

MIDWEST LAND GROUP PRESENTS

58 ACRES IN

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# MORGAN COUNTY MISSOURI



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# 58 +/- ACRE SECLUDED RECREATIONAL RETREAT NEAR THE LAKE

Here is your chance at an affordable 58 +/- acre tract of land tucked back away from it all. Not far from Lake of the Ozarks, this secluded property boasts an incredible landscape graced by timber ridges, flats, and an expansive creek valley, creating a true haven for hardcore outdoorsmen.

An interior trail system winds its way through the diverse terrain, offering access to a majority of the property. The diversity this land has is loaded with all sorts of neat features to explore and enjoy for recreation and hunting.

There is no shortage of deer and turkey here, evidenced by the incredible amount of deer and turkey sign scattered throughout the landscape. With its excellent hunting opportunities, this property is a true sportsman's paradise.

A hardtop road leads you to your private drive, taking you back to your very own secluded retreat. Electric access is on the property close to where you can pick that perfect spot for your new home or nostalgic deer camp. Whether you're seeking a permanent residence or a weekend retreat, this property is set up perfectly for it.

You'll have the freedom to fully maximize the potential of this land, whether it's for hunting, conservation efforts, or simply 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 (314) 805-0202 to schedule your private tour and check out this awesome property firsthand.



