

MIDWEST LAND GROUP PRESENTS

104 ACRES IN

MORGAN COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

104 +/- ACRE SECLUDED GEM NEAR LAKE OF THE OZARKS

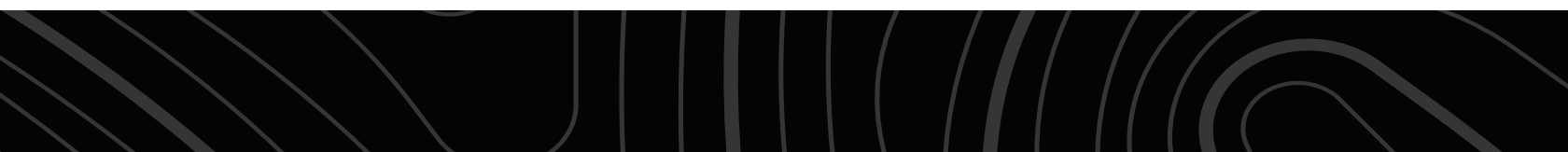
Awesome opportunity here! 104 +/- acres of seclusion that come complete with a cleared build site and utility infrastructure. This property boasts an incredible landscape graced by long oak timber ridges and expansive creek valleys, creating a true haven for hardcore outdoorsmen.

Explore the wonders of this land with ease, thanks to an interior trail system that winds its way through the diverse terrain, offering access to a majority of the property. Multiple creeks cut through the property, loaded with all sorts of neat features to appreciate. If you love big timber hunting, there is no shortage of deer and turkey here. Deer and turkey sign are scattered throughout the entire landscape. With its excellent hunting opportunities, this property is a true sportsman's paradise.

A hardtop road takes you to your private drive, leading

you to a secluded setting where the only sounds you hear will be those Ozark gobblers hammering in the spring and bucks chasing in the fall. Nestled within this serene setting, you'll find a level build site already equipped with electricity, and an old drilled well providing the perfect foundation for your dream home or nostalgic deer camp. Whether you're seeking a permanent residence or a weekend retreat, this property offers the ideal canvas for creating lasting memories with your family and friends.

You'll have the freedom to fully maximize the potential of this land, whether it's for recreational activities, simple country living, or just enjoying the natural beauty that surrounds you. Don't miss your chance to own this piece of paradise in one of Missouri's most coveted areas. Give Land Agent Justin Swast a call today at (314) 805-0202 to view this remarkable property firsthand.



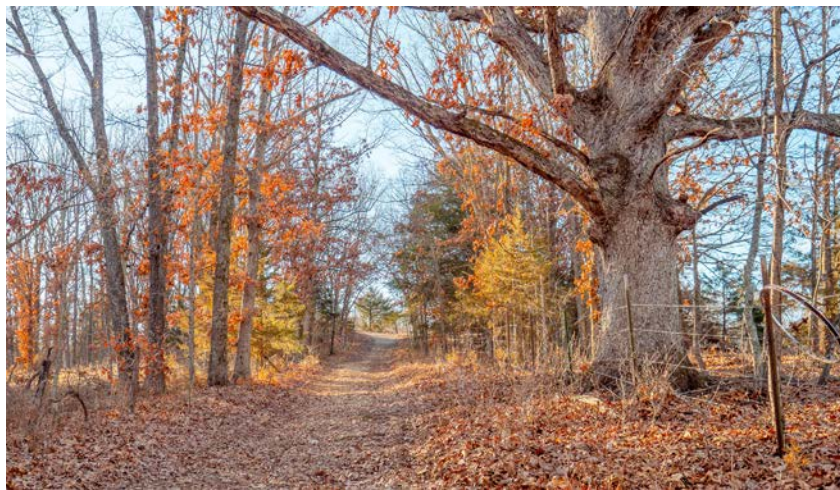
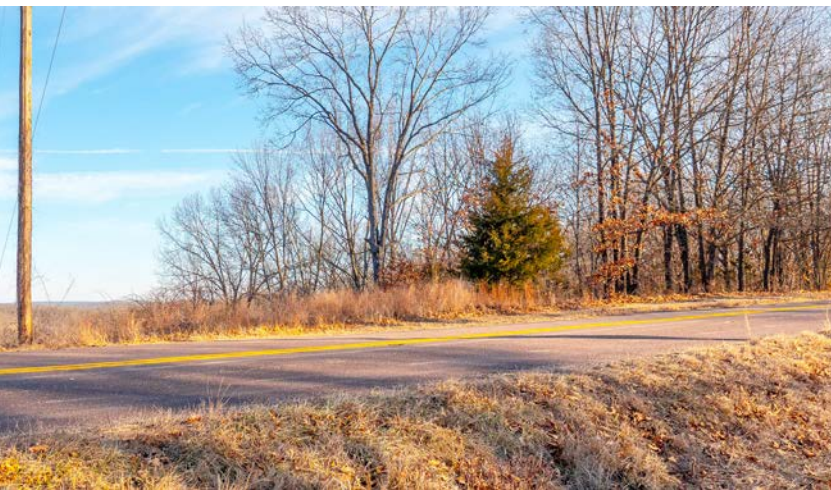
PROPERTY FEATURES

