

MIDWEST LAND GROUP PRESENTS

36 ACRES IN

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# DOUGLAS COUNTY MISSOURI



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MIDWEST LAND GROUP IS HONORED TO PRESENT

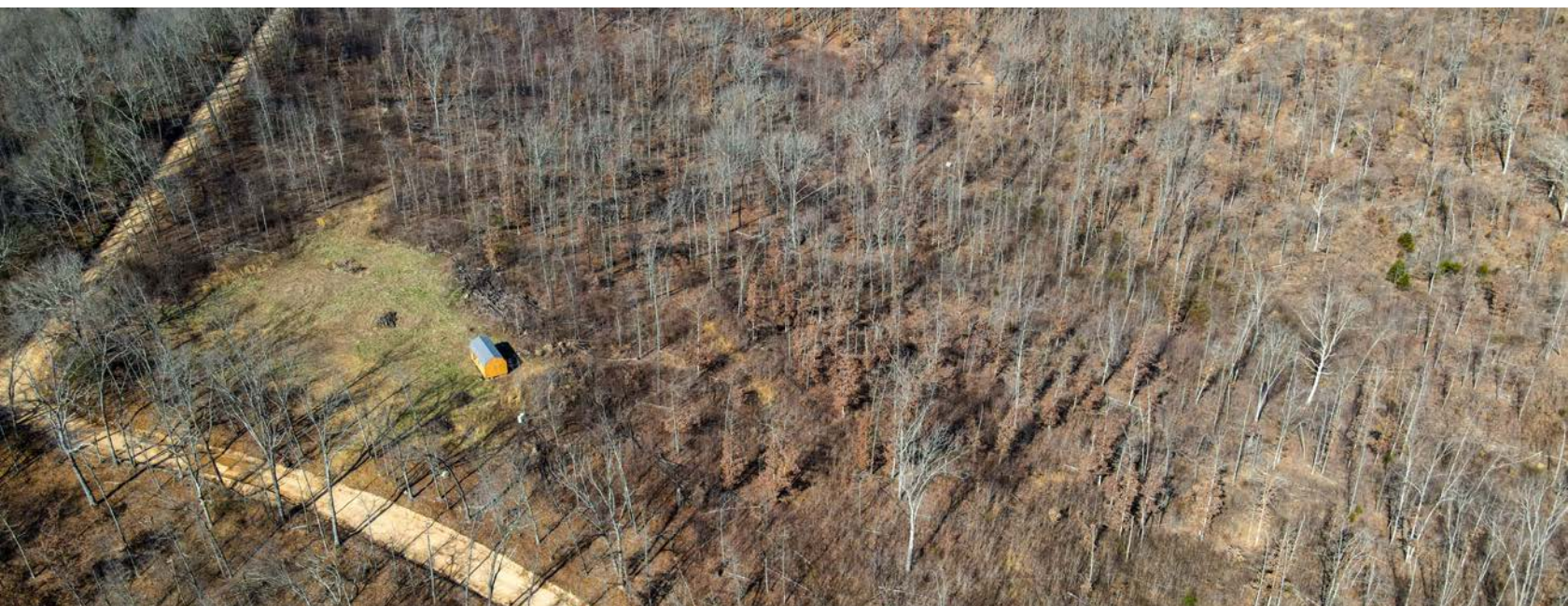
# DOUGLAS COUNTY RECREATIONAL TRACT

Here's a great opportunity to own a turn-key hunting and recreational tract just south of Norwood, Missouri. This 36 +/- acre tract is nearly all timber and includes a primitive 24'x10' cabin which will convey with the sale of the property. This tract is secluded and features about 1,300 feet of county road frontage. The property is comprised of two contiguous tracts which have been recently surveyed.

This property along with many others surrounding it underwent a large timber harvest about five or six years ago. The timber harvest has allowed native grasses, forbs, and other hardwood saplings to flourish throughout the understory of the entire property creating some great habitat for wildlife. The benefits of the increase in both food and cover can be seen in the seller's trail camera history on the property. Over the past several years

there's been some great whitetails as well as black bear and turkey on the property. This property is located within the Missouri Department of Conservation's BMZ (Bear Management Zone) 1. This gives the owner the opportunity to draw a bear tag for Missouri's limited bear season. The property has enough flat space for a couple of small food plots and has plenty of acreage in thick security cover which deer will seek during the fall and winter months. There is an easement along the northern boundary of the property that will allow the owner to access the entire northern portion of the property.

