

MIDWEST LAND GROUP PRESENTS

130 ACRES IN

OZARK COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SOUTHERN MISSOURI RECREATIONAL TRACT

Located 20 miles northeast of Gainesville, Missouri lies this great 130 +/- acre tract available for purchase. Boasting nearly 13 +/- acres of ridgetop pasture, and County Road frontage on two sides, this tract features everything Ozark County has to offer!

This property is located off County Road 179, which dead-ends just past the property. Access is no issue on this property as you can approach from three different sides. As you make your way onto the property from the main entrance on the west boundary, a flat and winding road leads you through the timber back to the smallest of the two pastures. This area would make for a great food plot or could be expanded and used as a build site. As you continue down the field edge and through a small bottleneck in the timber, you are greeted with a

tremendous view overlooking the largest pasture that measures about 11.5 +/- acres. There are a handful of blackberry brambles in the pasture but overall, both have been well maintained.

Beautiful hardwoods and pines surround the property, with plenty of north and south-facing slopes. A live spring is located in the center of the property and flows along the main draw over several small waterfalls. This property already has a good mix of habitat needed to create a solid baseline of wildlife food and cover. With a few small tweaks to the timber management and the addition of several food plots, this property would be the perfect hunting tract. Contact listing agent, Clay O'Dell at (417) 414-1808 for more information or to schedule a showing.



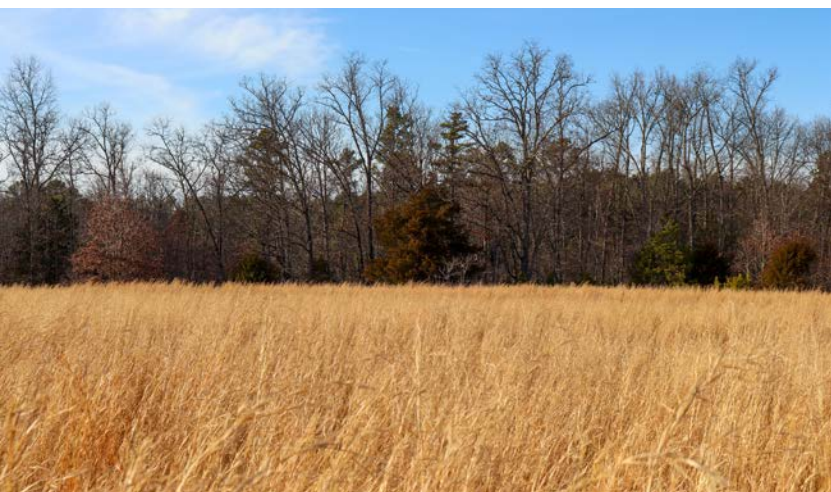
PROPERTY FEATURES

PRICE: **\$370,500** | COUNTY: **OZARK** | STATE: **MISSOURI** | ACRES: **130**

- 130 +/- acres
- County road frontage
- Fenced on two sides
- 13 +/- acres of pasture
- Great build sites
- Live spring
- Wet-weather creeks
- Great hunting potential
- Mature timber
- Located off of a dead-end road
- 34 minutes from Gainesville, MO
- 40 minutes from West Plains, MO



