

MIDWEST LAND GROUP PRESENTS



250 ACRES
HOWELL COUNTY, MO

0000 County Rd 3810, West Plains, Missouri, 65775

MIDWEST LAND GROUP IS HONORED TO PRESENT

RARE OPPORTUNITY TO OWN PRIVATE CAVE PROPERTY ON 250 +/- ACRES

Blue Vista Acres is truly a one-of-a-kind opportunity! Spread across this feature-rich 250+/- acres, you will find caves, natural springs, a year-round creek, a pond, and a cabin. This property has been well-maintained and preserved with room for your future dreams to be implemented.

As you arrive at the property, you will find 2 county road entrances in place. After just a short drive into the property, you can park and take a short hike down to find Onyx Cave. This is the oldest known and explored cave in the state of Missouri! With history dating back into the 1890s and many explorations into this cave, there is over 6600 feet of mapped cave to explore here, encompassing large cavernous rooms and tight tunnel spaces. Located centrally on the property, you can find the Blue River Cave that has a flowing underground river and is accessible during the dry months of the year. It has constant spring water flowing from it and stunning imagery! Additionally, there are 2 other named caves on the property, Goat Guano Cave and Onyx Ledge Cave, both smaller and less explored. If you love spelunking, you will not find a better playground on a single property!

In addition to the caves, this property has more than ample features to feed your recreation appetite. With over a mile of Little Creek flowing through the property, there is much to enjoy and explore. 3 known springs flow year-round out of the ground, providing abundant

water sources. There is one pond on the east side of the property that you pass as you drive to the cabin. This cabin has been used as a hunting camp and summer hideaway retreat. It features a covered front porch and a two-room interior, providing a quiet space away from it all. It is equipped with propane heat and generator hookup, so you can have power and heat. There are 4 bunks built into the walls and a loft above for ample sleeping space. There are opportunities in this area and others for additional structures to be built.

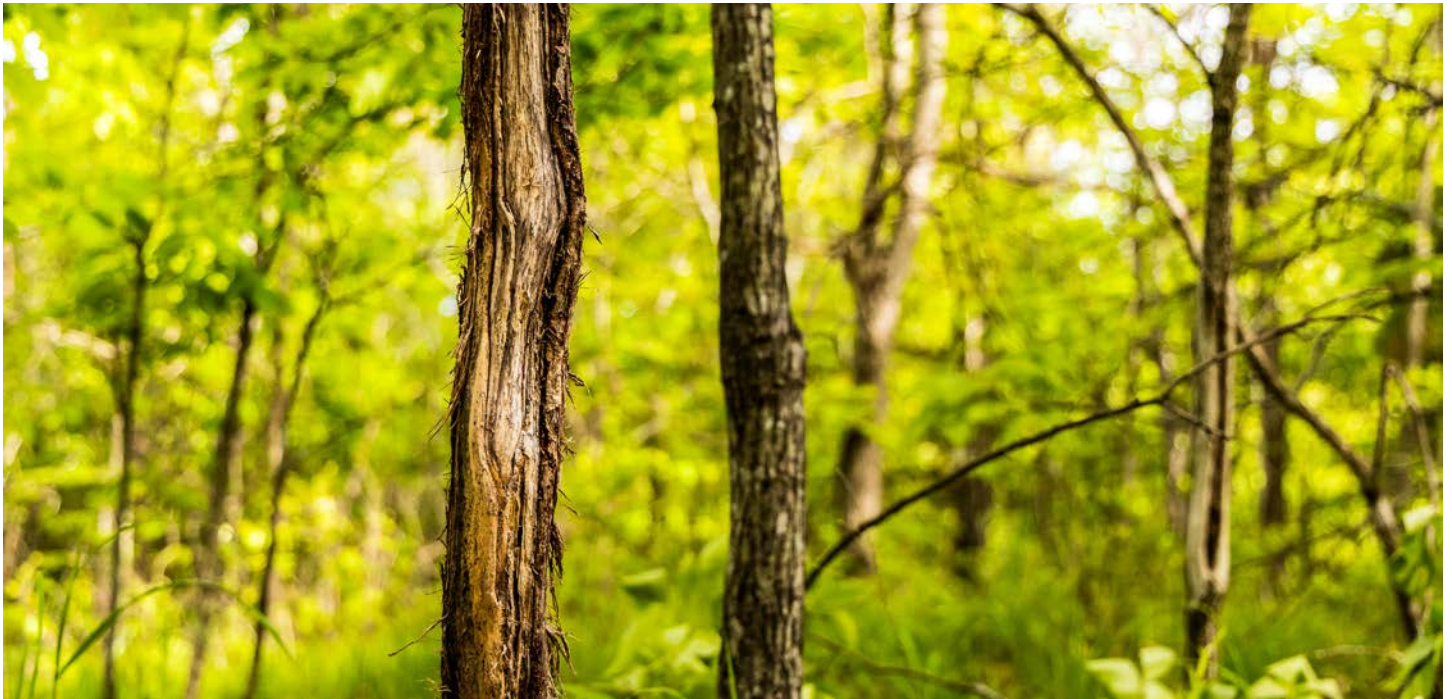
If hunting is more what you are after in the spring and fall, this property has all the habitat to make for ideal private hunting. There are stands and blinds placed throughout the land to enable great hunting over water and food sources. With abundant deer and turkey populations combined with multiple food plots, you will have no shortage of opportunities.

