

MIDWEST LAND GROUP PRESENTS

256.5 ACRES IN

CRAWFORD COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIERE RECREATIONAL PARADISE WITH INVESTMENT POTENTIAL

Nestled in the heart of Missouri's Ozarks, this expansive timber tract offers a rare opportunity to combine outdoor recreation with long-term investment potential. Whether you're an avid outdoorsman, a nature lover, or an investor seeking a sound return, this tract offers everything you could imagine in a private wilderness retreat.

Located just outside of Steelville, this 256.5 +/- acres is complete with mature hardwoods and lush cedar

thickets that provide the perfect backdrop for camping, hiking, horseback riding, or ATVs. The vast topography encompasses everything from gently rolling hills to ridges and creek bottoms, which house an abundance of wildlife including deer, turkey, and small game.

With the Meramec, Huzzah, and Courtois Creek just a short drive away, this property is an exceptional opportunity for immediate enjoyment and long-term financial growth.



PROPERTY FEATURES

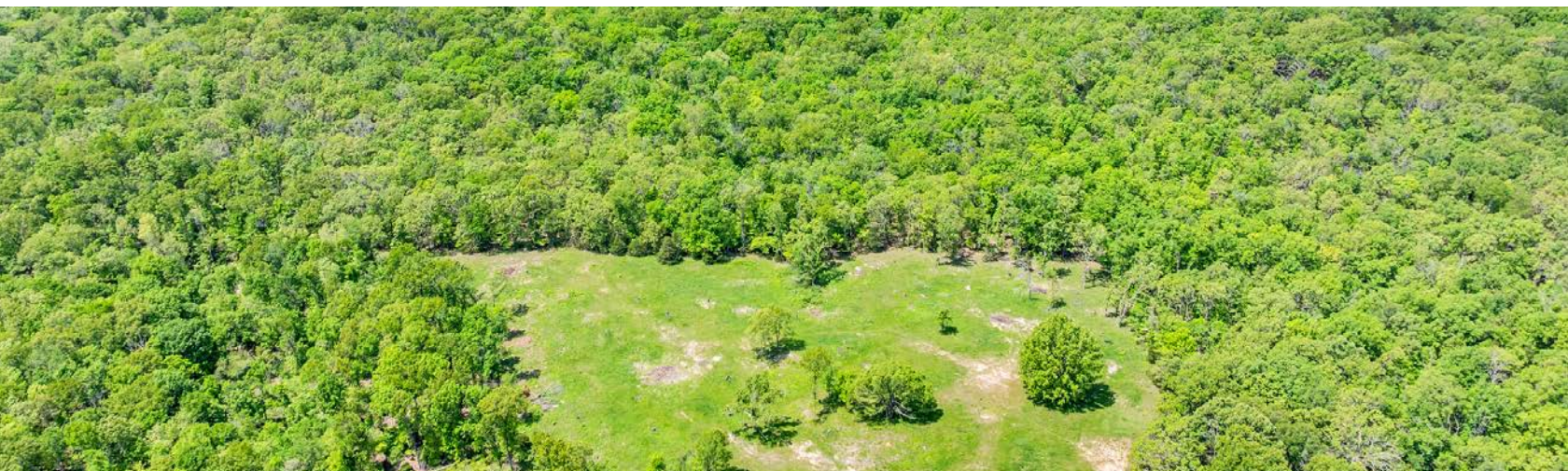
PRICE: **\$846,450** | COUNTY: **CRAWFORD** | STATE: **MISSOURI** | ACRES: **256.5**

- Existing trail system
- Mature timber
- Dry creek runs throughout
- Caves
- Abundant wildlife
- Secluded
- Open area for food plots
- Investment opportunity
- 1.5 hours from St. Louis



MATURE TIMBER

Located just outside of Steelville, this 256.5 +/- acres is complete with mature hardwoods and lush cedar thickets that provide the perfect backdrop for camping, hiking, horseback riding, or ATVs.