PRICE: **\$294,000** | COUNTY: **MORGAN** | STATE: **MISSOURI** | ACRES: **104**

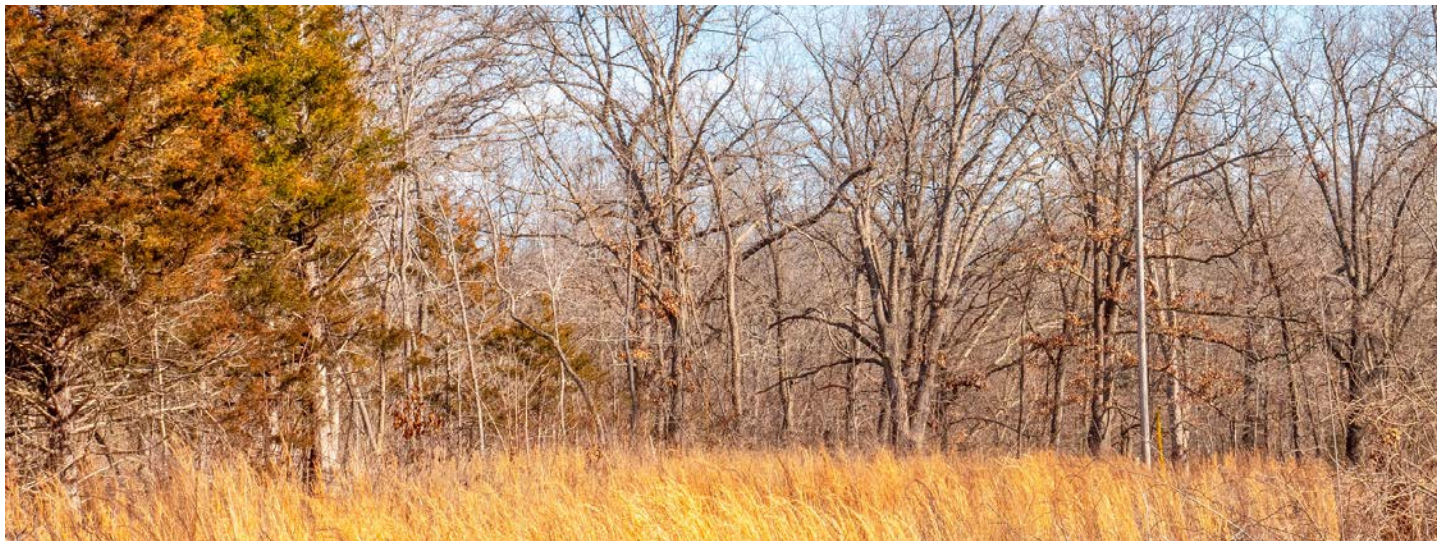
- Minutes north of Lake of The Ozarks
- 7 miles to Wigwam Boat Ramp
- 10 miles to Big Buffalo Conservation Area
- Build site
- Electricity
- Old drilled well
- Co-Mo Fiber Internet available
- Incredible hunting
- Hardtop road access
- Private drive
- Quiet and very secluded