If conservation and exploring is more your speed, beyond the deer and turkey, there are many species of small game and birds to be found here. There is a large blue heron rookery in the southeast corner of the property, which is a sight to see! The combination of these features into one property is rare and does not come to market often. Do not miss your opportunity to own a unique piece of recreational paradise! Give Karl Ward a call at 417-671-3117 to schedule your private exploration.

PROPERTY FEATURES

PRICE: **\$1,200,000** | COUNTY: **HOWELL** | STATE: **MISSOURI** | ACRES: **250**

- 250 +/- Acres
- 4 caves
- Oldest known cave in Missouri
- Over 1 mile deep in Onyx Cave
- 2 room cabin
- Over 1 mile of Little Creek
- 3 springs
- 1 pond
- Mature timber
- Great hunting
- Multiple food plots
- Trails throughout the property
- Hunting stands and blinds
- 20 minutes to a mountain view or Pomona
- 30 minutes to West Plains



THE OLDEST KNOWN CAVE IN MISSOURI

After just a short drive into the property, you can park and take a short hike down to find Onyx Cave. This is the oldest known and explored cave in the state of Missouri! With history dating back into the 1890s and many explorations into this cave, there is over 6600 feet of mapped cave to explore here, encompassing large cavernous rooms and tight tunnel spaces.

