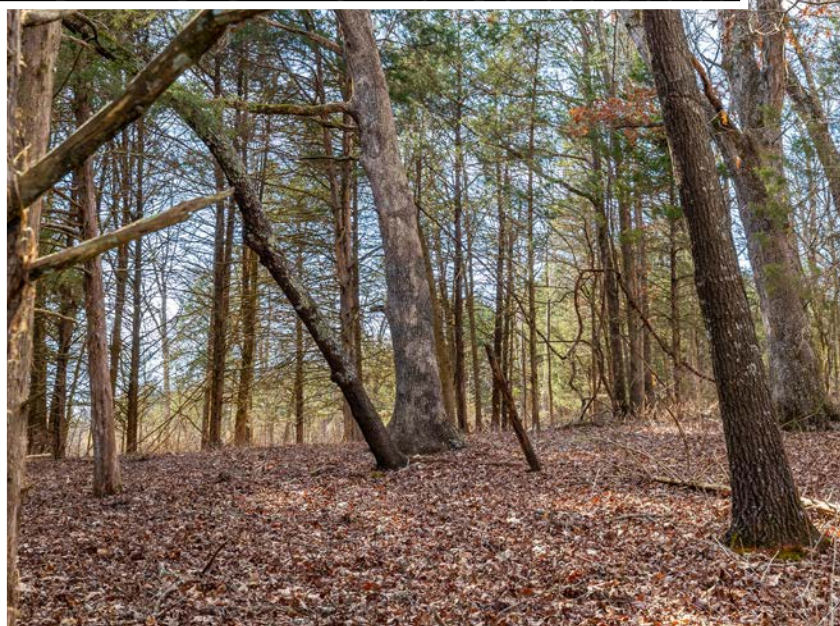
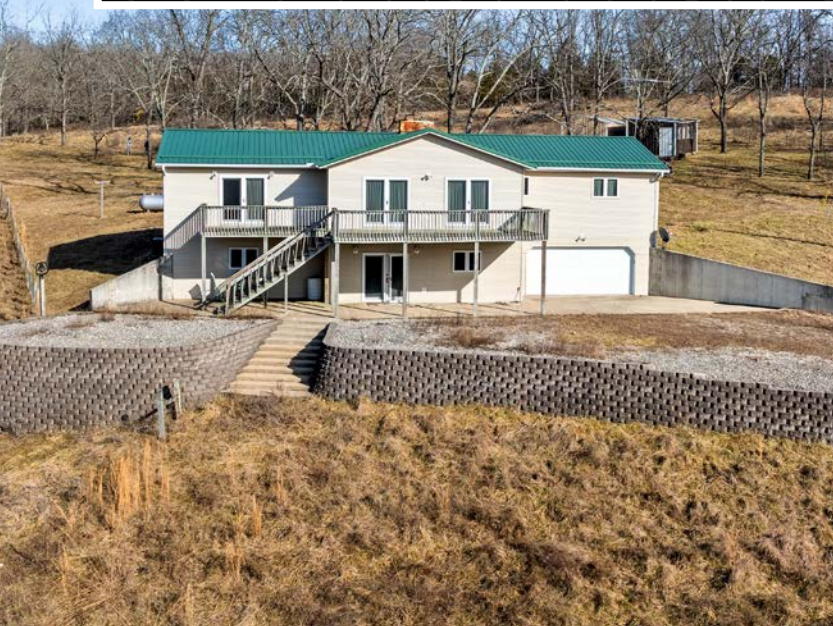


