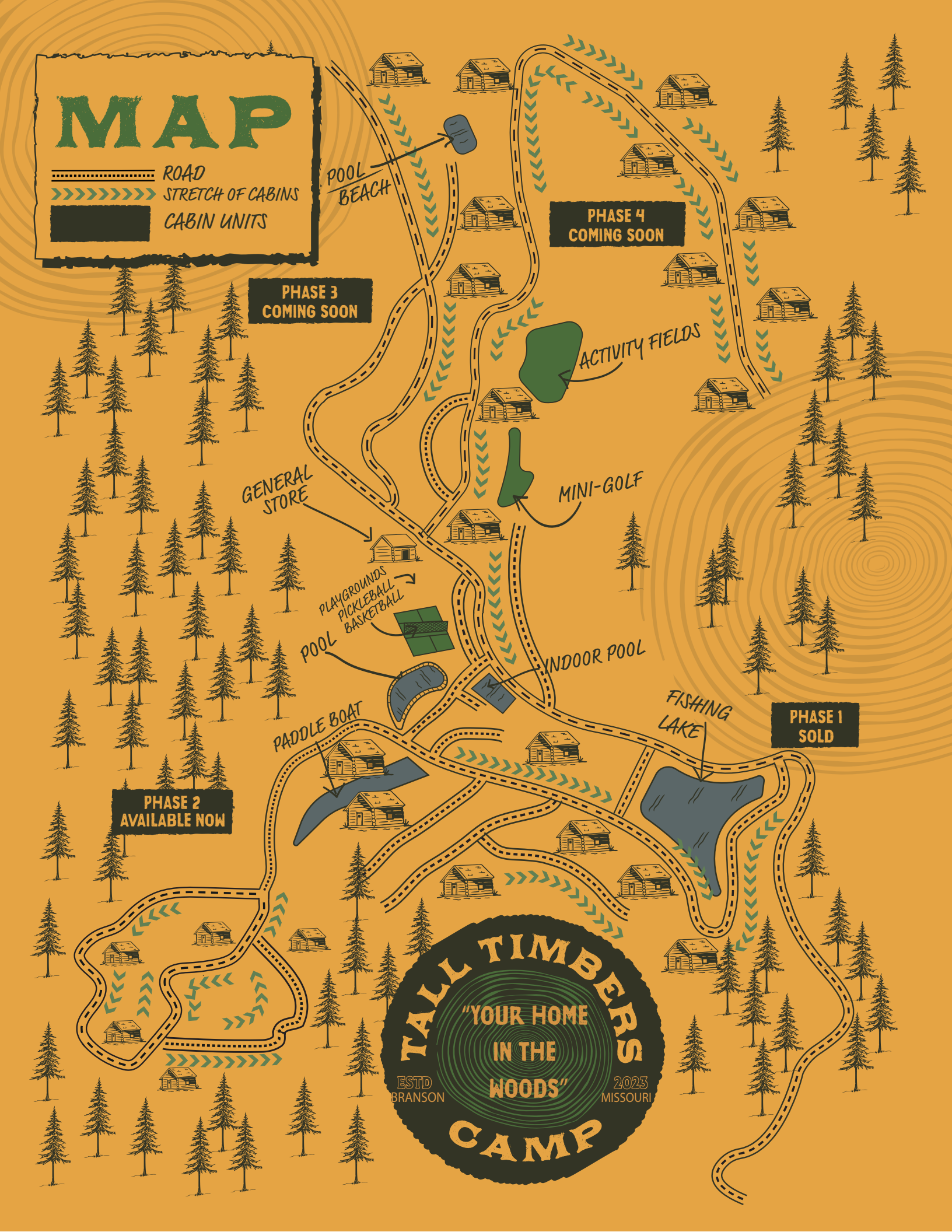
PADDLE BOAT

FISHING LAKE

PHASE 2  
AVAILABLE NOW

PHASE 1  
SOLD

TALL TIMBERS  
"YOUR HOME  
IN THE  
WOODS"  
ESTD  
BRANSON  
2023  
MISSOURI  
CAMP



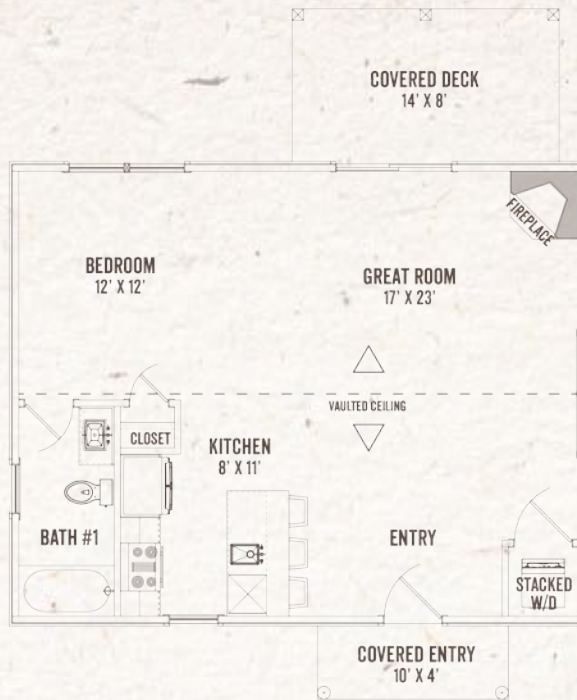
BRANSON MISSOURI

# TALL TIMBERS CAMP

**TALL TIMBERS CAMP**  
36°34'51.7"N 93°15'11.7"W

**CABIN: ZION**

TOTAL: 720 SQ. FT.



**MAIN LEVEL FLOOR PLAN**



**HOME  
AWAY  
FROM HOME**



BRANSON MISSOURI

# TALL TIMBERS CAMP

**TALL TIMBERS CAMP**  
36'34" x 51.7' x 93'15" x 11.7' x

**CABIN: YOSEMITE**

MAIN LEVEL: 720 SQ. FT.  
UPPER LEVEL: 355 SQ. FT.  
TOTAL: 1,075 SQ. FT.

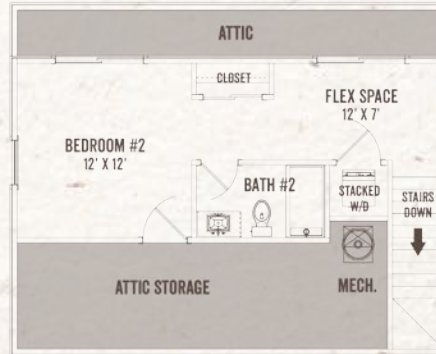


MAIN LEVEL FLOOR PLAN

**TALL TIMBERS CAMP**  
36'34" x 51.7' x 93'15" x 11.7' x

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UPPER LEVEL: 355 SQ. FT.  
TOTAL: 1,075 SQ. FT.