ABUNDANT WILDLIFE

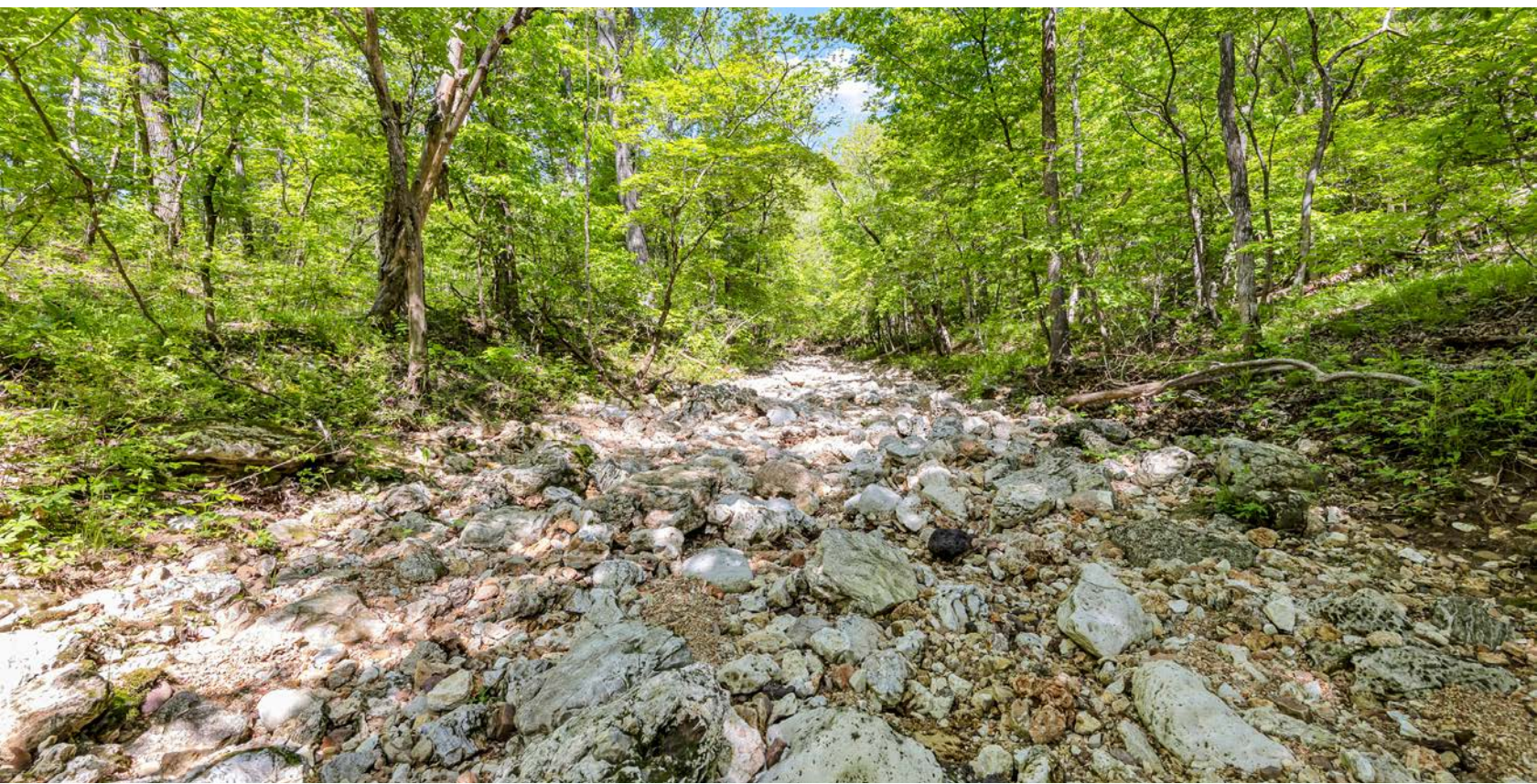
The vast topography encompasses everything from gently rolling hills to ridges and creek bottoms, which house an abundance of wildlife including deer, turkey, and small game.



