

MIDWEST LAND GROUP PRESENTS

156 ACRES IN

OZARK COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL SOUTHERN MISSOURI CATTLE FARM

This picturesque southern Missouri cattle farm is an exceptional blend of functionality and rustic charm, making it an ideal haven for both farmers and nature enthusiasts alike.

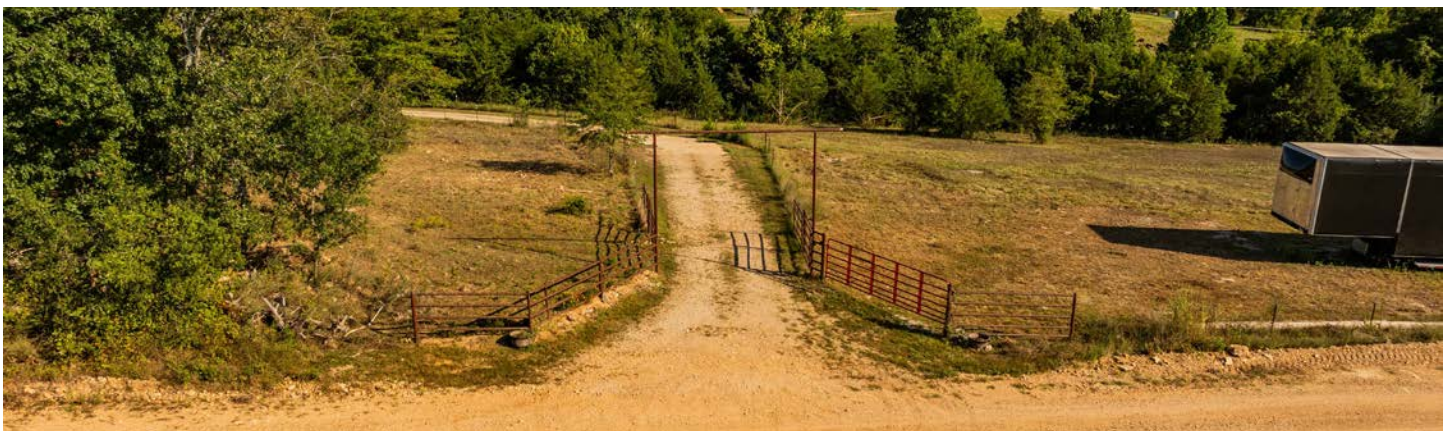
Nestled on a sprawling 156-acre landscape, this property features a 2-bedroom, 1-bathroom home that spans 1,320 square feet. Built in 2007, the home combines modern conveniences with timeless rustic appeal. As you enter, you're greeted by a well-designed living space that includes two comfortable bedrooms and a functional kitchen, perfectly suited for daily living while providing stunning views of the surrounding farm.

The farm itself is a highly productive operation, thoughtfully laid out with features such as 2 wells, 11 automatic waterers, double 15-ton grain bins, cross-fencing, and multiple outbuildings. A full pond and gated entry enhance the property's appeal, while mature timber, including marketable walnut, adds both beauty and value.

Barren Fork Creek runs year-round, adding a serene water feature to the property and enhancing its natural charm. The farm is also equipped with an RV hookup, ensuring that guests can enjoy the outdoor experience with ease.

For outdoor enthusiasts, the proximity to Mark Twain National Forest and Corps of Engineers land provides endless opportunities for hunting, hiking, and exploring. Abundant wildlife, including deer and turkey, roam the area, making it a hunter's paradise. The land offers wooded draws, mature oaks, bottom ground, and live water—ideal conditions for an outdoorsman's playground.

Additionally, the property is just minutes away from Bull Shoals Lake, offering even more recreational possibilities. This southern Missouri cattle farm truly has it all—whether you're looking to run a productive farming operation or simply escape to the tranquility of nature.