MIDWEST LAND GROUP PRESENTS



80 ACRES
DOUGLAS COUNTY, MO

24816 County Road 117, Macomb, Missouri, 65702



MIDWEST LAND GROUP IS HONORED TO PRESENT

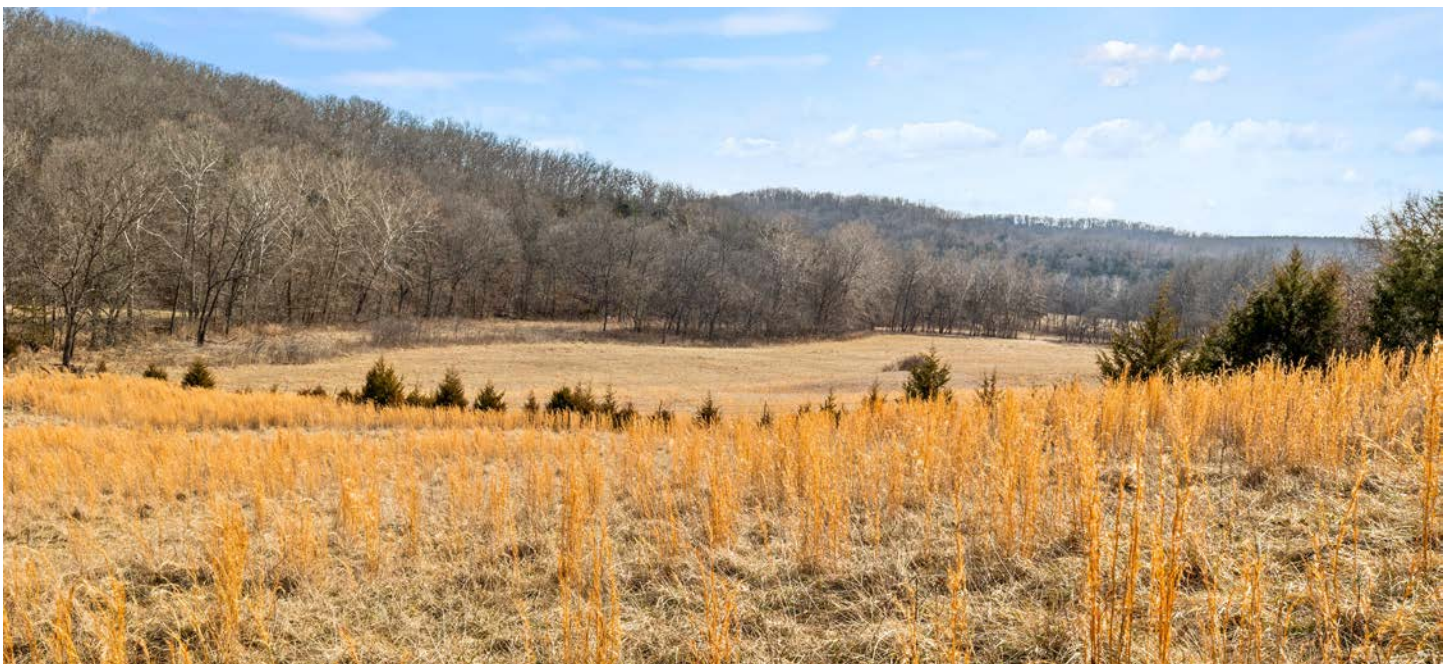
SECLUDED OZARK FARMSTEAD WITH WALKOUT BASEMENT HOME

Nestled in the heart of the Ozark Mountains, this breathtaking farm offers the perfect combination of seclusion, natural beauty, and functional farmstead amenities. As you journey up the long private drive, you'll be welcomed by rolling hills, a meandering wet-weather creek, lush creek bottom ground, and towering, mature timber that creates a truly picturesque setting.

At the heart of the property sits a charming walkout basement-style home, featuring 3 bedrooms and 2.5 bathrooms designed for comfort and warmth. The home boasts a striking stone fireplace extending from the basement to the main floor, providing a cozy ambiance throughout. The walkout basement offers sweeping views of the land, making it a perfect spot to relax and enjoy the surrounding nature with the opportunity to finish out for more living space.