13 +/- ACRES OF PASTURE



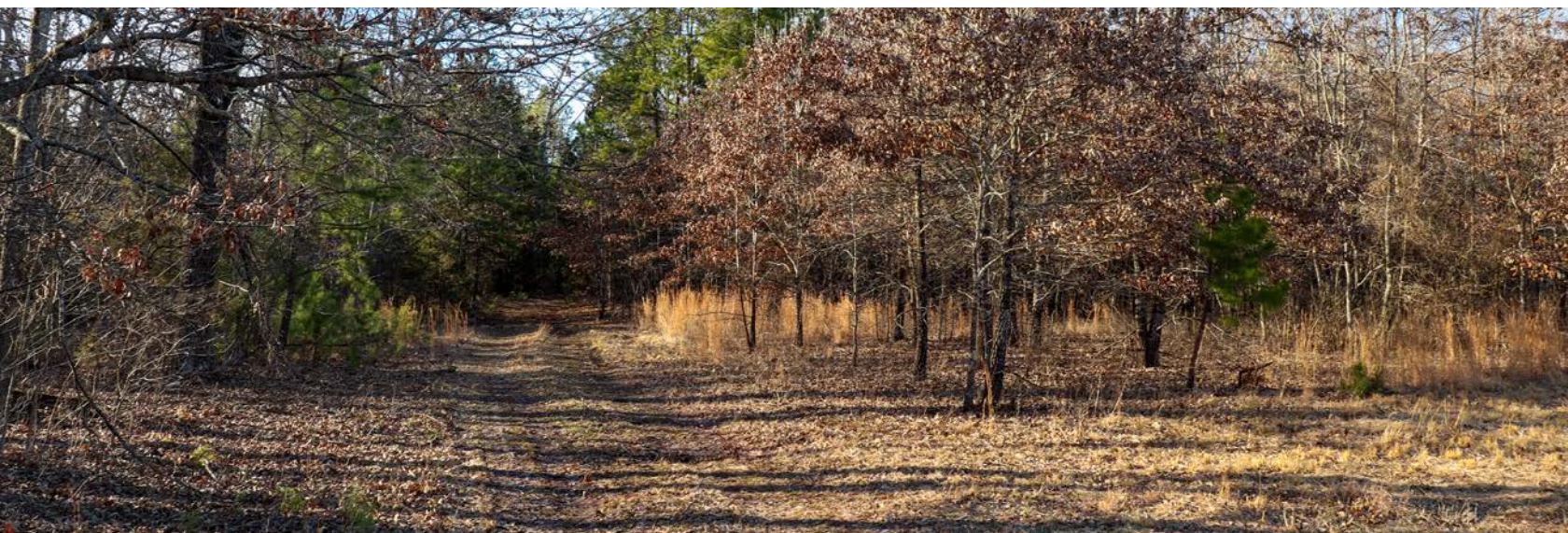
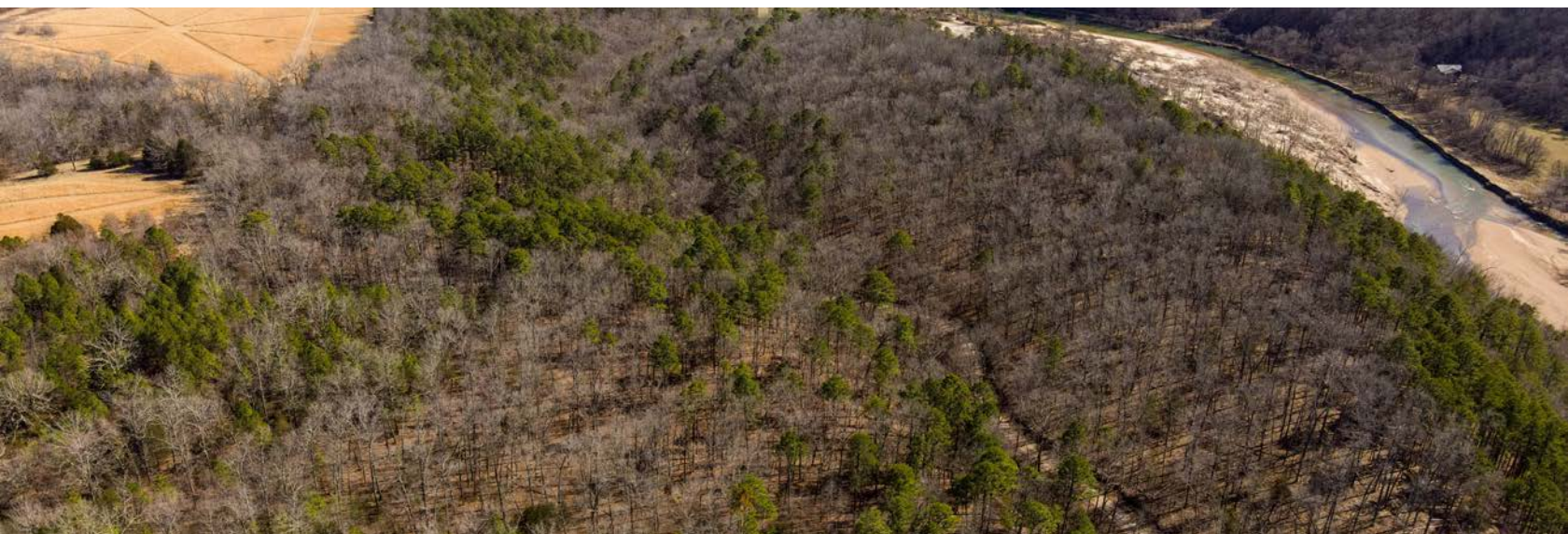
COUNTY ROAD FRONTAGE