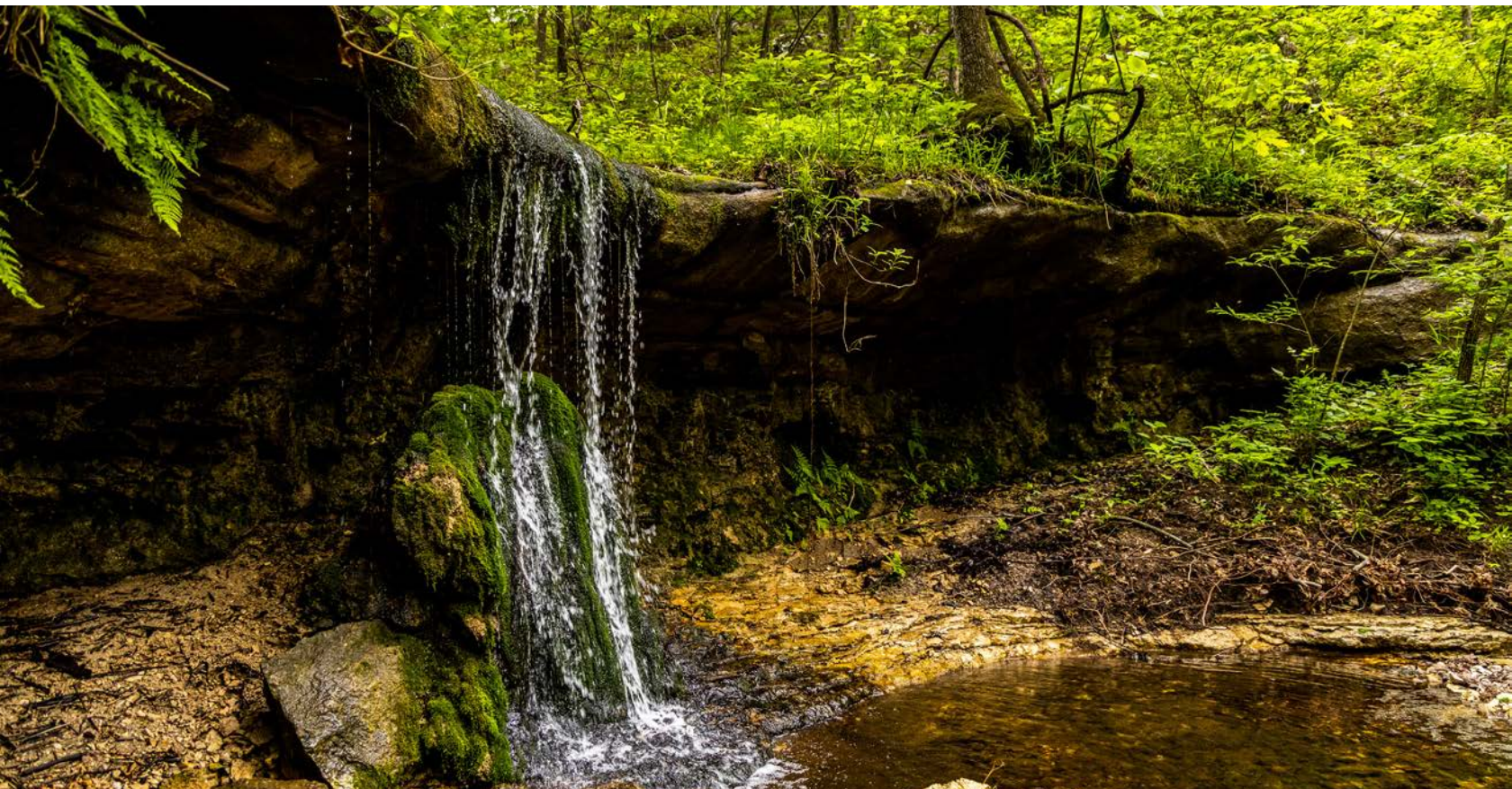


ADDITIONAL 3 CAVES

Located centrally on the property, you can find the Blue River Cave that has a flowing underground river and is accessible during the dry months of the year. It has constant spring water flowing from it and stunning imagery! Additionally, there are 2 other named caves on the property, Goat Guano Cave and Onyx Ledge Cave, both smaller and less explored.

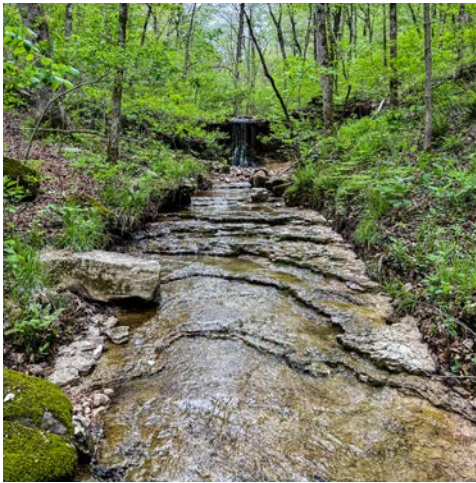


OVER 1 MILE OF LITTLE CREEK



ABUNDANT WATER SOURCES

3 known springs flow year-round out of the ground, providing abundant water sources. There is one pond on the east side of the property that you pass as you drive to the cabin.



2 ROOM CABIN

This cabin has been used as a hunting camp and summer hideaway retreat. It features a covered front porch and a two-room interior, providing a quiet space away from it all. It is equipped with propane heat and generator hookup, so you can have power and heat. There are 4 bunks built into the walls and a loft above for ample sleeping space.