Venture beyond the home, and you'll discover the rich history and potential of this farm. Mature white oak and walnut trees fill the landscape, alongside a spring-fed pond and remnants of a once-thriving homestead. The farm also includes many other features making it essentially turn-key including 36'x48' horse/hay barn with wood stove, a 24'x72' machine shed for equipment storage, a 12'x20' chicken coop, and a 12'x20' storage building.

This picture-perfect Ozark farm is a rare find, offering privacy, productivity, and endless possibilities for its next owner. Whether you're looking for a working farm, a hunting retreat, or a peaceful homestead, this property is ready for you to make it your own. Don't miss out on this opportunity—schedule your showing today!



PROPERTY FEATURES

PRICE: **\$600,000** | COUNTY: **DOUGLAS** | STATE: **MISSOURI** | ACRES: **80**

- Secluded
- Great views
- Good hunting
- Mature timber
- Productive creek bottom ground
- Multiple, well-built outbuildings
- Long, private drive
- Walkout basement

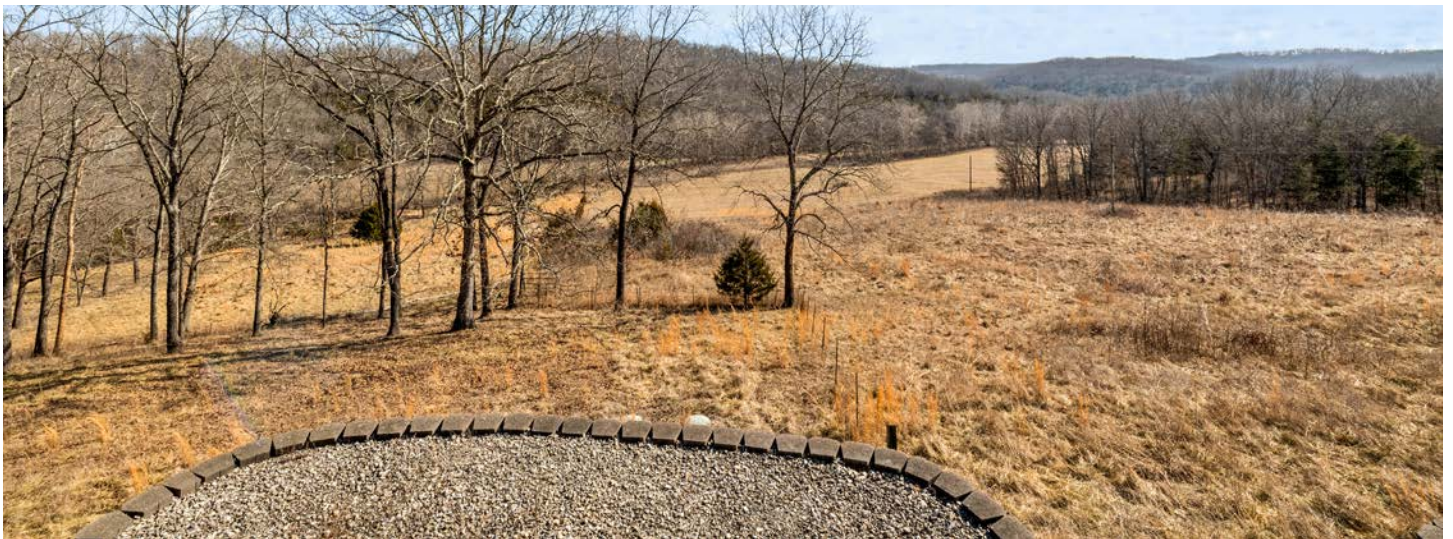


3 BED, 2.5 BATH HOME

At the heart of the property sits a charming walkout basement-style home, featuring 3 bedrooms and 2.5 bathrooms designed for comfort and warmth. The home boasts a striking stone fireplace extending from the basement to the main floor, providing a cozy ambiance throughout.