UPPER LEVEL FLOOR PLAN



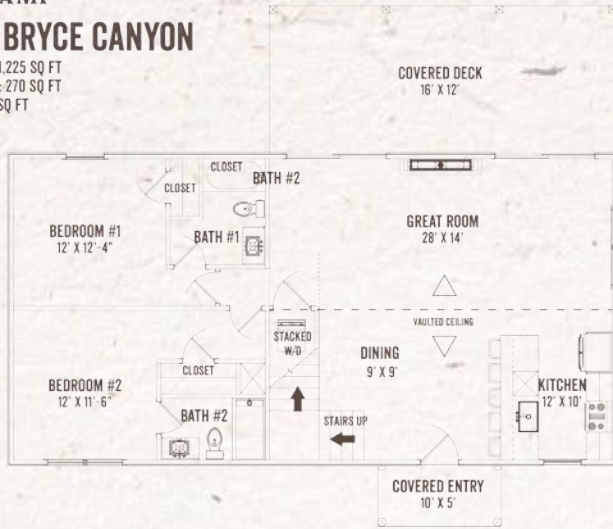
BRANSON MISSOURI

# TALL TIMBERS CAMP

**TALL TIMBERS CAMP**  
36°34'51.7"N 93°55'11.7"W

**CABIN: BRYCE CANYON**

MAIN LEVEL: 1,225 SQ FT  
UPPER LEVEL: 270 SQ FT  
TOTAL: 1,495 SQ FT



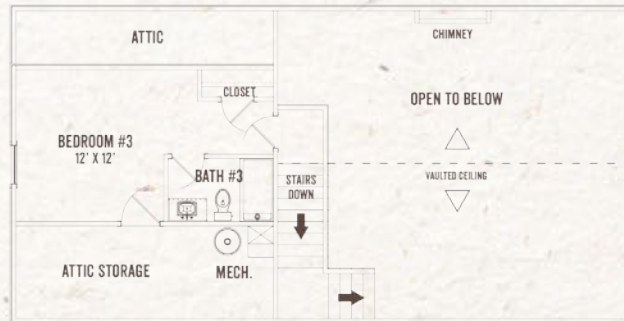
MAIN LEVEL FLOOR PLAN



**TALL TIMBERS CAMP**  
36°34'51.7"N 93°55'11.7"W

**CABIN: BRYCE CANYON**

MAIN LEVEL: 1,225 SQ FT  
UPPER LEVEL: 270 SQ FT  
TOTAL: 1,495 SQ FT



UPPER LEVEL FLOOR PLAN



HOME  
AWAY  
FROM HOME

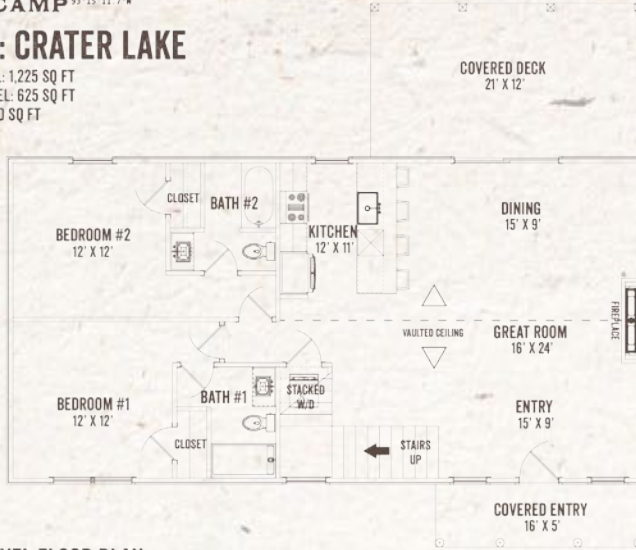
BRANSON MISSOURI

# TALL TIMBERS CAMP

**TALL TIMBERS CAMP**  
36'34" x 51.7' x 7" M 99'15" x 51.7' x 7" M

**CABIN: CRATER LAKE**

MAIN LEVEL: 1,225 SQ FT  
UPPER LEVEL: 625 SQ FT  
TOTAL: 1,850 SQ FT



MAIN LEVEL FLOOR PLAN



**TALL TIMBERS CAMP**

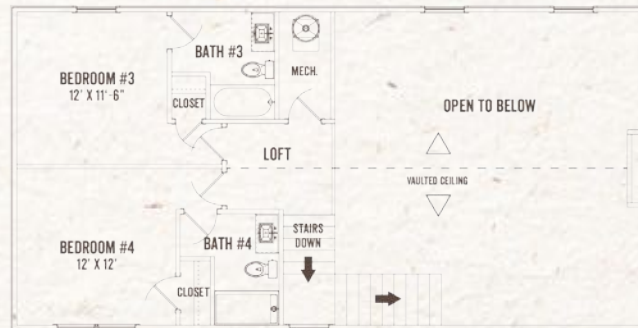
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36'34" x 51.7' x 7" M 99'15" x 51.7' x 7" M

**CABIN: CRATER LAKE**

MAIN LEVEL: 1,225 SQ FT  
UPPER LEVEL: 625 SQ FT  
TOTAL: 1,850 SQ FT



**TALL TIMBERS CAMP**



UPPER LEVEL FLOOR PLAN

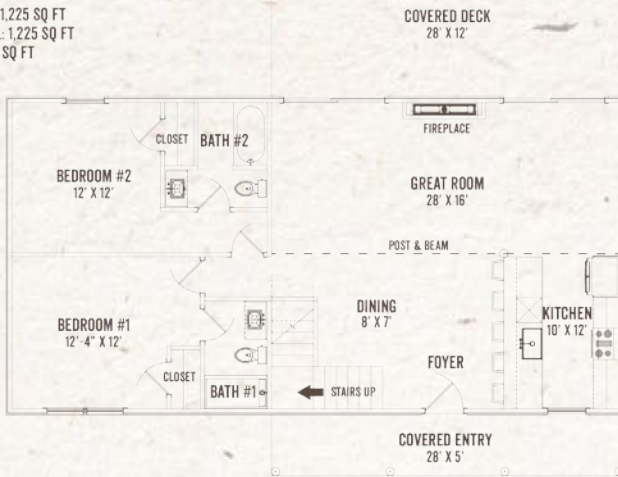


BRANSON **TALL** MISSOURI  
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**TALL TIMBERS**  
36'04" x 51.7'0"  
**CAMP** 93'15" x 11.7'0"

