

MIDWEST LAND GROUP PRESENTS

40 ACRES
OZARK COUNTY, MO

31593 HIGHWAY 160, TECUMSEH, MISSOURI, 65760



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

40 +/- ACRES OF EXCELLENT HUNTING AND FISHING LOCATED ON THE NORTH FORK RIVER

Welcome to your ultimate outdoor retreat in Ozark County, Missouri! This stunning 40 +/- acre property, bordering the land of the beautiful North Fork River, offers an unparalleled blend of natural beauty and modern conveniences.

The land is covered with mature timber, providing a lush, green canopy and a haven for wildlife, including deer and turkey, making it a hunter's paradise. The property's unique features include a 1,000-square-foot dwelling, perfect for a cozy getaway or a base camp for your outdoor adventures.

With two wells and a 30 Amp RV hookup, this property is well-equipped for both comfort and convenience.

Dry camping areas add to the versatility, making it an ideal spot for family gatherings, hunting trips, or simply enjoying the tranquility of the great outdoors.

The proximity to North Fork River offers excellent fishing opportunities, ensuring that your days can be filled with both hunting and fishing. Whether you're looking to escape for a weekend or create a long-term retreat, this property provides everything you need to immerse yourself in nature.

Don't miss out on this exceptional property in Ozark County, Missouri. Schedule a showing today and start planning your adventures on this breathtaking 40 +/- acre tract.



PROPERTY FEATURES

PRICE: **240,000** | COUNTY: **OZARK** | STATE: **MISSOURI** | ACRES: **40**

- Hunting
- Fishing
- Deer
- Turkey
- 30 amp RV outlets
- 2 wells
- 1,000 sq. ft. dwelling
- Mature timber
- 5 minutes away from boat ramp
- North Fork River



40 +/- ACRES



2 WELLS & 30 AMP RV OUTLETS



1,000 SQ. FT. DWELLING



DRY CAMPING AREAS



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 36° 35' 17.29, -92° 16' 26.45

0ft 839ft 1678ft



Maps Provided By:



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www.AgriDataInc.com

15-22N-12W
Ozark County
Missouri



6/10/2024

TOPOGRAPHY MAP



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Source: USGS 1 meter dem

Interval(ft): 40.0

Min: 684.6

Max: 852.7

Range: 168.1

Average: 780.3

Standard Deviation: 41.7 ft

0ft 284ft 568ft



6/10/2024

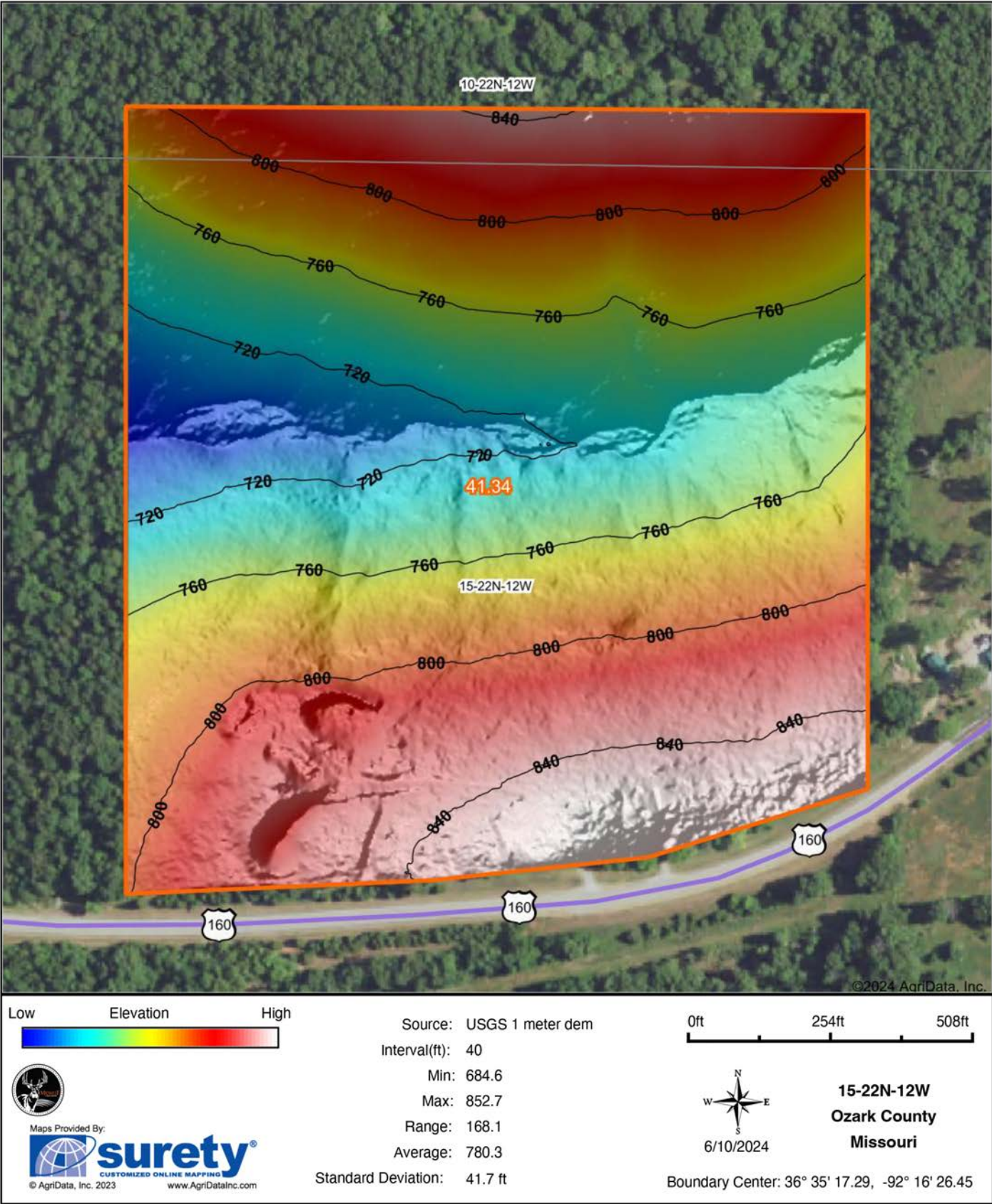
15-22N-12W

Ozark County

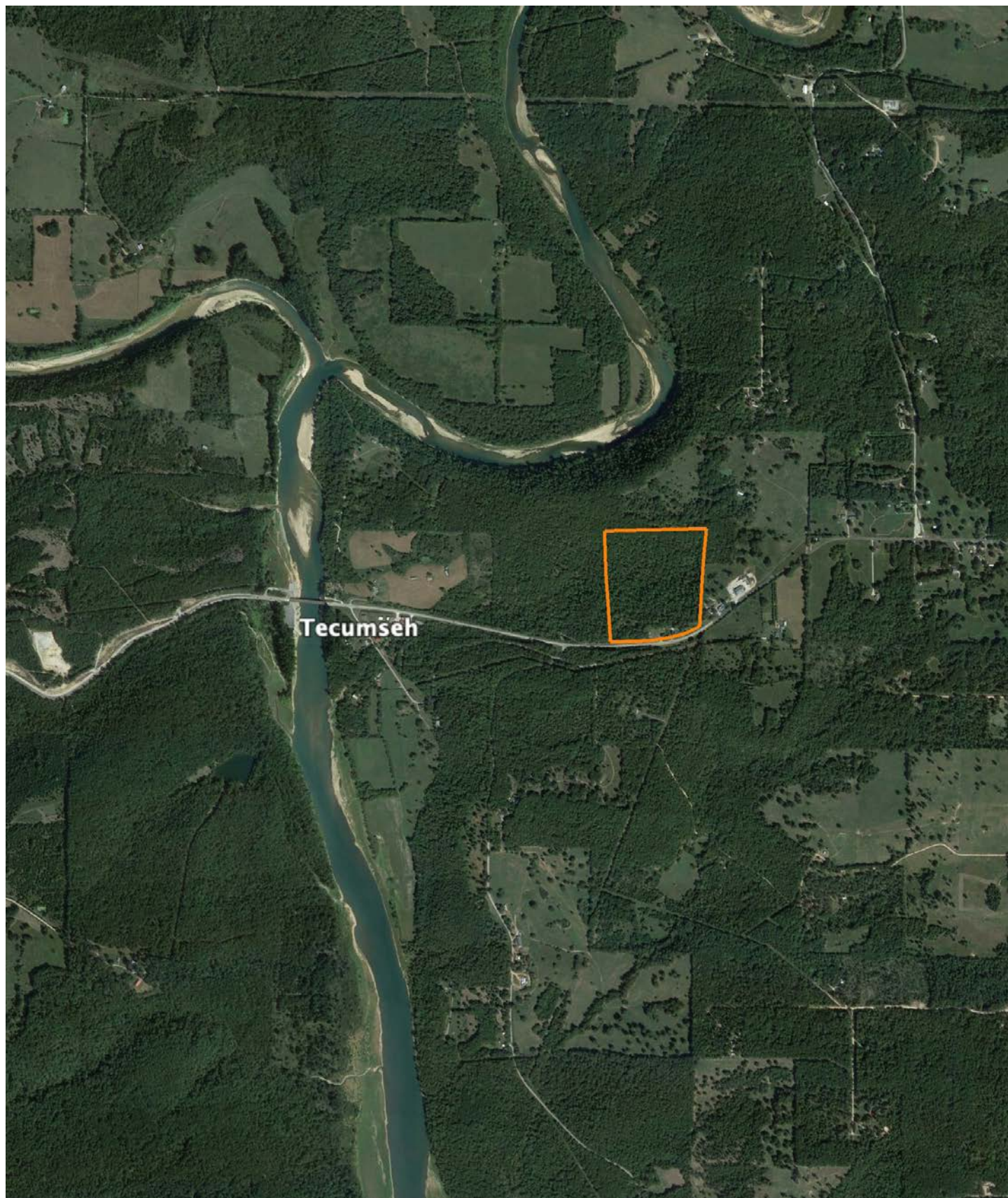
Missouri

Boundary Center: 36° 35' 17.29, -92° 16' 26.45

HILLSHADE MAP



OVERVIEW MAP



AGENT CONTACT

Austin Phillips is a passionate and knowledgeable land agent specializing in the southwest region of Missouri. Born in Columbia, MO, and now residing in Fair Grove, MO, with his wife Lydia and daughter Doris, Austin's journey into land sales is fueled by a profound love for the outdoors and a commitment to helping others achieve their dream of land ownership. His connection to the land is deeply personal, stemming from childhood days spent hunting and fishing under his father's guidance, and contributing to his grandmother's cattle farm. These experiences have not only fostered a deep appreciation for nature but also endowed him with invaluable skills in land management and wildlife conservation.

Austin's hobbies, which include hunting, fly fishing, horseback riding, and archery, enrich his understanding of the land and its value. His professional background, featuring roles that demanded adaptability, customer-focused solutions, and creative problem-solving, equips him with a unique set of skills ideal for navigating the complexities of real estate transactions.

What distinguishes Austin is his eagerness to share his passion with others, whether they're seasoned outdoorsmen or newcomers to the land ownership journey. His ability to connect with clients, combined with his extensive knowledge of land and wildlife, makes him the perfect guide for those looking to sell their property or find their dream piece of land. With Austin Phillips, clients can expect not just a transaction, but a partnership built on trust, passion, and a shared love for the great outdoors. His dedication to realizing clients' outdoor dreams through personalized, knowledgeable service sets him apart as the go-to land agent in Missouri.



AUSTIN PHILLIPS,
LAND AGENT

417.521.0095

APhillips@MidwestLandGroup.com



MidwestLandGroup.com

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