BACK PORCH WITH BEAUTIFUL VIEWS



UNFINISHED BASEMENT

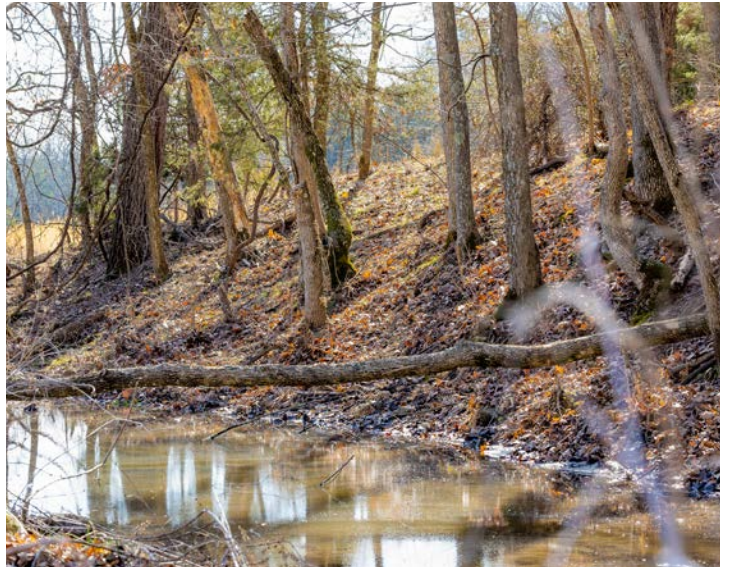


MULTIPLE OUTBUILDINGS

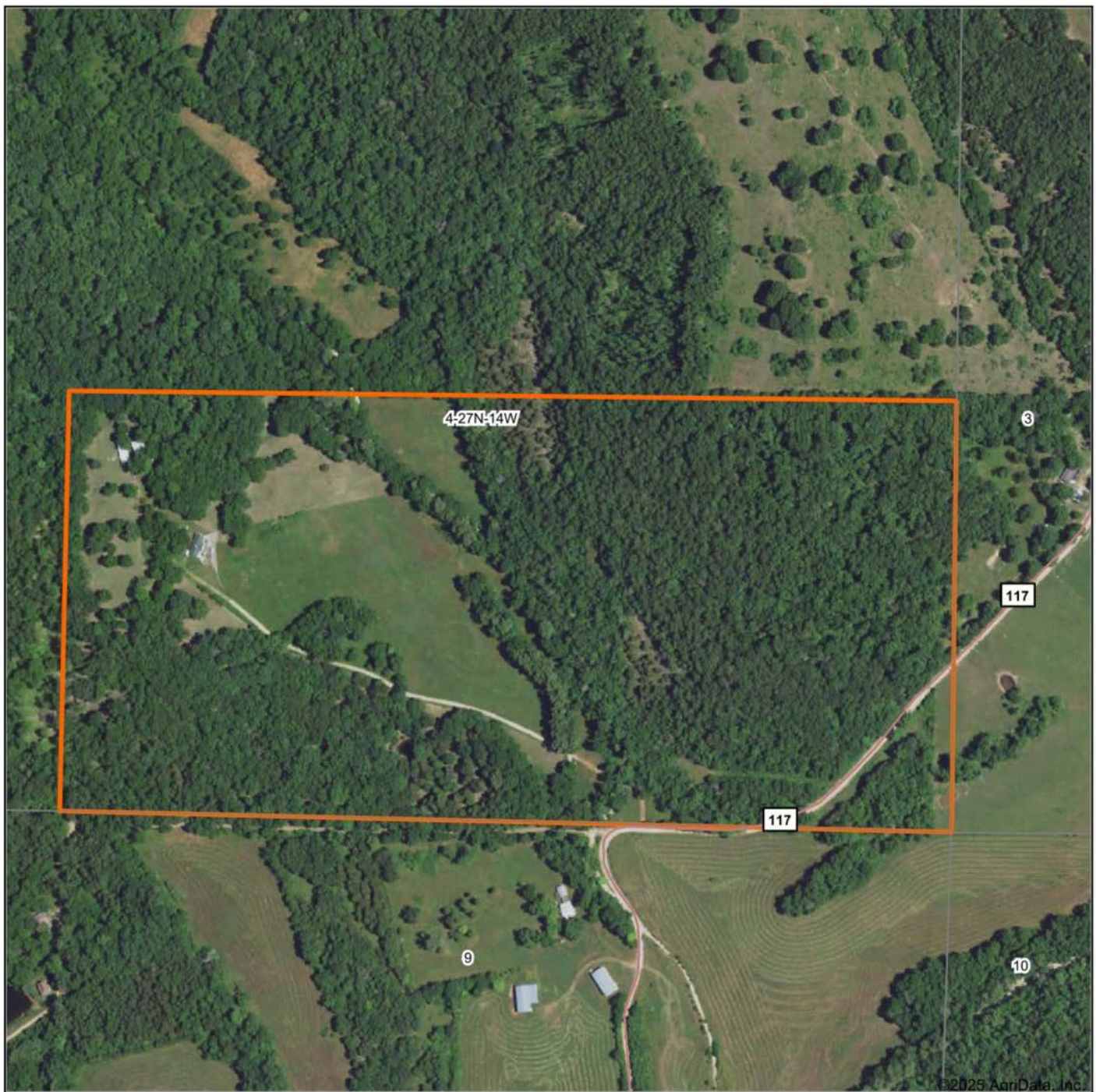
The farm also includes many other features making it essentially turn-key including 36'x48' horse/hay barn with wood stove, a 24'x72' machine shed for equipment storage, a 12'x20' chicken coop, and a 12'x20' storage building.