This 36 +/- acre tract in Douglas County has everything you'll need for great hunting and other recreational opportunities. For more information or to schedule your private showing, contact Clay O'Dell at (417) 414-1808.



# PROPERTY FEATURES

PRICE: **\$125,000** | COUNTY: **DOUGLAS** | STATE: **MISSOURI** | ACRES: **36**

- 36 +/- acres
- 1,300 +/- feet of county road frontage
- 24'x10' primitive cabin
- Great trail camera history
- Rolling topography
- Recently surveyed
- Great hunting opportunities
- Secluded setting
- 20 minutes from Norwood, MO
- 32 minutes from Ava, MO
- 1 hour and 15 minutes from Springfield, MO



36 +/- ACRES

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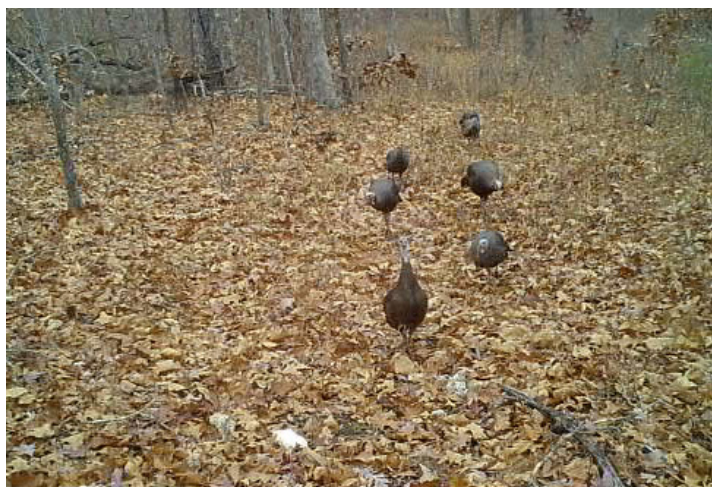
## 24'X10' PRIMITIVE CABIN

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## GREAT HUNTING OPPORTUNITIES