# PROPERTY FEATURES

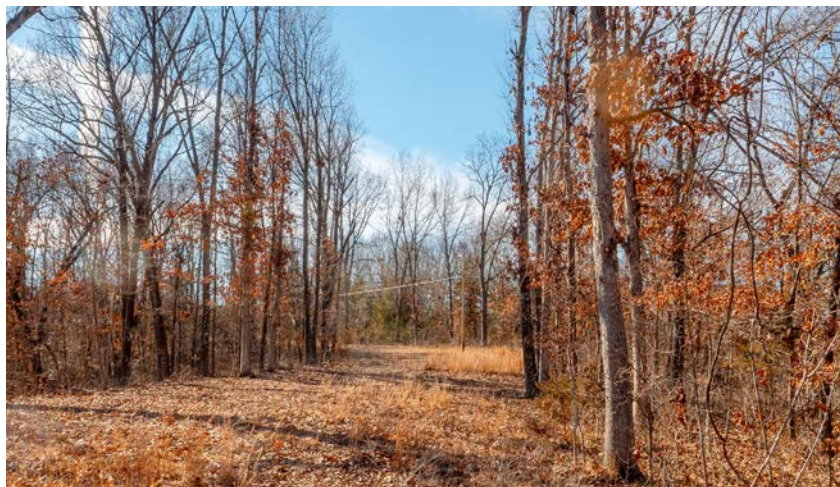
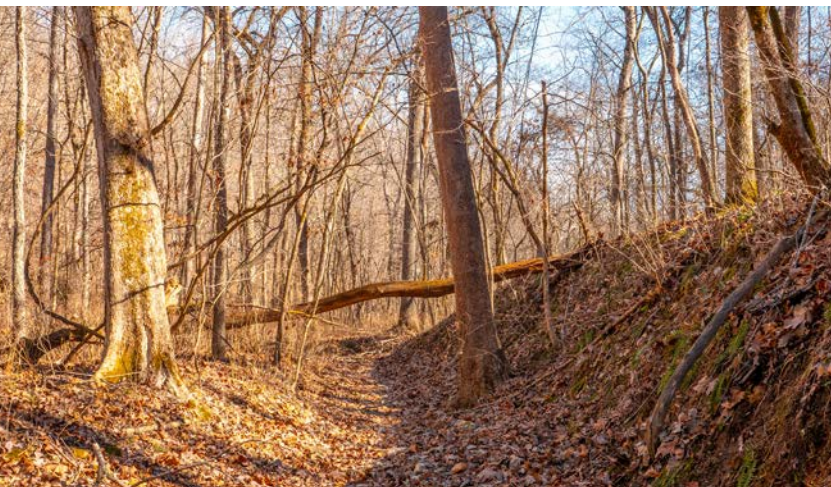
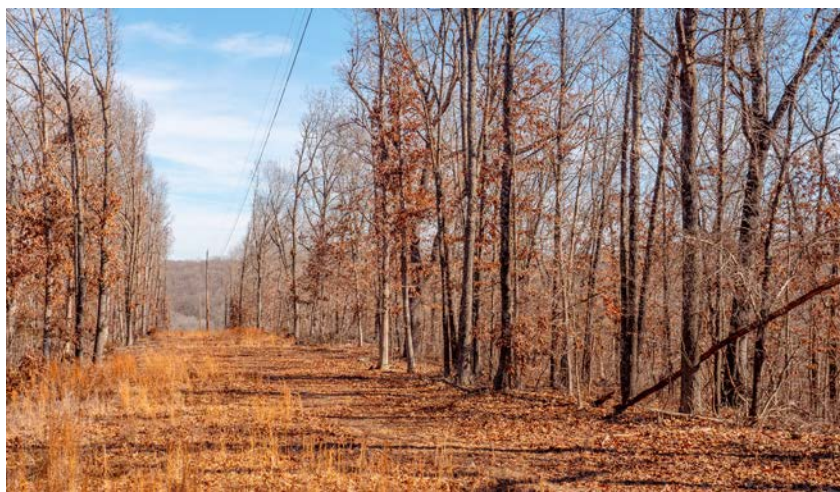
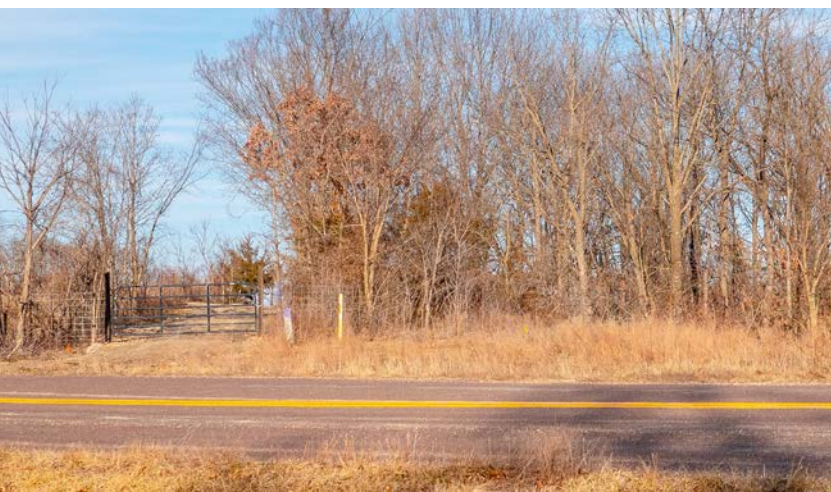
PRICE: **\$179,800** | COUNTY: **MORGAN** | STATE: **MISSOURI** | ACRES: **58**

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



58 +/- ACRES

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# PRIVATE DRIVE

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# INCREDIBLE HUNTING

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# AERIAL MAP



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Boundary Center: 38° 17' 55.04, -93° 1' 29.87

0ft 493ft 987ft



Maps Provided By:



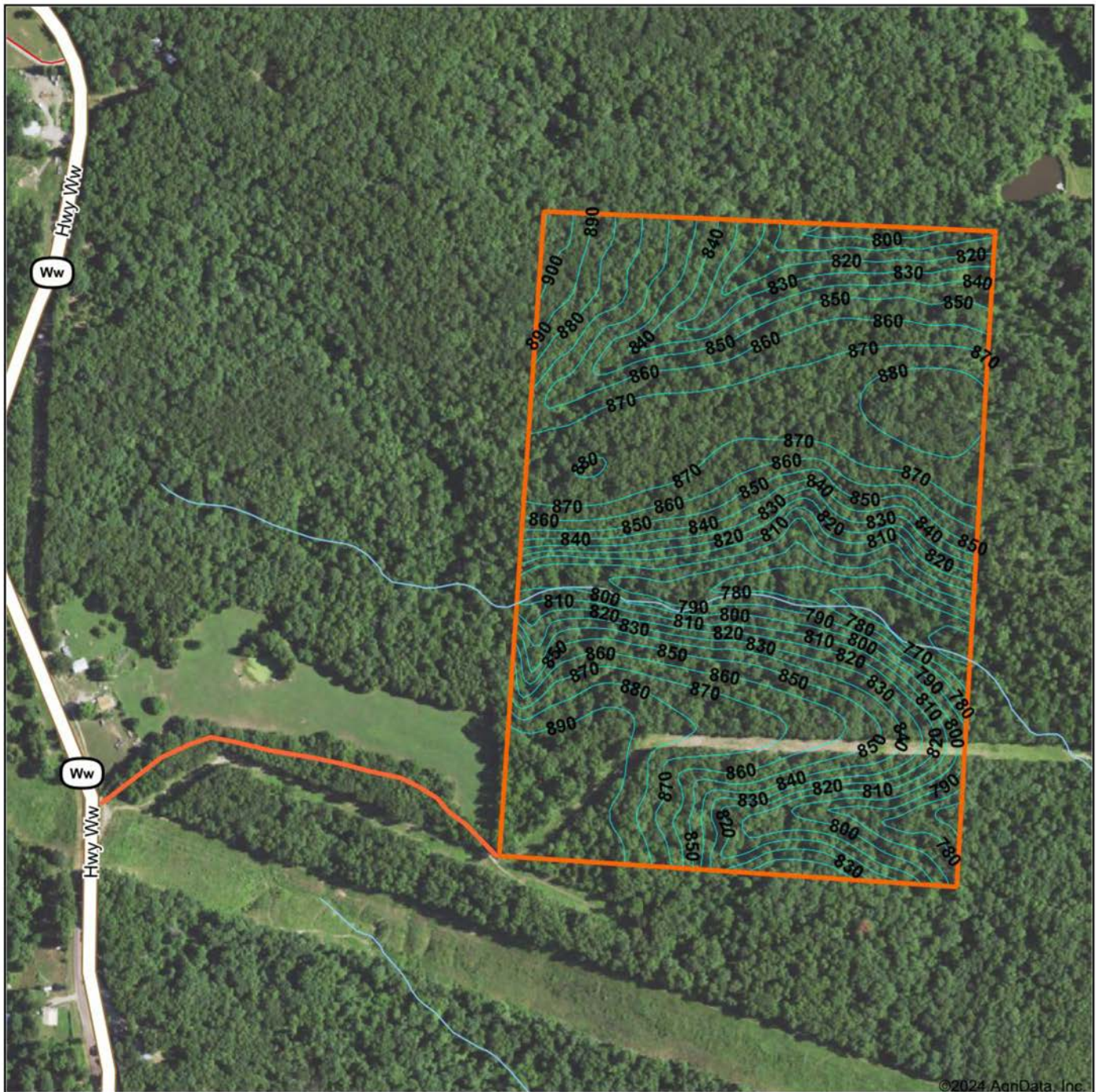
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28-41N-19W  
Morgan County  
Missouri



2/16/2024

# TOPOGRAPHY MAP



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Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Source: USGS 10 meter dem  
 Interval(ft): 10.0  
 Min: 755.9  
 Max: 907.0  
 Range: 151.1  
 Average: 844.2  
 Standard Deviation: 35.1 ft