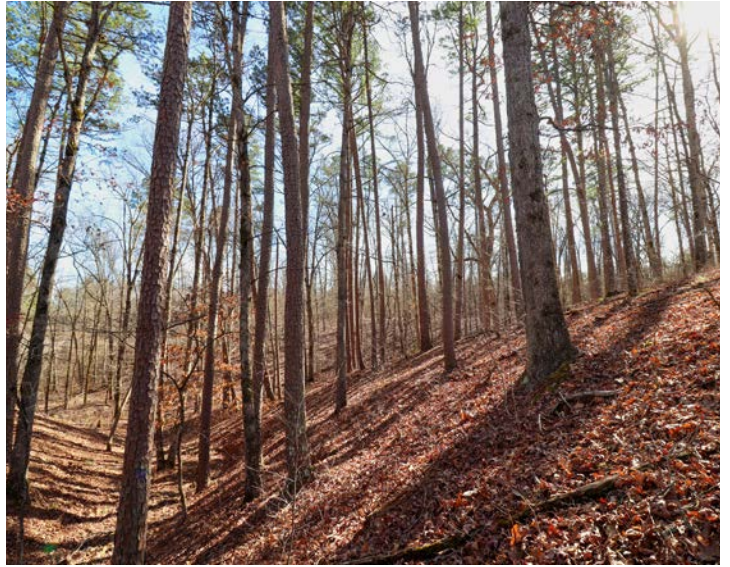
LIVE SPRING



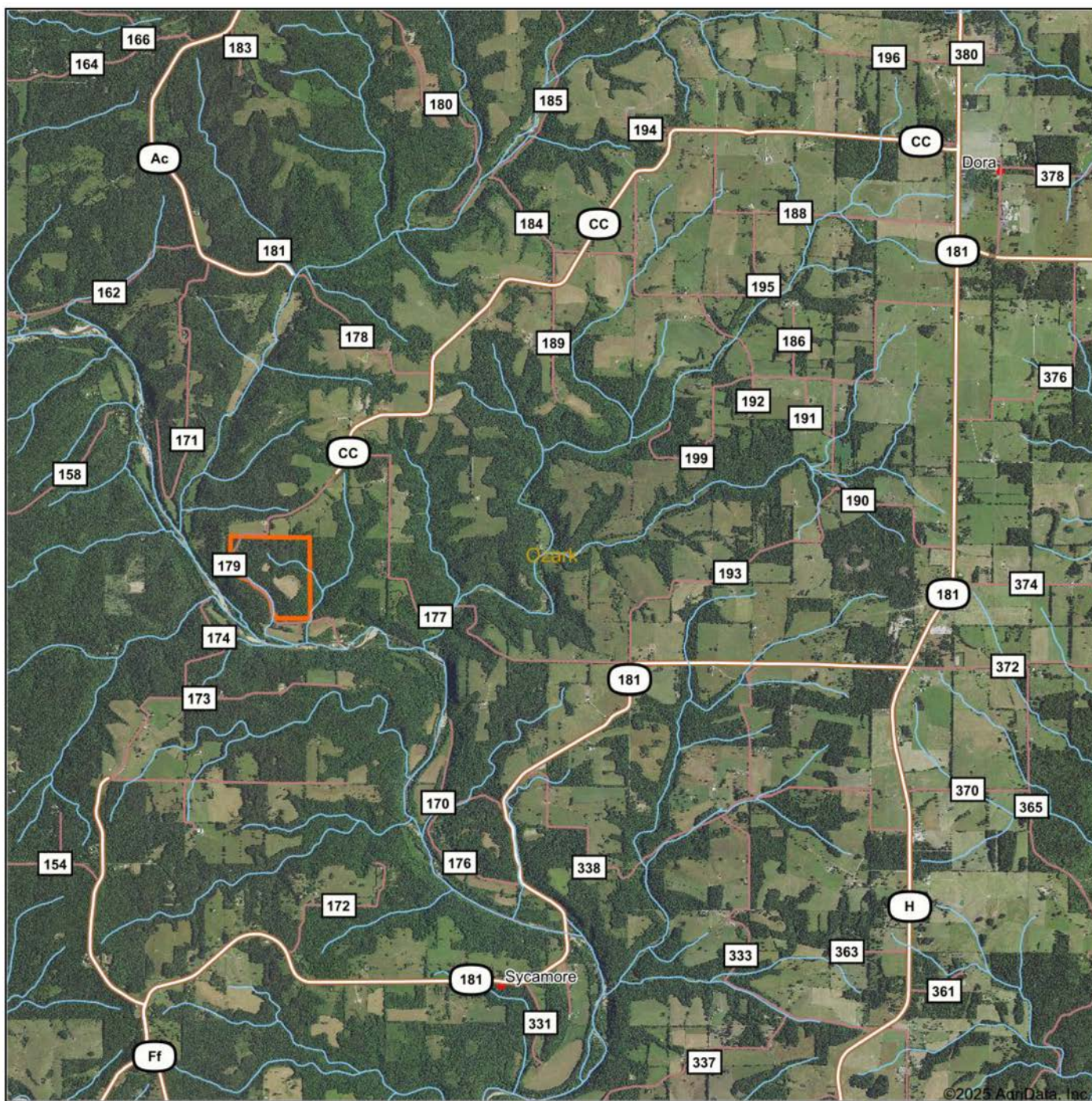
GREAT BUILD SITES



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 36° 44' 25.73, -92° 17' 59.28

0ft 5153ft 10306ft



Maps Provided By:



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20-24N-12W
Ozark County
Missouri



3/18/2025

TOPOGRAPHY MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 10.0
Min: 686.2
Max: 917.9
Range: 231.7
Average: 854.8
Standard Deviation: 49.38 ft