PROPERTY FEATURES

PRICE: **\$600,000** | COUNTY: **OZARK** | STATE: **MISSOURI** | ACRES: **156**

- 1,300 square foot home
- 2 wells
- 11 auto-waters
- Secluded
- Long private drive
- Year-round creek frontage
- Close to public land
- Minutes from Bull Shoals Lake
- Deer and turkey in abundance
- Great views
- Outbuildings



156 +/- ACRES



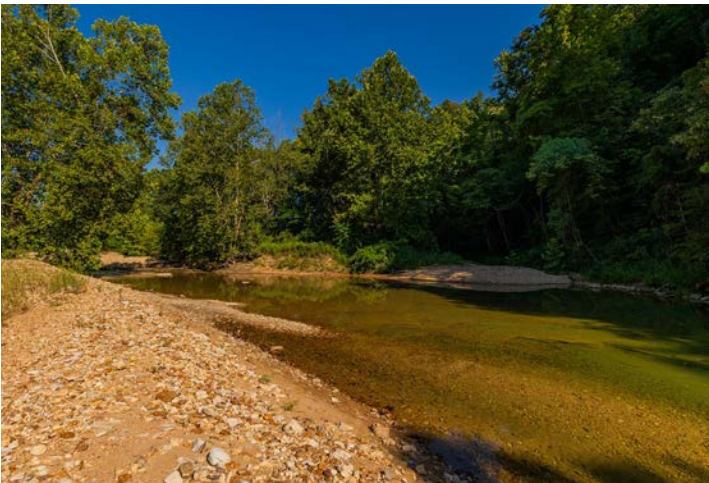
1,300 SQUARE FOOT HOME



LONG PRIVATE DRIVE



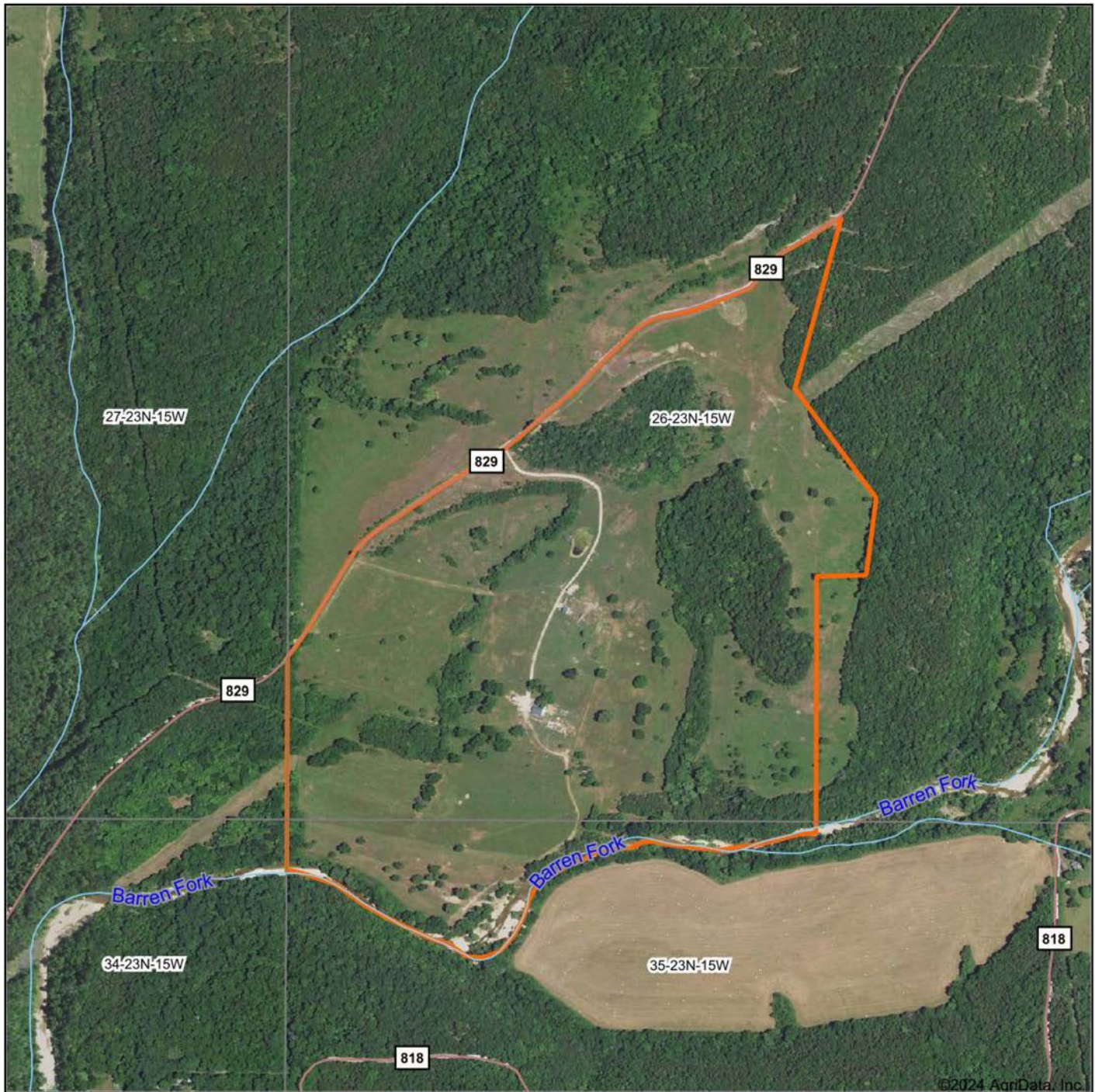