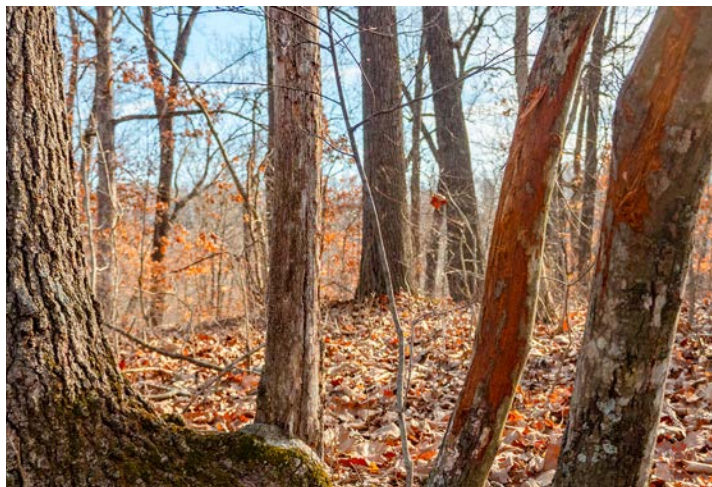
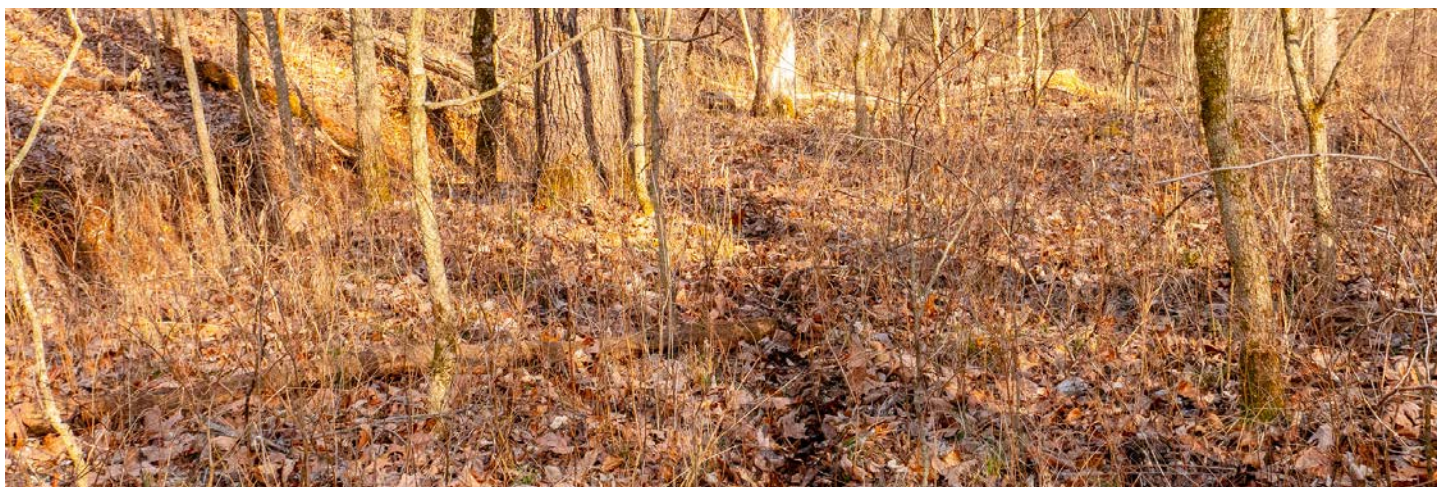
104 +/- ACRES