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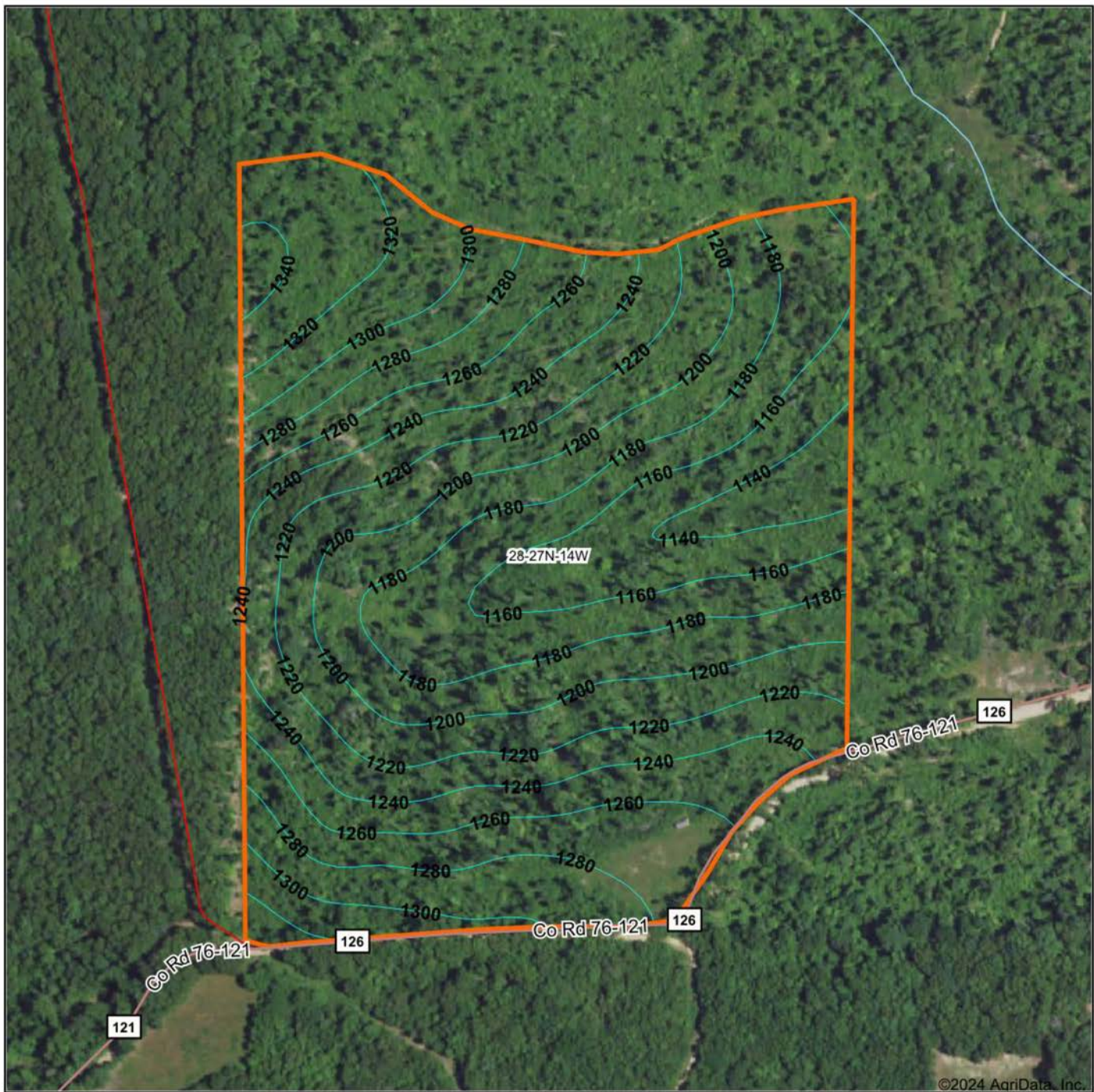