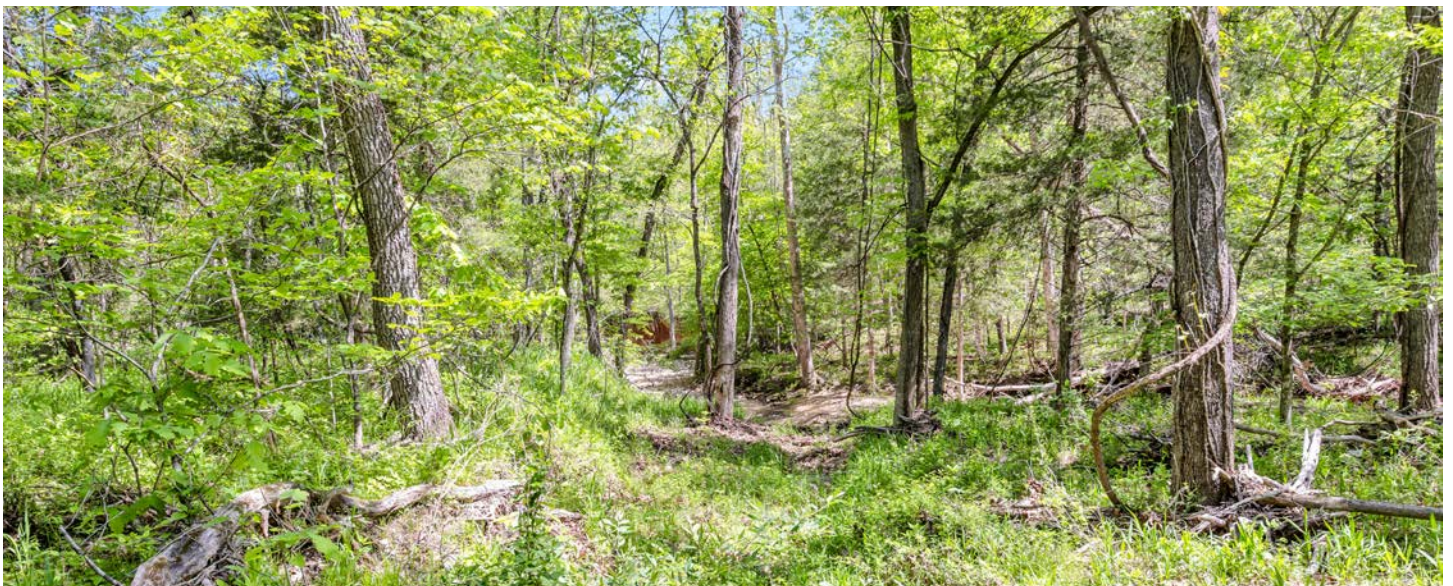
CAVES



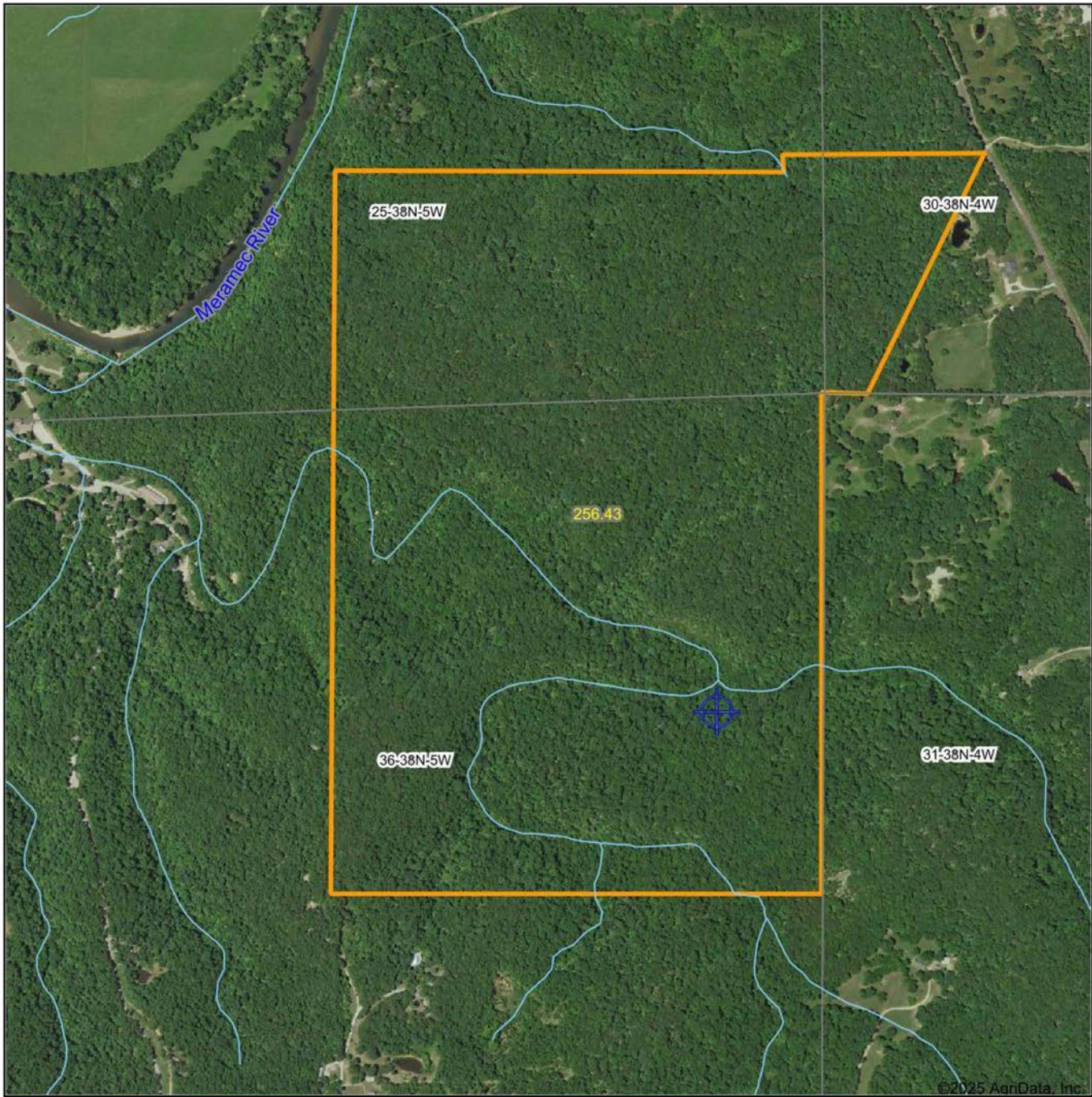
DRY CREEK RUNS THROUGHOUT



EXISTING TRAIL SYSTEM



AERIAL MAP



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

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Boundary Center: 37° 58' 30.45, -91° 25' 6.4