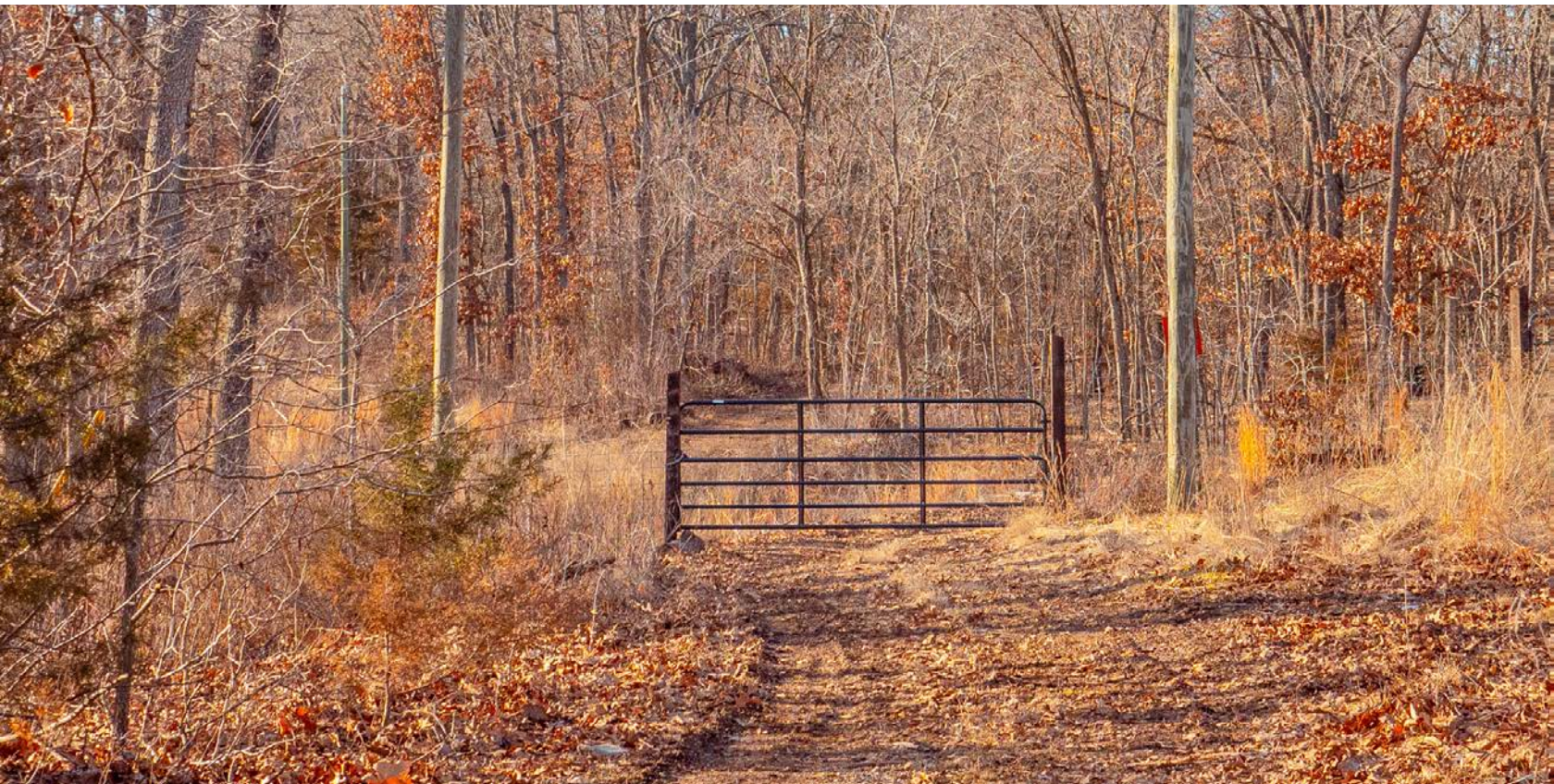
BUILD SITE



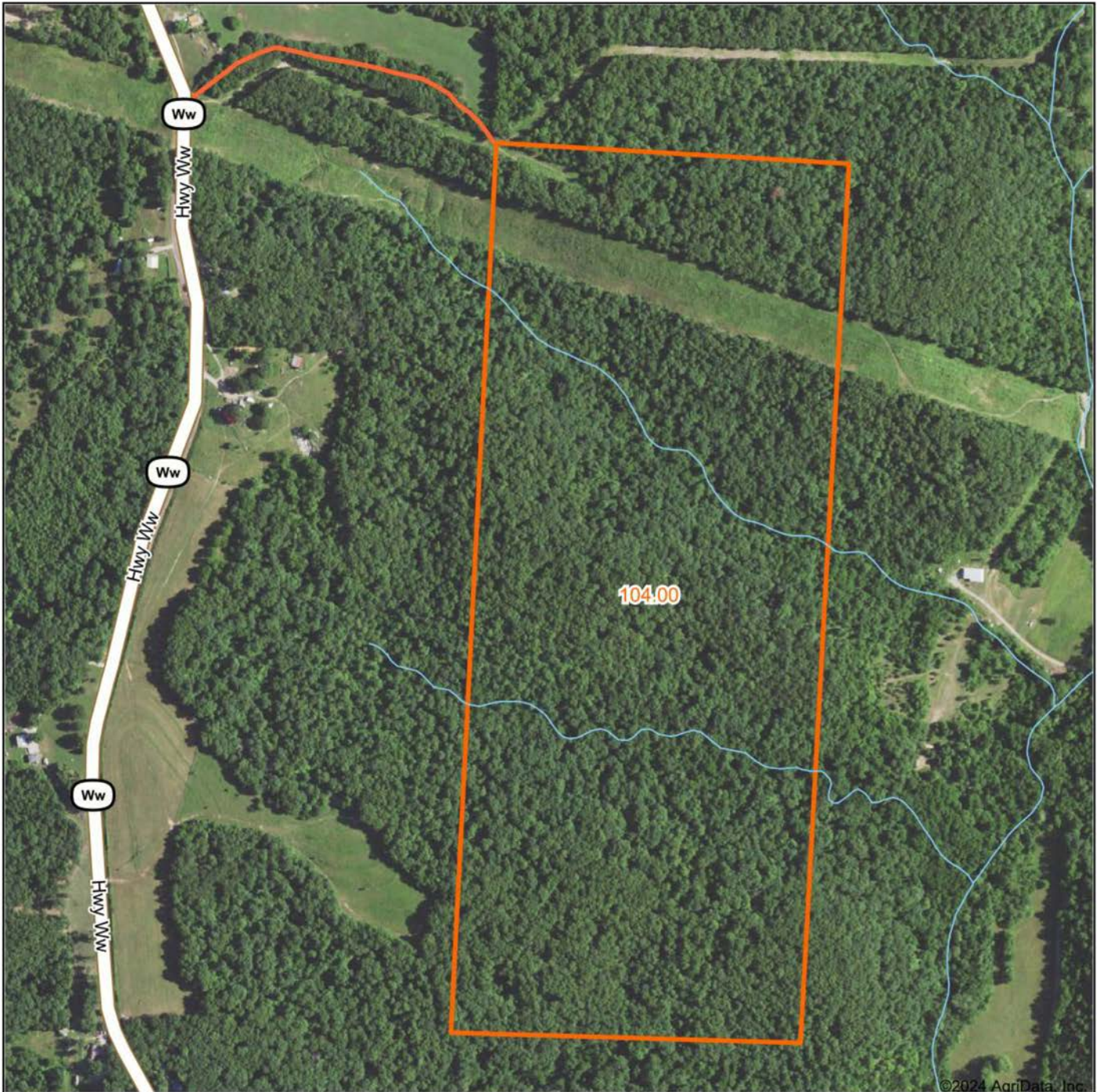
DEER AND TURKEY HUNTING



QUIET AND VERY SECLUDED



AERIAL MAP



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Boundary Center: 38° 17' 30.82, -93° 1' 30.56

0ft 594ft 1188ft



Maps Provided By:



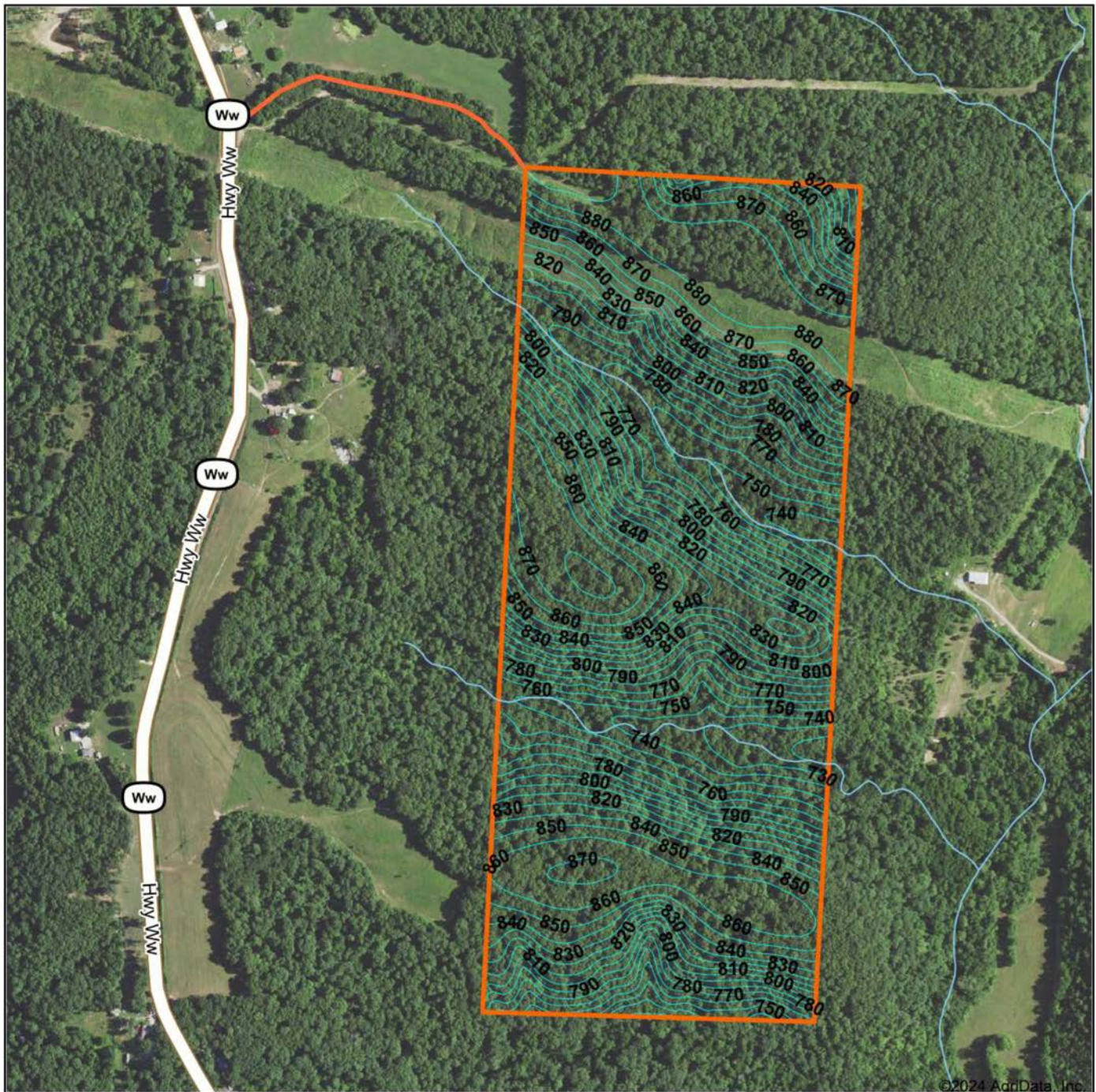
CUSTOMIZED ONLINE MAPPING
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28-41N-19W
Morgan County
Missouri