0ft 476ft 951ft

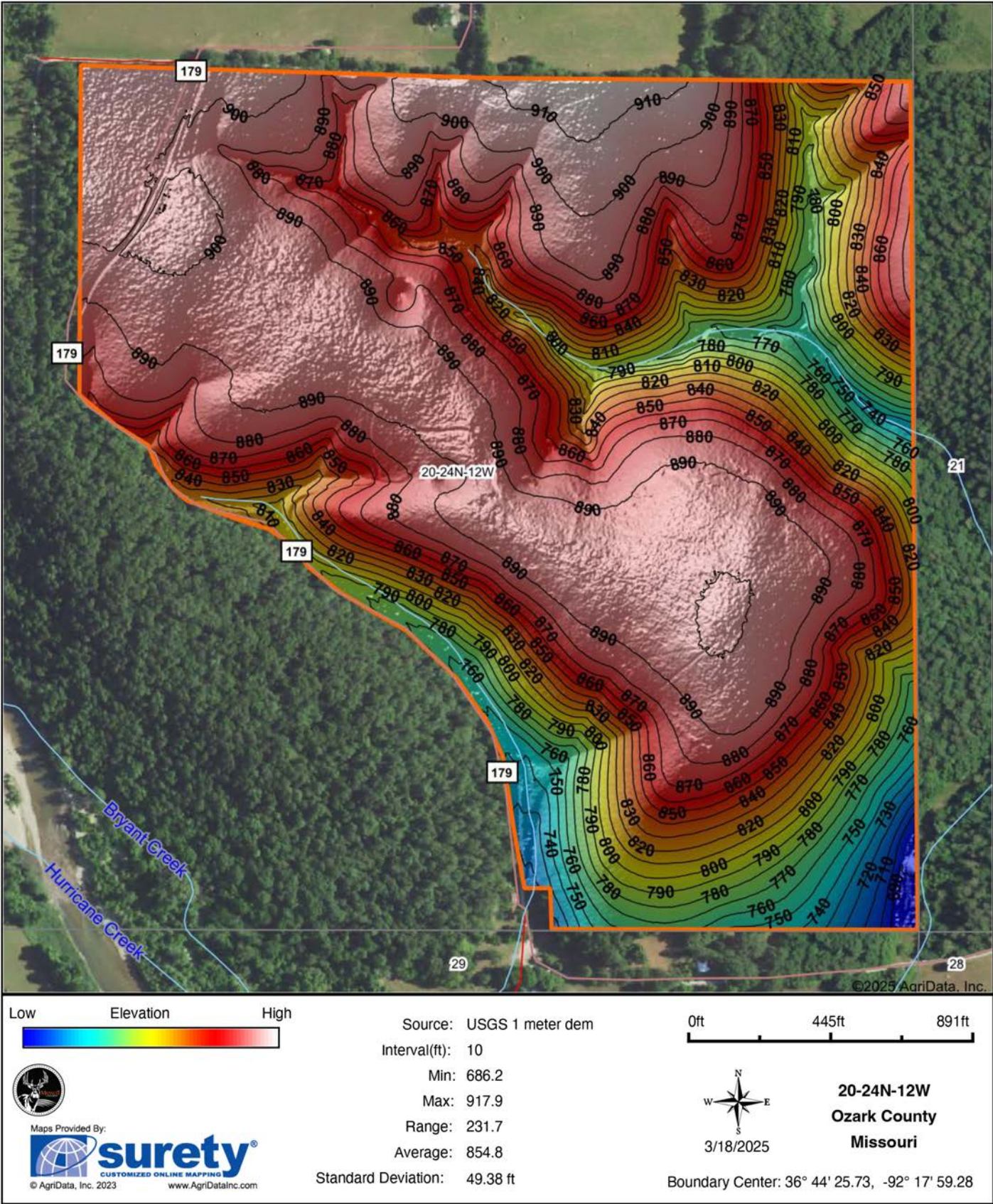


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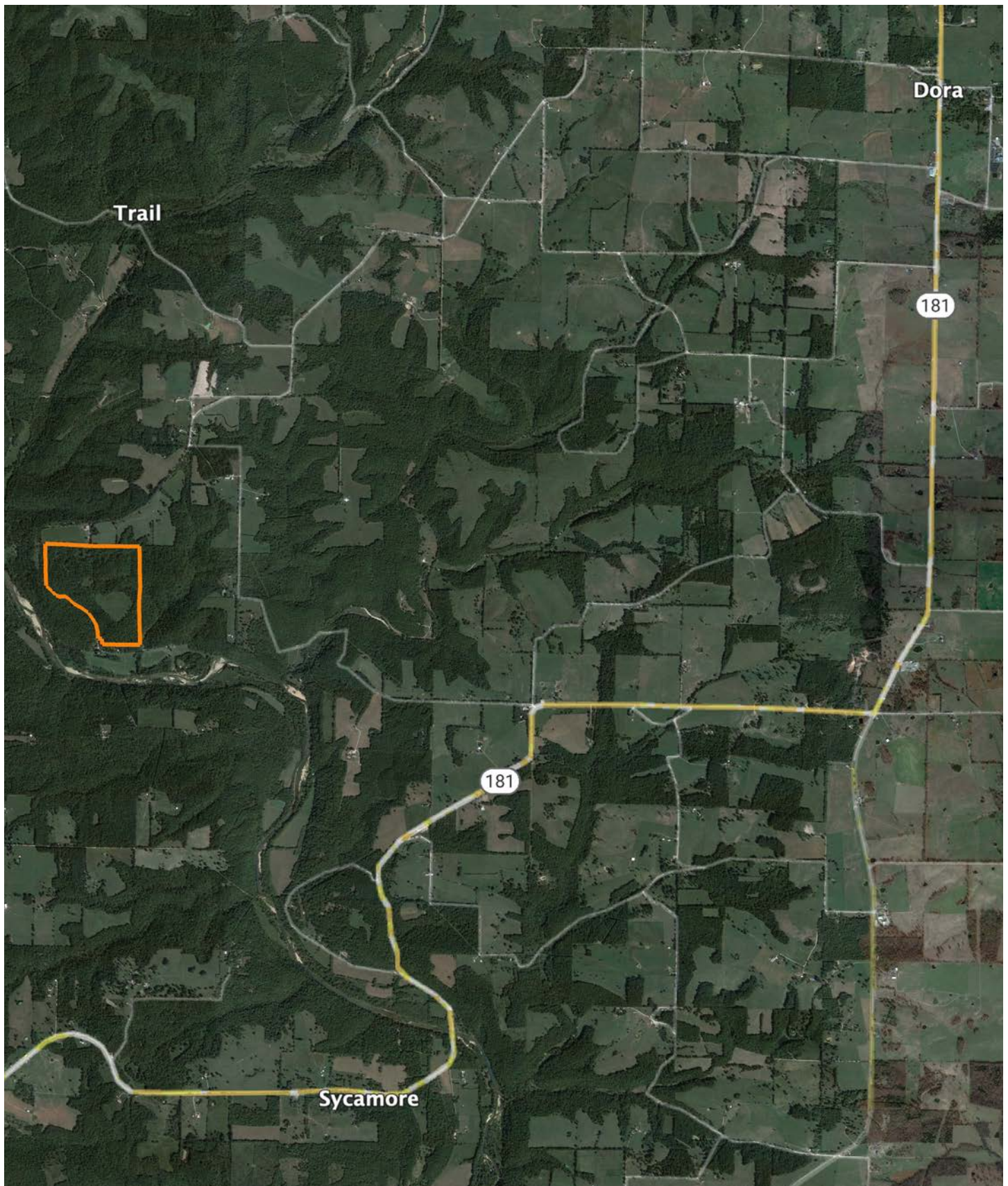
20-24N-12W
Ozark County
Missouri

Boundary Center: 36° 44' 25.73, -92° 17' 59.28

HILLSHADE MAP



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
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