MATURE TIMBER AND CREEK BOTTOM



AERIAL MAP



Boundary Center: 37° 3' 2.14, -92° 28' 24.87

0ft 478ft 955ft



Maps Provided By:



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4-27N-14W
Douglas County
Missouri



1/26/2025

TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 1,075.4

Max: 1,271.9

Range: 196.5

Average: 1,156.6

Standard Deviation: 51.21 ft

0ft 461ft 923ft

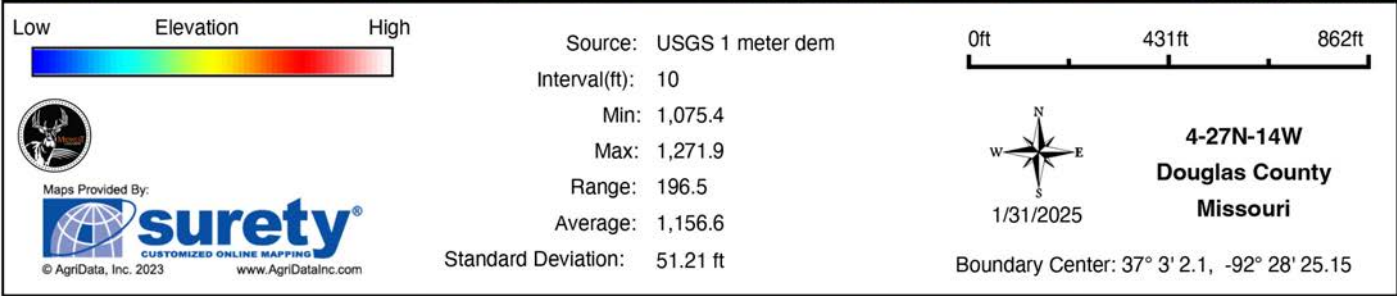
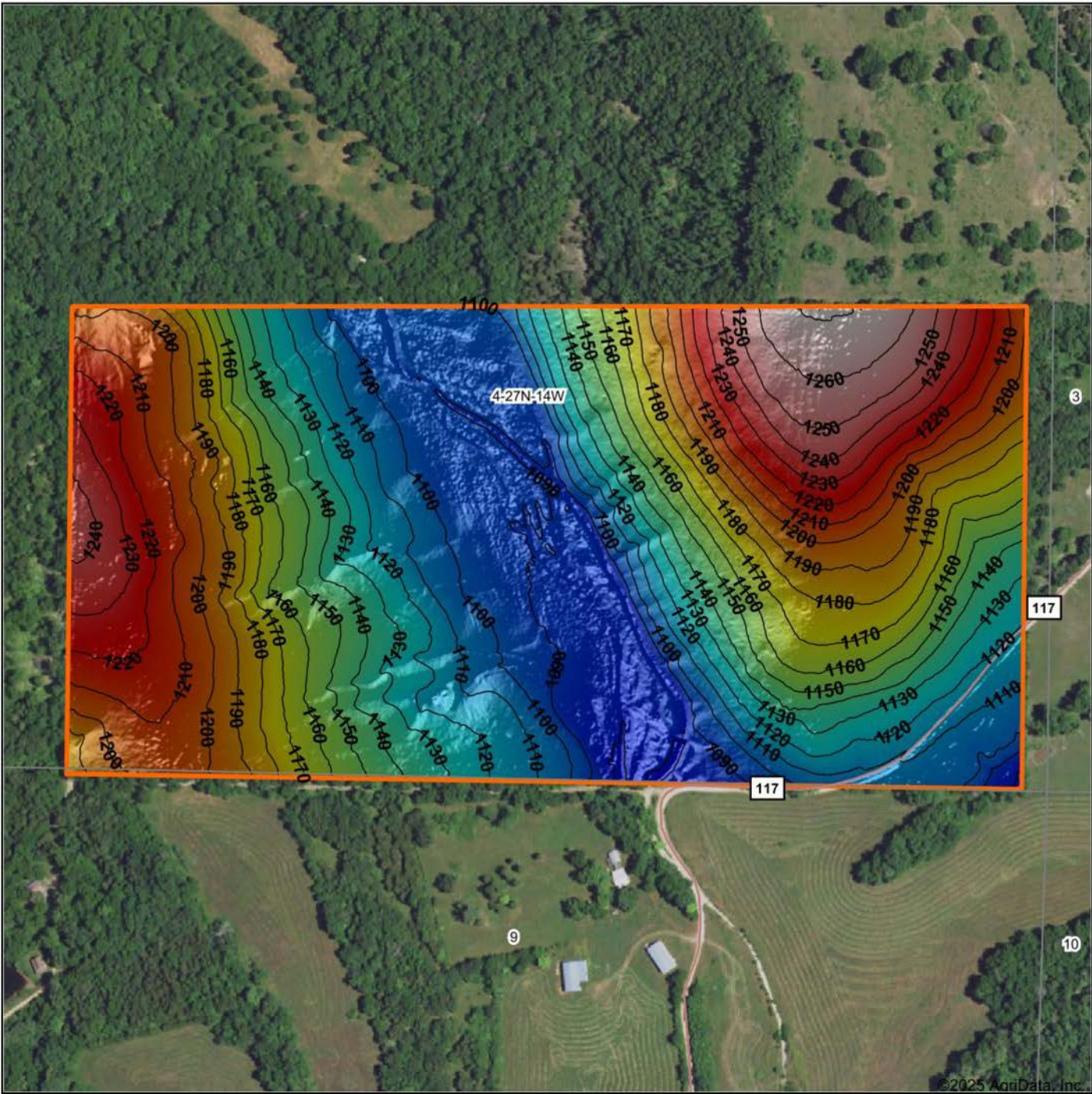