YEAR-ROUND CREEK FRONTAGE



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 36° 38' 25.75, -92° 34' 58.37

0ft 816ft 1632ft



Maps Provided By:



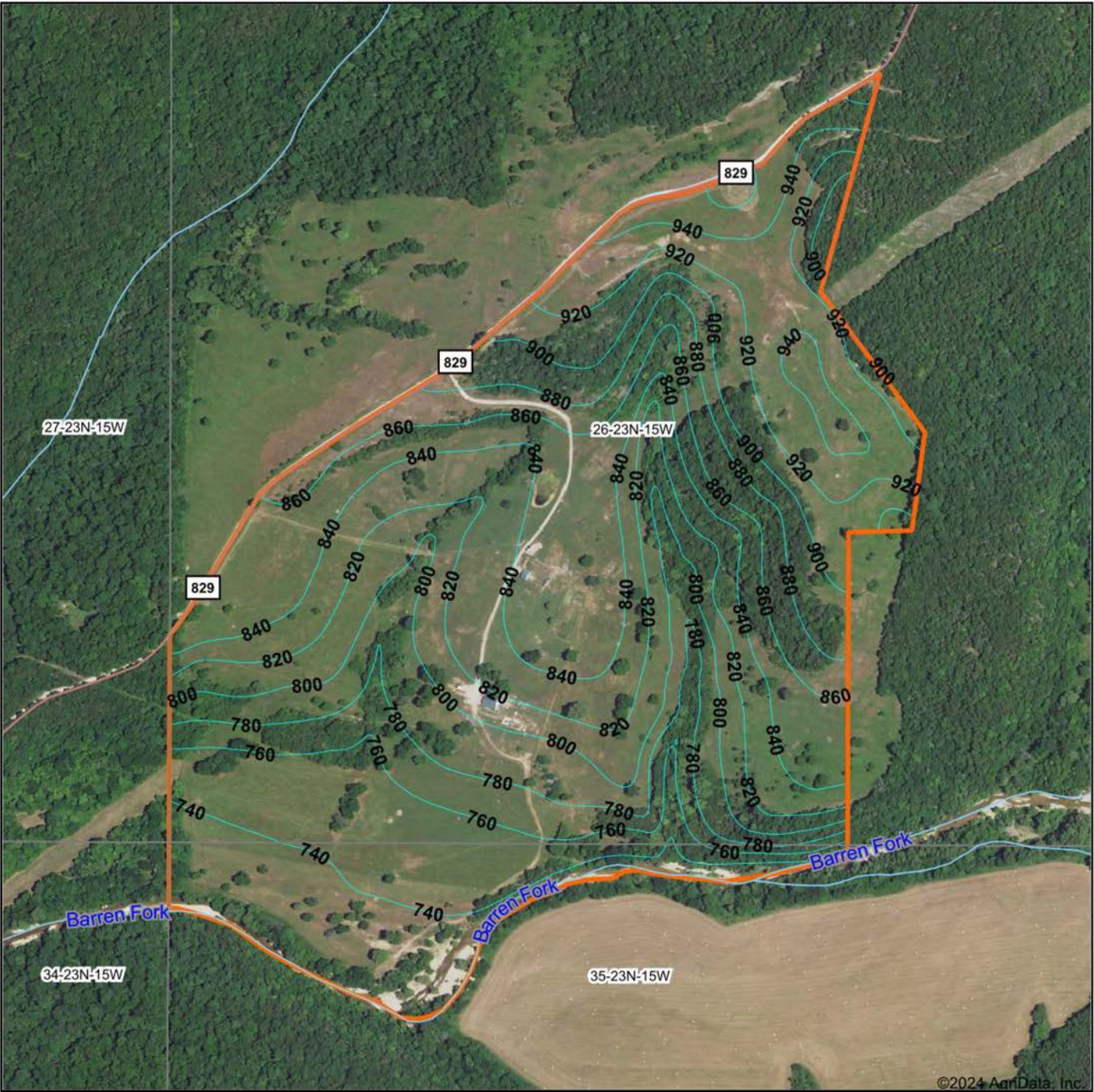
© AgriData, Inc. 2023 www.AgrIDataInc.com