# COUNTY ROAD FRONTAGE

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# TOPOGRAPHY MAP



Source: USGS 10 meter dem

Interval(ft): 20.0

Min: 1,128.9

Max: 1,342.6

Range: 213.7

Average: 1,223.5

Standard Deviation: 52.46 ft



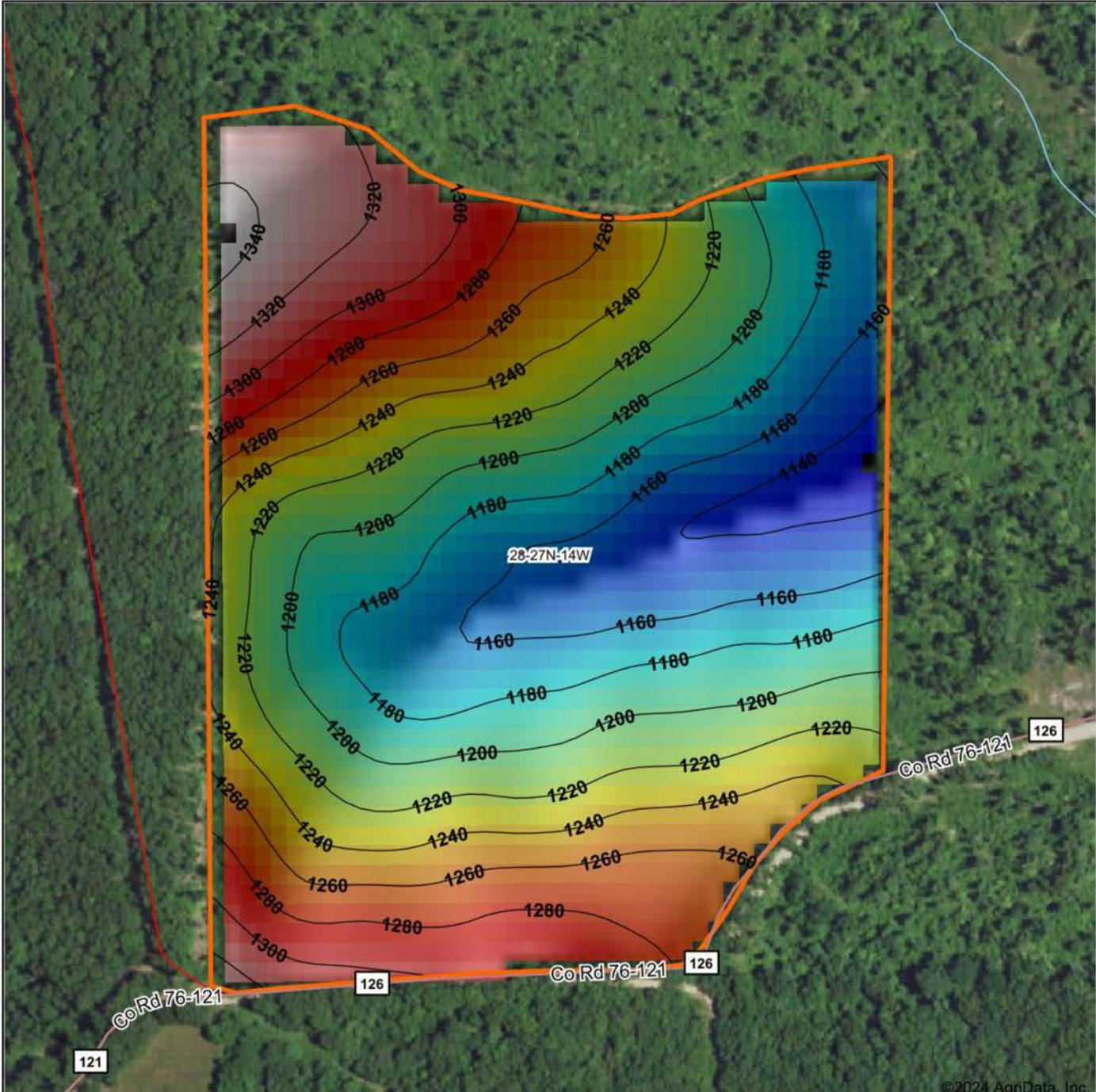
2/23/2024

**28-27N-14W**  
**Douglas County**  
**Missouri**

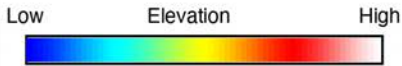
Boundary Center: 36° 59' 46.24, -92° 28' 40.39



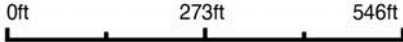
# HILLSHADE MAP



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Source: USGS 10 meter dem  
 Interval(ft): 20  
 Min: 1,128.9  
 Max: 1,342.6  
 Range: 213.7  
 Average: 1,223.5  
 Standard Deviation: 52.46 ft