1/31/2025

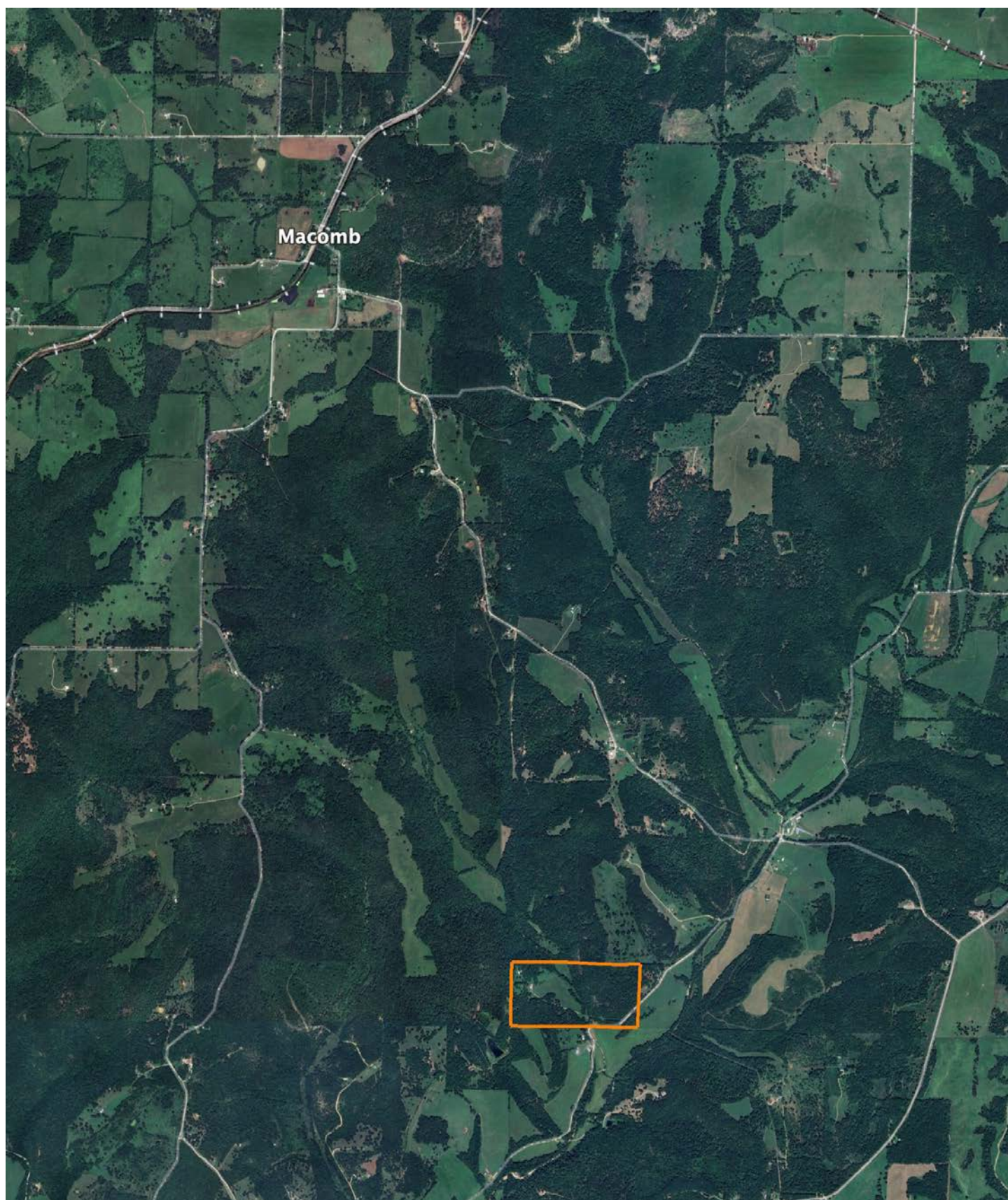
4-27N-14W
Douglas County
Missouri

Boundary Center: 37° 3' 2.1, -92° 28' 25.15

HILLSHADE MAP



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

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MidwestLandGroup.com

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