26-23N-15W
Ozark County
Missouri



8/7/2024

TOPOGRAPHY MAP



©2024 AgriData, Inc.



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 10 meter dem
Interval(ft): 20.0
Min: 715.8
Max: 964.2
Range: 248.4
Average: 823.1
Standard Deviation: 63.94 ft

0ft 638ft 1276ft

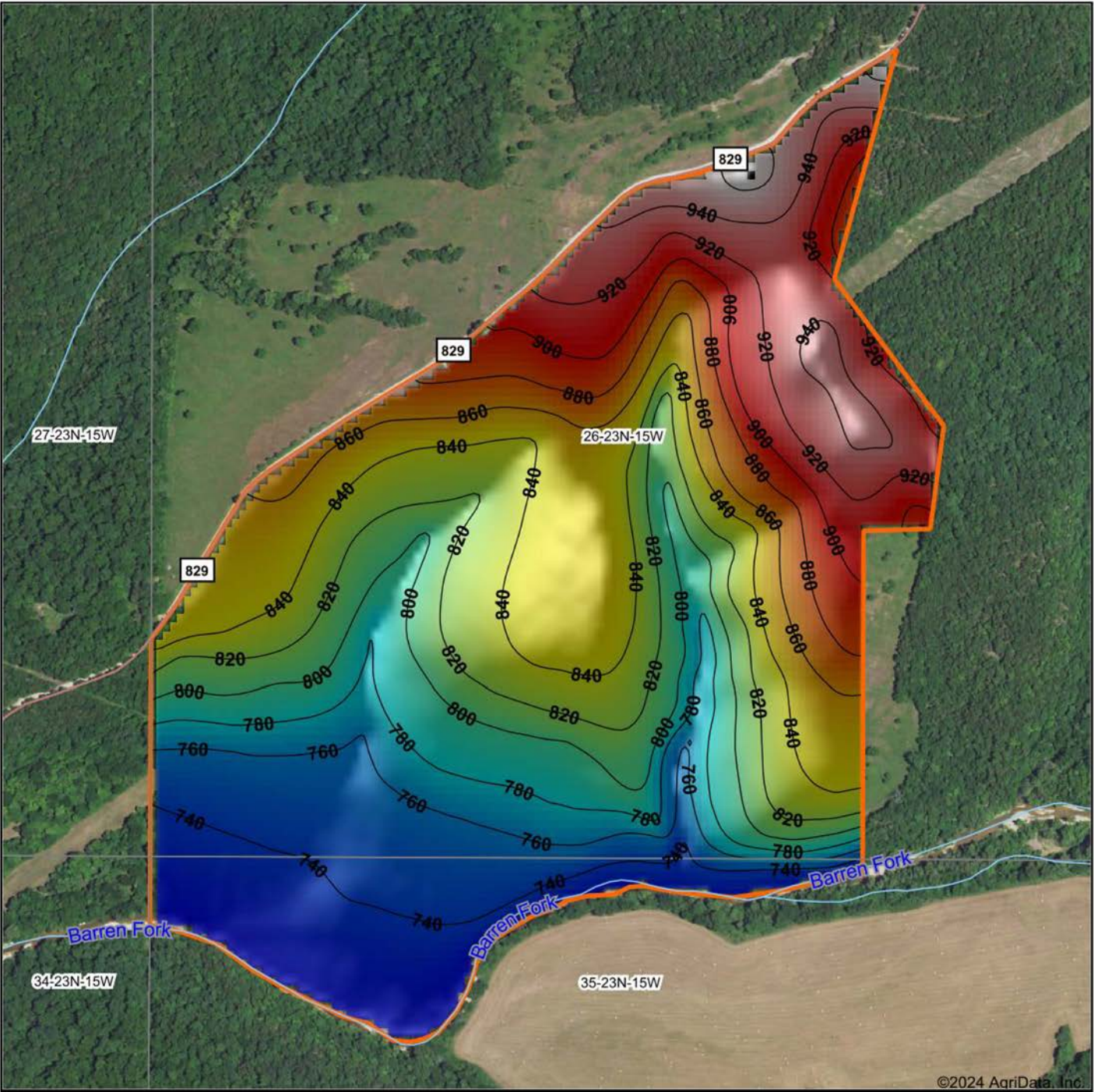


8/7/2024

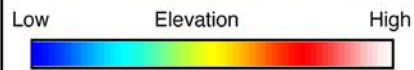
26-23N-15W
Ozark County
Missouri

Boundary Center: 36° 38' 25.75, -92° 34' 58.37

HILLSHADE MAP



©2024 AgriData, Inc.



Maps Provided By:



CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 10 meter dem

Interval(ft): 20

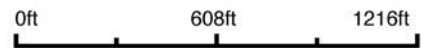
Min: 715.8

Max: 964.2

Range: 248.4

Average: 823.1

Standard Deviation: 63.94 ft

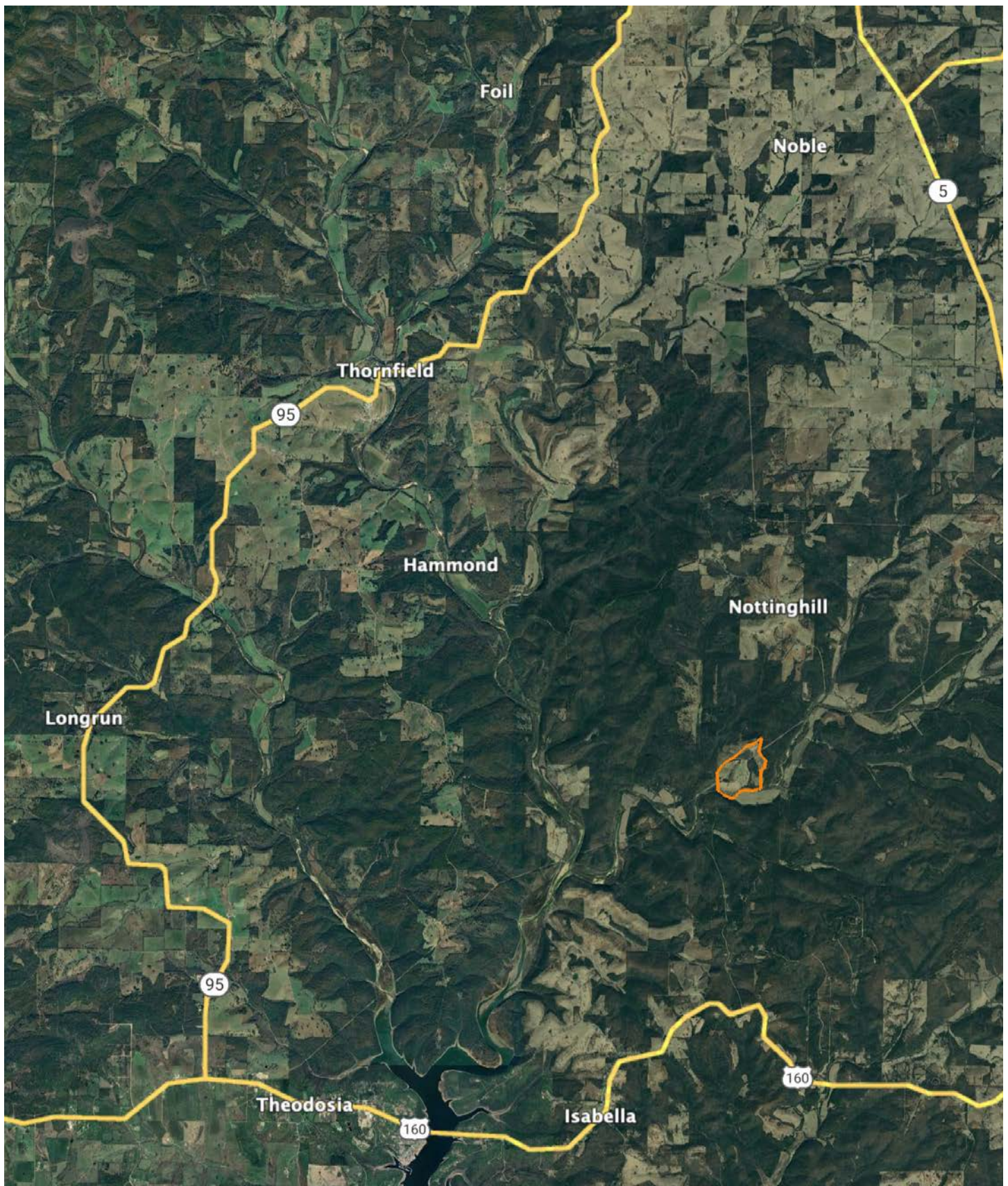


8/7/2024

26-23N-15W
Ozark County
Missouri

Boundary Center: 36° 38' 25.75, -92° 34' 58.37

OVERVIEW MAP



AGENT CONTACT

Looking for land or selling a piece of property can be stressful or overbearing, but not if you're working with the right agent. Bjorn Wilkerson is all about making sure each client has an enjoyable experience from start to finish. A lifelong lover of the outdoors, Bjorn has a background in agriculture and a passion for all things outdoors. This includes hunting, fishing, camping, traveling, hiking, and land management, not to mention his personal favorites: spring turkey hunting, whitetail hunting, and bowfishing. Born in West Plains, Missouri, Bjorn attended Couch High School and graduated from Missouri State University—Springfield with a degree in Wildlife Management. Before coming to Midwest Land Group, he worked in agriculture and operations with Archer Daniels Midland (ADM), a human and animal nutrition company specializing in agricultural origination and processing, where he worked his way around the company, serving in a variety of positions, everything from trainee, plant manager, and recruiter to new manager development specialist and continuous improvement practitioner. Being a service to someone looking for hunting or farming property is what drives Bjorn. He wants each experience to not only be enjoyable, but seamless as well. If you're in the market to sell or buy land, give Bjorn a call.



BJORN WILKERSON,
LAND AGENT

417.233.1243

BWilkerson@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.