**CABIN: YELLOWSTONE**

MAIN LEVEL: 1,225 SQ FT  
 UPPER LEVEL: 1,225 SQ FT  
 TOTAL: 2,450 SQ FT

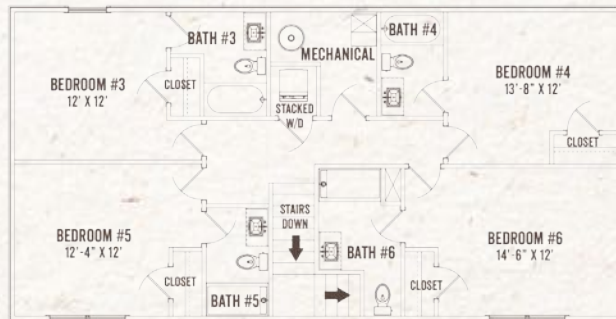


MAIN LEVEL FLOOR PLAN

**TALL TIMBERS**  
36'04" x 51.7'0"  
**CAMP** 93'15" x 11.7'0"

**CABIN: YELLOWSTONE**

MAIN LEVEL: 1,225 SQ FT  
 UPPER LEVEL: 1,225 SQ FT  
 TOTAL: 2,450 SQ FT



UPPER LEVEL FLOOR PLAN

**HOME**  
**AWAY**  
**FROM HOME**

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## **ADDITIONAL AMENITIES**

### **JANUARY 2025**

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- 3 ACRE FISHING LAKE (STOCKED LAKE WITH DOCK)
- 3 ACRE SPORTING LAKE (PADDLEBOARDS & KAYAKS)
- INDOOR SWIMMING POOL
- COMMUNITY HOT TUB
- WALKING TRAILS

### **SUMMER 2025**

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- OVERSIZED OUTDOOR NATURE POOL (WITH SAND BEACH)

### **FALL 2025**

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- PICKLEBALL COURTS
- KIDS PLAYGROUND
- OPEN RECREATIONAL FIELDS

### **TO BE DETERMINED**

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- GENERAL STORE\*
- RESTAURANT\*

\*THESE AMENITIES ARE DEPENDENT ON SALES AND OBTAINING A SUITABLE OPERATOR FOR THE DEVELOPMENT\*



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## **FREQUENTLY ASKED QUESTIONS**

### **HOW MUCH ARE ASSOCIATION FEES AND WHAT'S INCLUDED?**

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**COA FEES ARE CALCULATED AT \$1.40 PER SQUARE PER YEAR FOOT OF CABIN LIVING SPACE. THE COA'S PROJECTED BUDGET INCLUDES ALLOCATIONS FOR LAWN CARE AND LANDSCAPE MAINTENANCE AND MAINTENANCE OF THE COMMON ELEMENTS OF THE COMMUNITY SUCH AS ROADS AND AMENITIES.**

### **DOES THE ASSOCIATION MAINTAIN THE CABINS?**

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**NO. HAZARD INSURANCE AND EXTERIOR BUILDING MAINTENANCE ARE THE HOMEOWNER'S RESPONSIBILITY.**

### **DO I HAVE TO USE A CERTAIN PROPERTY MANAGER?**

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**THERE IS NO RESTRICTION IN THE COMMUNITY FOR USE OF A CERTAIN PROPERTY MANAGER.**

### **CAN YOU PROVIDE A PRO-FORMA?**

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**WE'LL LEAVE THE RENTAL AND INCOME PROJECTIONS TO THE PROFESSIONALS IN THAT FIELD. WE RECOMMEND CONTACTING ONE OF THE QUALIFIED PROPERTY MANAGEMENT COMPANIES IN THE AREA.**