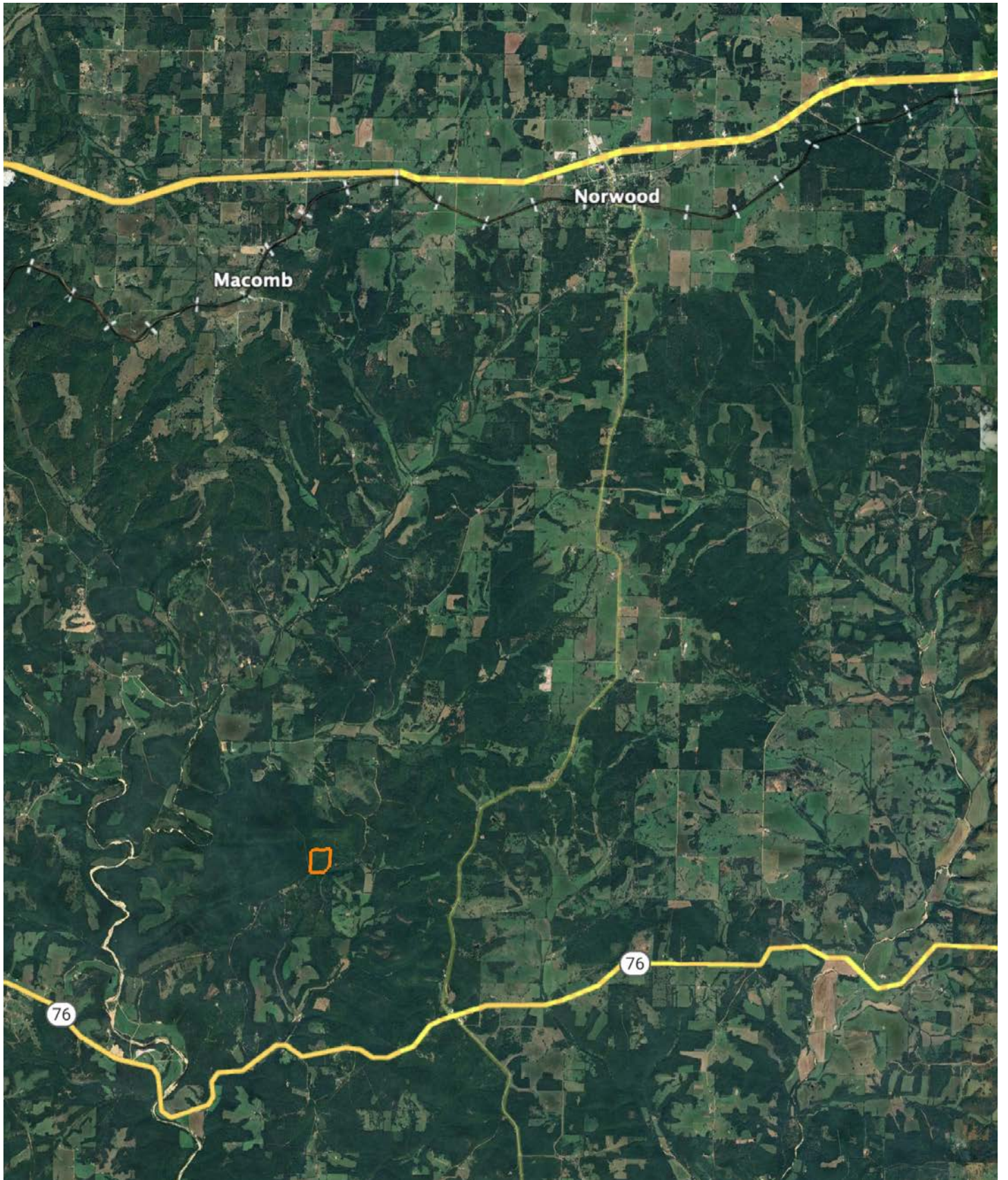
**28-27N-14W**  
**Douglas County**  
**Missouri**

Boundary Center: 36° 59' 46.24, -92° 28' 40.39

Maps Provided By:  
  
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# OVERVIEW MAP



## AGENT CONTACT

Born in Springfield, Missouri, Clay O'Dell grew up loving to bow hunt and has done so ever since, enjoying the challenges that come along with it. His parents raised him with standards that have stuck with him his entire life: to treat others as you'd want to be treated, and to work hard in order to achieve your goals.

While earning his Bachelor's in Agricultural Business from Missouri State University, Clay worked as a wildlife technician for renowned deer biologist Dr. Grant Woods (GrowingDeer.tv) and later interned with a local bank, assisting in the agricultural lending department. Following his calling to work in the outdoors, Clay worked as a land manager and field producer with GrowingDeer.tv, taking on different roles, anything from filming hunts and web shows to managing a 2,400-acre wildlife mecca in Southern Missouri. In this position, he traveled across the country, assisting in designing and implementing habitat management plans for 100+ properties.

Today, Clay combines that experience with his knowledge of land and agriculture to help clients achieve their dreams, using his professionalism, strong work ethic, and dedication to the craft. When he's not working, Clay enjoys hunting deer, turkey and waterfowl, as well as chasing white bass and crappie. He knows what it takes to have a great hunting property as well as a profitable farm, and understands the importance and value these properties hold for landowners and their communities.



**CLAY O'DELL**, LAND AGENT  
**417.612.8215**  
COdell@MidwestLandGroup.com



## MidwestLandGroup.com

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