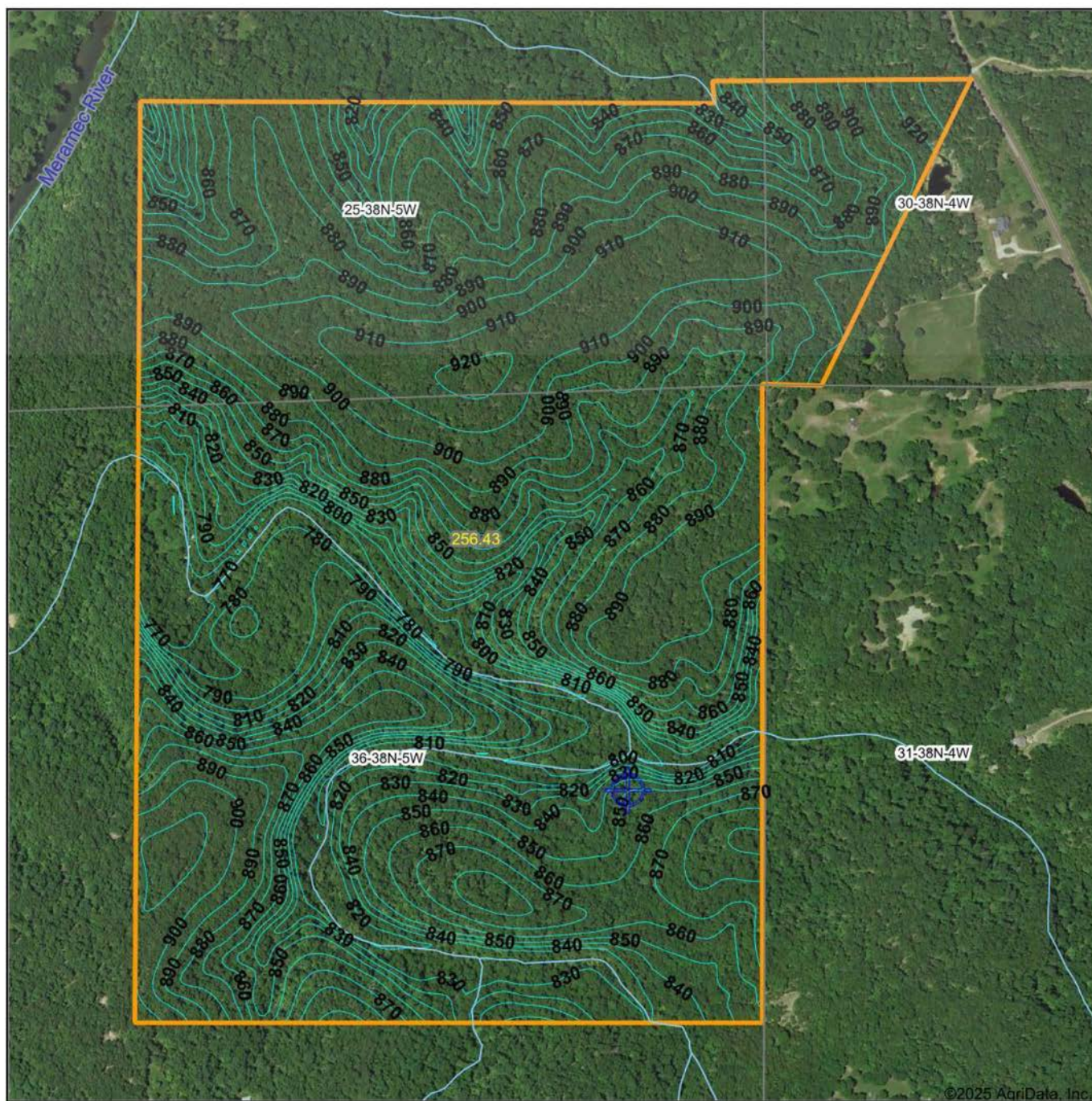
36-38N-5W
Crawford County
Missouri

0ft 845ft 1690ft



5/12/2025

TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 753.6

Max: 937.5

Range: 183.9

Average: 860.3

Standard Deviation: 38.85 ft

0ft 663ft 1327ft

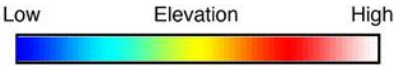
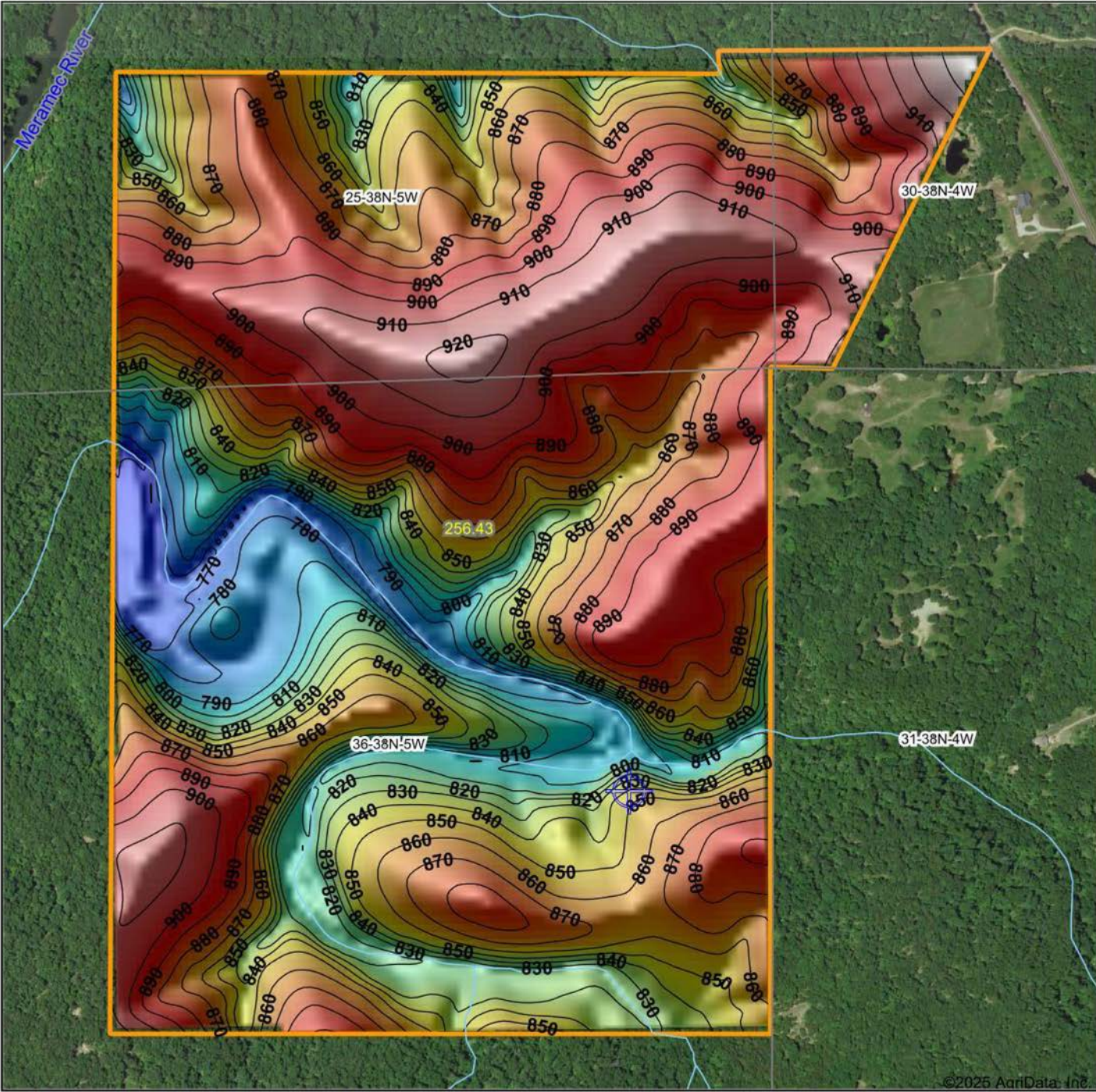


5/12/2025

36-38N-5W
Crawford County
Missouri

Boundary Center: 37° 58' 30.45, -91° 25' 6.4

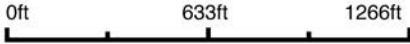
HILLSHADE MAP



Maps Provided By:

surety
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Source: USGS 10 meter dem
Interval(ft): 10
Min: 753.6
Max: 937.5
Range: 183.9
Average: 860.3
Standard Deviation: 38.85 ft