2/15/2024

TOPOGRAPHY MAP



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 715.7

Max: 894.0

Range: 178.3

Average: 817.0

Standard Deviation: 46.46 ft

0ft 624ft 1249ft

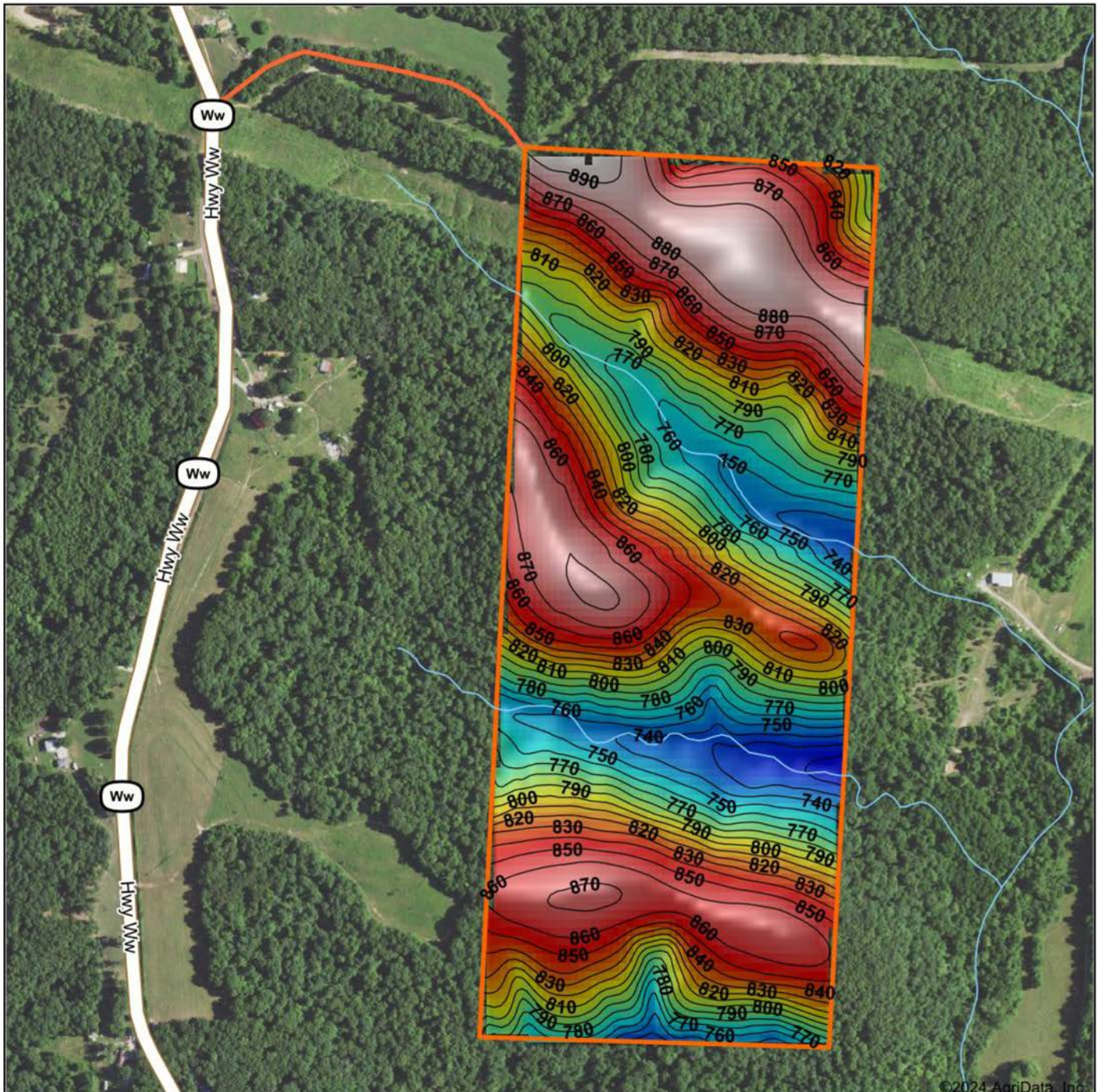


2/15/2024

28-41N-19W
Morgan County
Missouri

Boundary Center: 38° 17' 30.82, -93° 1' 30.56

HILLSHADE MAP



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Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 715.7
 Max: 894.0
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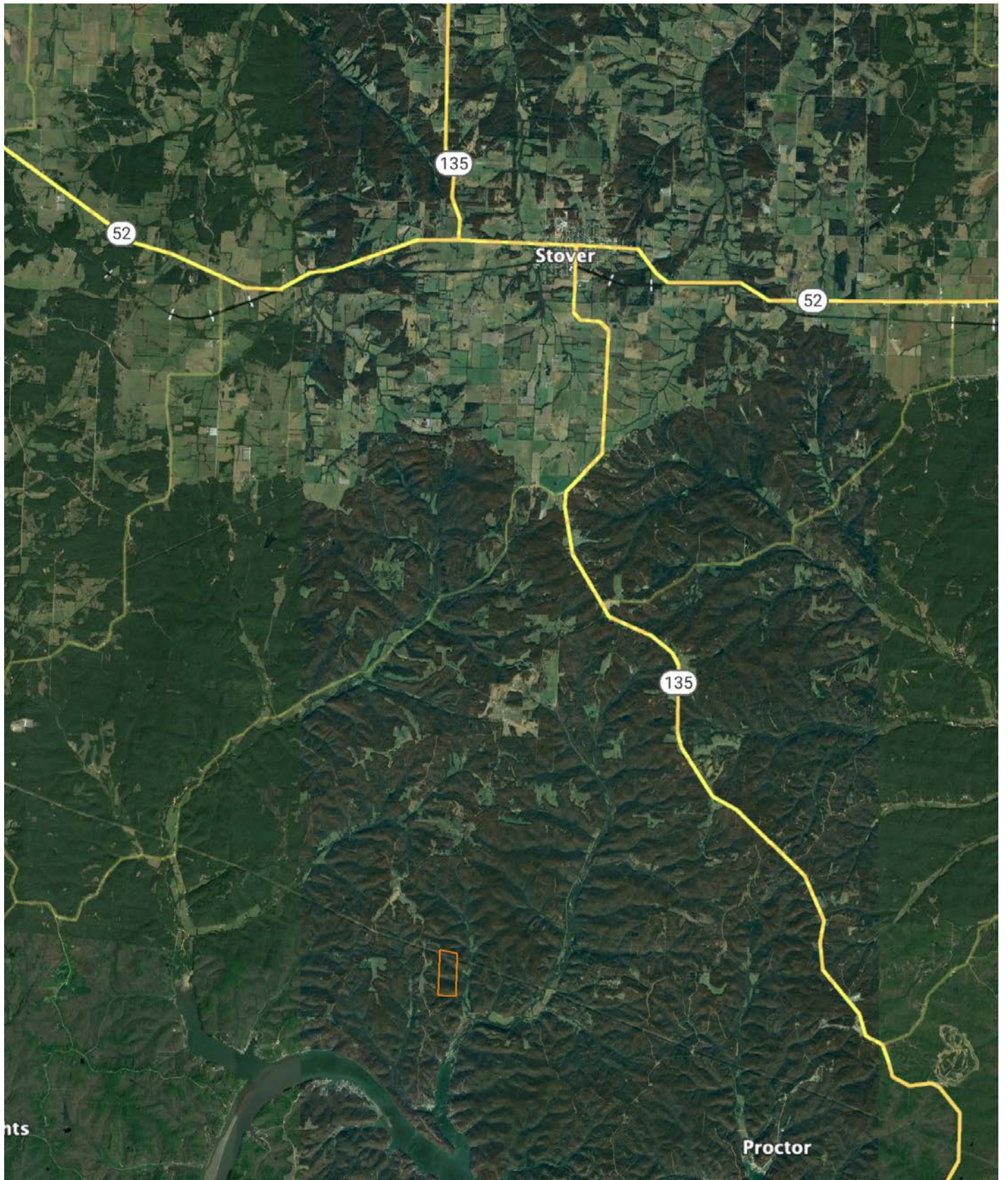


2/15/2024

28-41N-19W
Morgan County
Missouri

Boundary Center: 38° 17' 30.82, -93° 1' 30.56

OVERVIEW MAP



AGENT CONTACT

Justin Swast understands land. Whether it be dissecting a plot of land quickly to help with successful hunts or strategizing positive land management tactics, there's no denying he is well-versed in the subject matter. Born in St. Louis, Missouri, Justin grew up in nearby Hillsboro. From an early age, he found himself enjoying hunting, fishing, and learning all he could about land management while developing a love for the farming lifestyle. This avid whitetail deer and turkey hunter has worked in the outdoor industry since he was 16, working in retail sporting goods as a salesman, retail buyer, store manager, and sales representative, winning a multitude of sales awards along the way.

At Midwest Land Group, he's able to put his passion for, and strong knowledge of, the outdoors to good use, helping buyers and sellers alike reach their goals. Whether your goal is investment, recreation, hunting, farming or the like, Justin will support you in achieving your goal through his dedication, eagerness, hard work, and perseverance to get you exactly what you want. A member of several fishing organizations, Justin enjoys hunting, fishing, competing in regional bass fishing tournaments, and land management. He lives with his lovely, strong and supportive wife, Jessica, and their four loving hound dogs. Contact Justin today and let him put his passion and expertise to work for you.



JUSTIN SWAST,
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