# BRANSON **TALL** MISSOURI TIMBERS CAMP

**ADDENDUM A  
TO CONSTRUCTION CONTRACT / AGREEMENT  
UPGRADE OPTIONS**

**OWNER** \_\_\_\_\_

**UNIT #** \_\_\_\_\_

**CABIN SELECTIONS**

**FLOOR PLAN SELECTED:**  1BR  2BR  3BR  4BR  6BR

**BASE PRICE:** \$ \_\_\_\_\_

**UPGRADE SELECTIONS**

- PATIO EXTENSION - 7.5' X 10' (THIS OPTION WILL BE DETERMINED ON A SITE BY SITE BASIS: (\$1,555) \$ \_\_\_\_\_
- SLIDING SHOWER DOOR: (\$1,045) ..... QTY \_\_\_\_\_ \$ \_\_\_\_\_
- UPGRADE KITCHEN COUNTER TOPS TO FAST CARRARA: (\$1,800.00)..... \$ \_\_\_\_\_
- CULTURED MARBLE SHOWER UPGRADE: (7') TALL: \$3,800.00 - (9') TALL \$4,250..... QTY \_\_\_\_\_ \$ \_\_\_\_\_
- CULTURED MARBLE SHOWER PAN WITH TILE WALLS (\$3.00 PER SQ. FT. ALLOWANCE)  
(7') TALL \$5,250.00 - (9') TALL \$5750.00..... QTY \_\_\_\_\_ \$ \_\_\_\_\_
- FIBERGLASS SHOWER PAN WITH TILE WALLS (\$3.00 PER SQ. FT. ALLOWANCE)  
(7') TALL \$4,850.00 - (9') TALL \$5,350.00..... QTY \_\_\_\_\_ \$ \_\_\_\_\_
- XL 9" WIDE PLANK FLOORING IN PLACE OF STANDARD 7": \$940.00..... \$ \_\_\_\_\_
- BLACK HALIFAX DOOR LEVER HARDWARE: \$1,400.00..... \$ \_\_\_\_\_
- UPGRADE TO PINE CARR SIDING ON INTERIOR: \$9.50 PER SQ. FT. OF COVERAGE  
(INCLUDING FINISHING, MATERIAL, AND LABOR TO INSTALL)..... QTY \_\_\_\_\_ \$ \_\_\_\_\_
- UPGRADE TO COMPOSITE DECKING \$5.75 PER SQUARE FOOT OF DECK COVERAGE..... QTY \_\_\_\_\_ \$ \_\_\_\_\_
- SCREENED IN BACK PORCH - ZION AND YOSEMITE - \$8,150.00 - YELLOWSTONE, BRYCE CANYON  
AND CRATER LAKE - \$12,275.00..... \$ \_\_\_\_\_
- WOOD INTERIOR BEAMS -\$26.00 PER LINEAR. FT. OF BEAM..... QTY \_\_\_\_\_ \$ \_\_\_\_\_
- EXTEND FIREPLACE STONE TO CEILING, \$1,200.00..... QTY \_\_\_\_\_ \$ \_\_\_\_\_
- UPGRADING AN ENTRY DOOR TO INCLUDE A SIDELIGHT - ADD \$950.00 PER SIDELIGHT..... QTY \_\_\_\_\_ \$ \_\_\_\_\_
- UPGRADING TO ADD OUTLET AND SWITCH FOR "FAIRY/ PARTY" LIGHTS - \$650.00 PER DECK  
OR PORCH LOCATION ..... QTY \_\_\_\_\_ \$ \_\_\_\_\_
- UPGRADE TO WOOD BURNING FIREPLACE - \$8,500.00. THIS INCLUDES THE FRAMING CHANGES,  
OPEN FIRE BOX AND FLUE PIPE (AS REQUIRED BY CODE AND STANDARDS). THIS DOES NOT  
INCLUDE ANY ADDITIONAL MASONRY OR AESTHETICS, PLEASE SEE LINE ITEM 13 ABOVE..... \$ \_\_\_\_\_
- WIRE FOR HOT TUB OR CAR CHARGER UPGRADE - THE BASE COST FOR THIS ITEM WOULD BE  
\$1,200.00 PER ITEM - THIS DOES NOT INCLUDE A SERVICE PANEL UPGRADE OR SUB PANEL UPGRADE  
(IF NEEDED), THE CAR CHARGER OR THE DISCONNECT FOR THE HOT TUB. THE TOTAL COST FOR THIS  
WOULD HAVE TO BE DETERMINED ONCE ALL ELECTRICAL NEEDS ARE DETERMINED PER PROPERTY  
AND ITEMS CHOSEN BY THE OWNER..... \$ \_\_\_\_\_
- UPGRADE TO ADDING WOOD SHUTTERS - \$250.00 PER WINDOW (LABOR AND MATERIAL TO  
FABRICATE, INSTALL AND PRE-FINISH IS INCLUDED)..... QTY \_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_  
**OWNER**

\_\_\_\_\_  
**OWNER**

**UPGRADE SELECTIONS:** \$ \_\_\_\_\_

\_\_\_\_\_  
**CONTRACTOR**

**TOTAL:** \$ \_\_\_\_\_