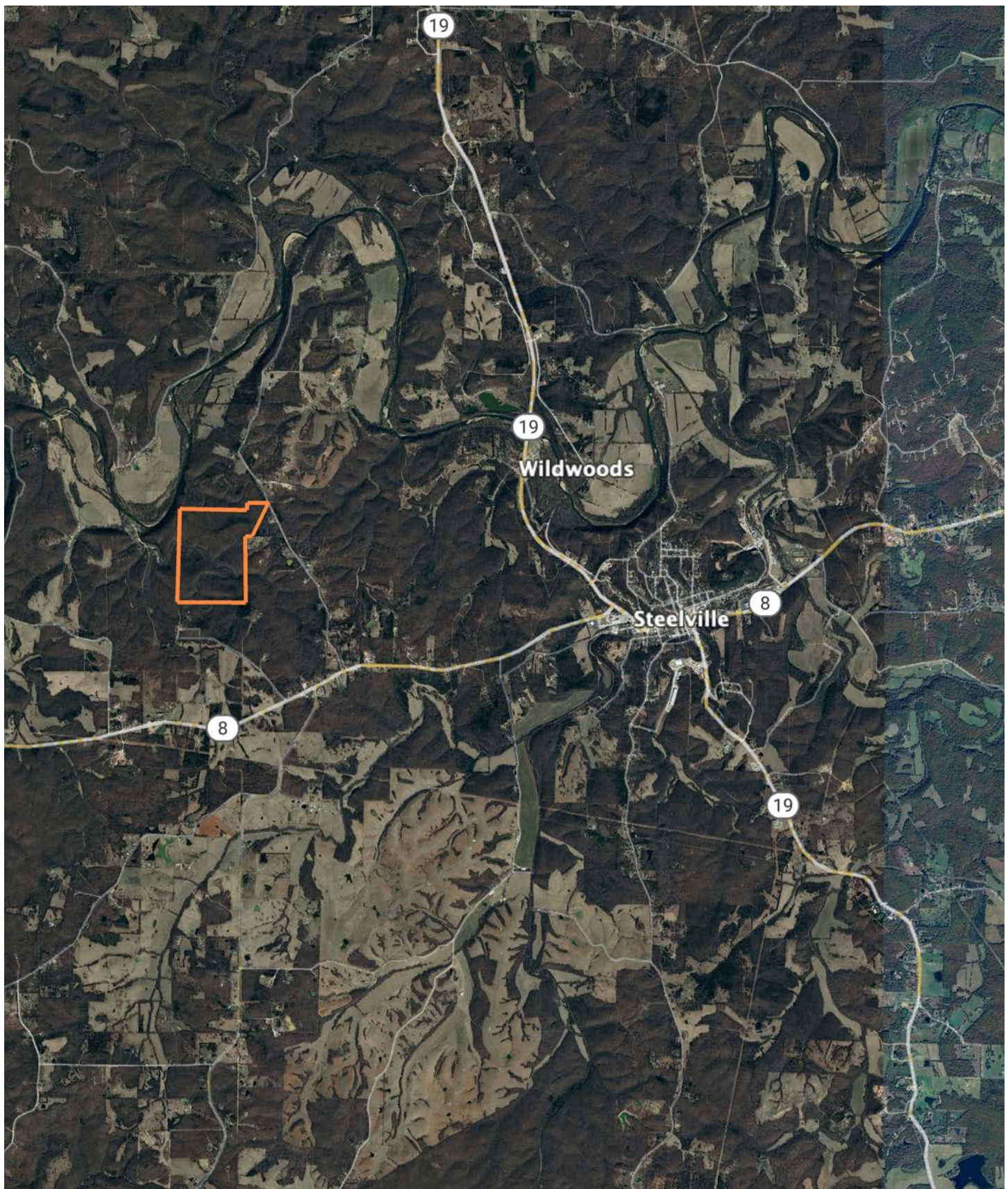


5/12/2025

36-38N-5W
Crawford County
Missouri

Boundary Center: 37° 58' 30.45, -91° 25' 6.4

OVERVIEW MAP



AGENT CONTACT

Born and raised in the heart of Missouri, Nicole Hart has spent a lifetime immersed in the land and the outdoors. Growing up in Rhineland, she watched her father shape the landscape through his excavating business, gaining an early appreciation for land use, topography, and the unique characteristics that make each property special. An avid bowhunter, shed hunter, and horse enthusiast, Nicole brings that deep-rooted passion to helping others find their perfect piece of land—whether for hunting, farming, or simply enjoying the peace and quiet of the countryside.

With a background in business and marketing, Nicole understands the importance of strategic exposure when listing a property. As a former small business owner and investor, she excels in networking and negotiation, ensuring her clients receive the best possible experience when buying or selling land. Her extensive knowledge of hunting, agriculture, and rural living makes her a valuable asset to both buyers seeking their dream property and sellers looking to maximize their land's value.

Nicole is an active member of the National Deer Association, Pheasants Forever, and the Missouri Taxidermy Association. She also coordinates a local "Homestead Market," where farmers and small businesses come together to provide fresh food and products to the community. Passionate about self-sustainability and preserving outdoor traditions, she volunteers at QUWF Youth Day to help pass these values to the next generation. She takes pride in helping her clients navigate the market with honesty, hard work, and a commitment to making their land ownership dreams a reality.

An avid bowhunter, shed hunter, and horse enthusiast, Nicole knows firsthand that not all properties are created equal.



NICOLE HART

LAND AGENT

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