0ft 455ft 910ft

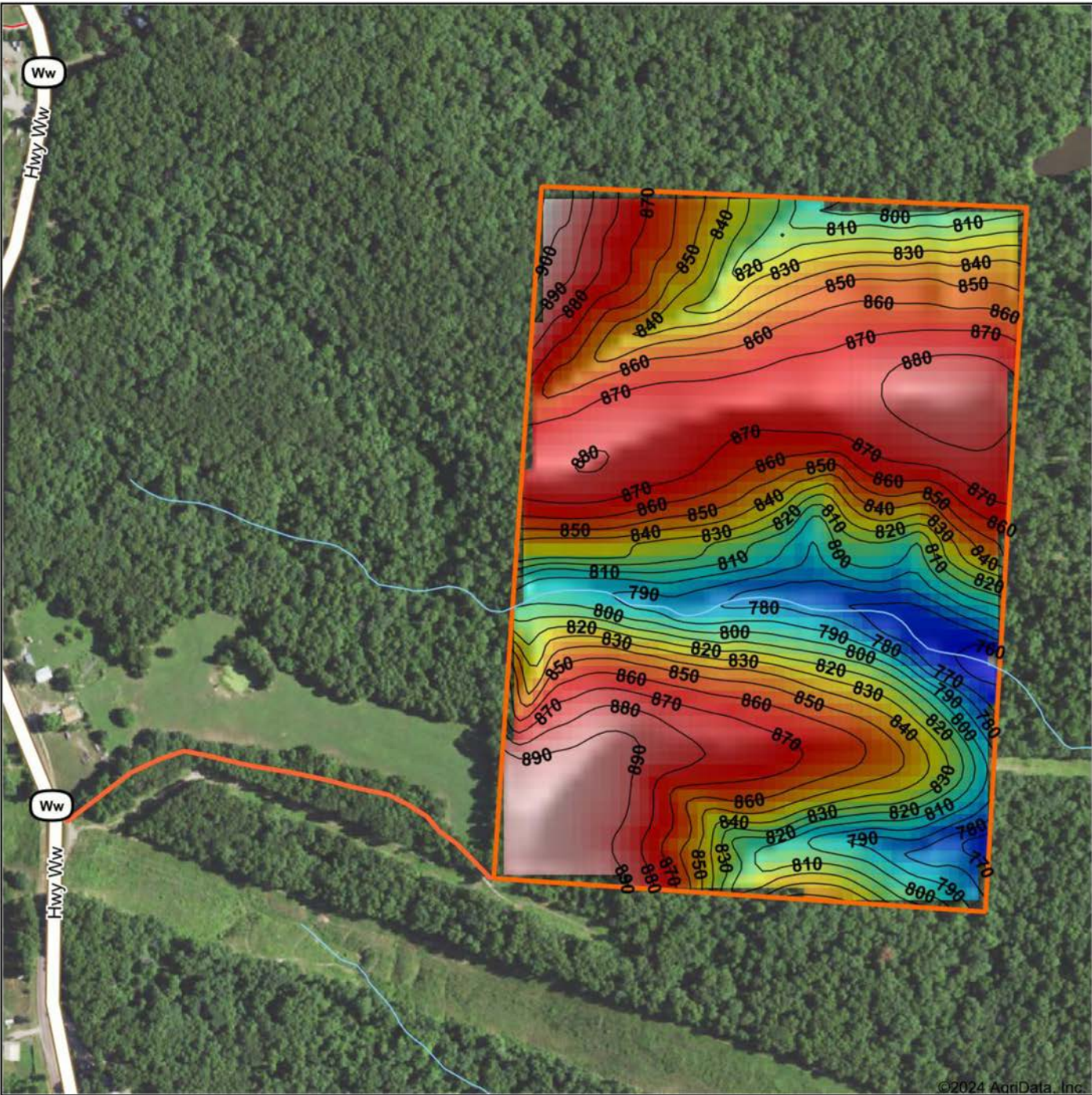


2/16/2024

**28-41N-19W**  
**Morgan County**  
**Missouri**

Boundary Center: 38° 17' 55.04, -93° 1' 29.87

# HILLSHADE MAP



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Maps Provided By:  
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Source: USGS 10 meter dem  
 Interval(ft): 10  
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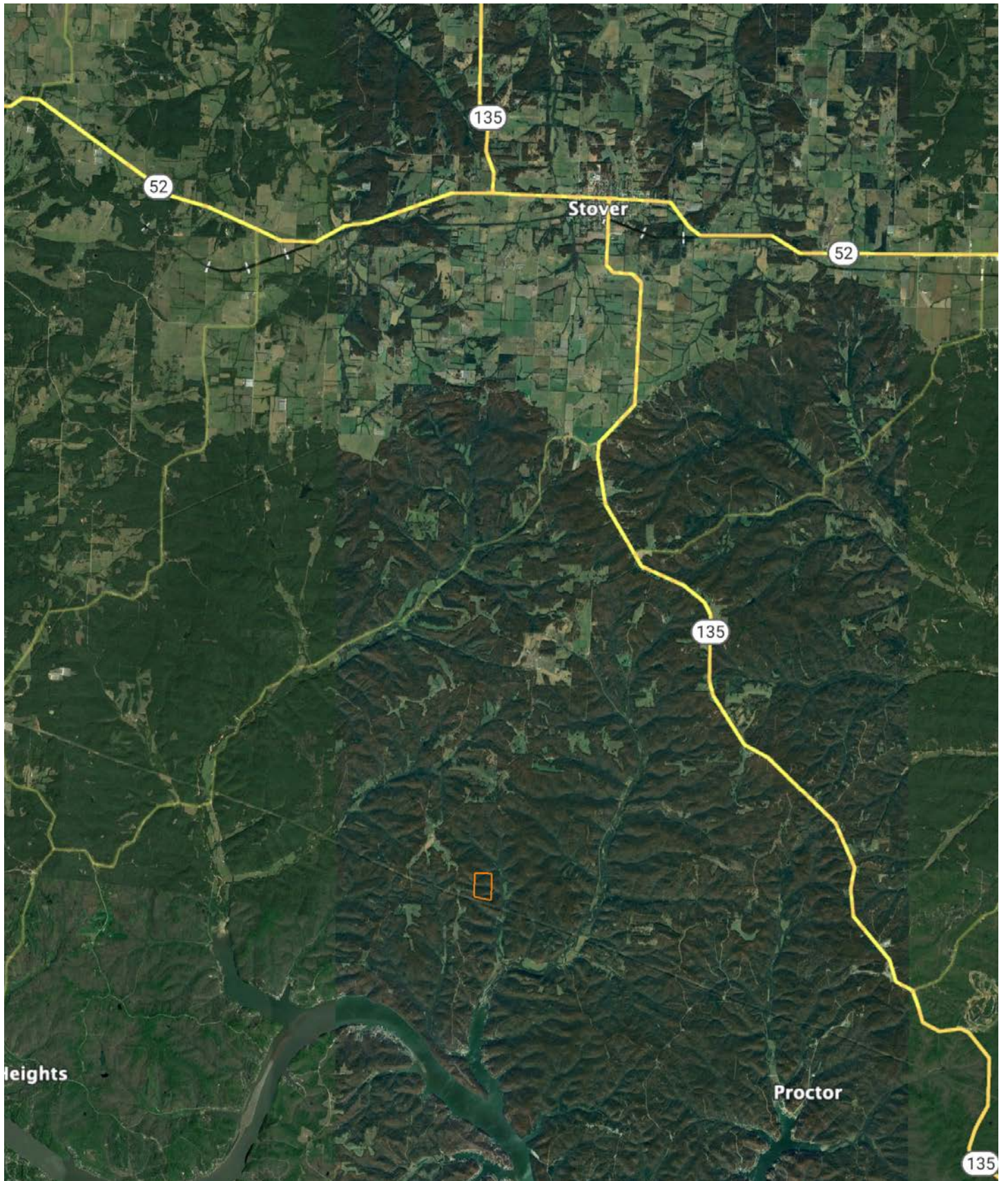
2/16/2024

**28-41N-19W**  
**Morgan County**  
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Boundary Center: 38° 17' 55.04, -93° 1' 29.87



# OVERVIEW MAP



# AGENT CONTACT

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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,**  
LAND AGENT  
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JSwast@MidwestLandGroup.com



**MidwestLandGroup.com**

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