TRAILS THROUGHOUT PROPERTY



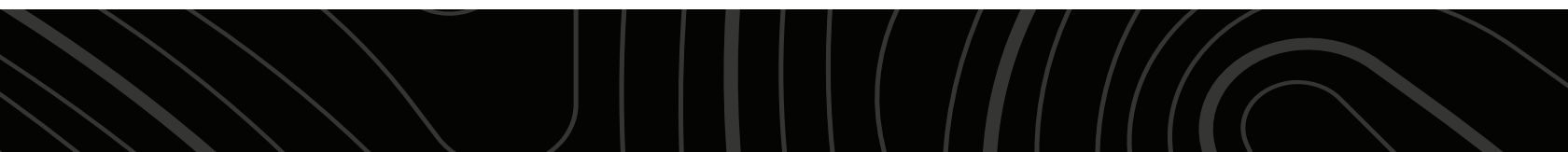
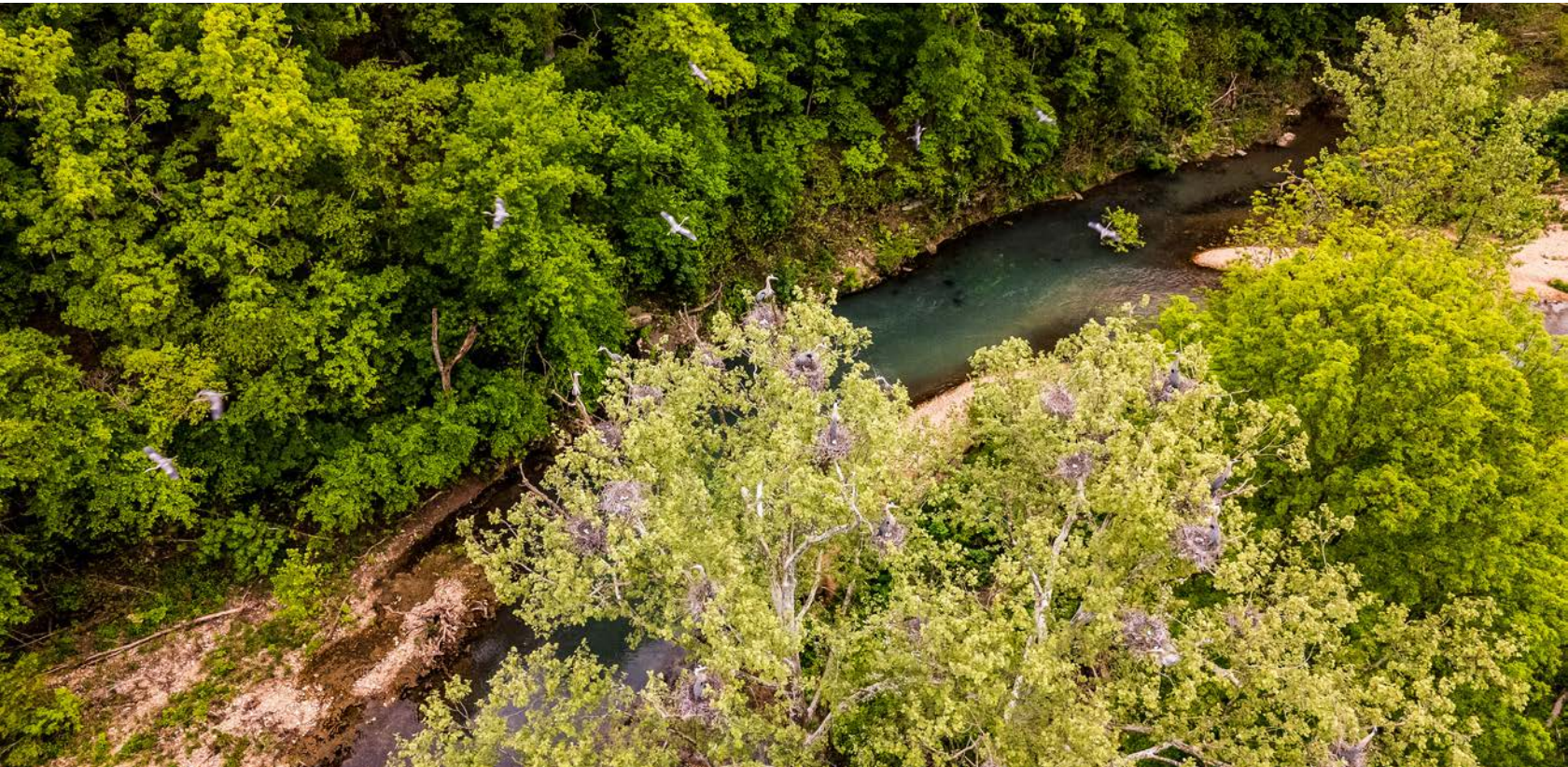
HUNTING HABITAT

There are stands and blinds placed throughout the land to enable great hunting over water and food sources. With abundant deer and turkey populations combined with multiple food plots, you will have no shortage of opportunities.

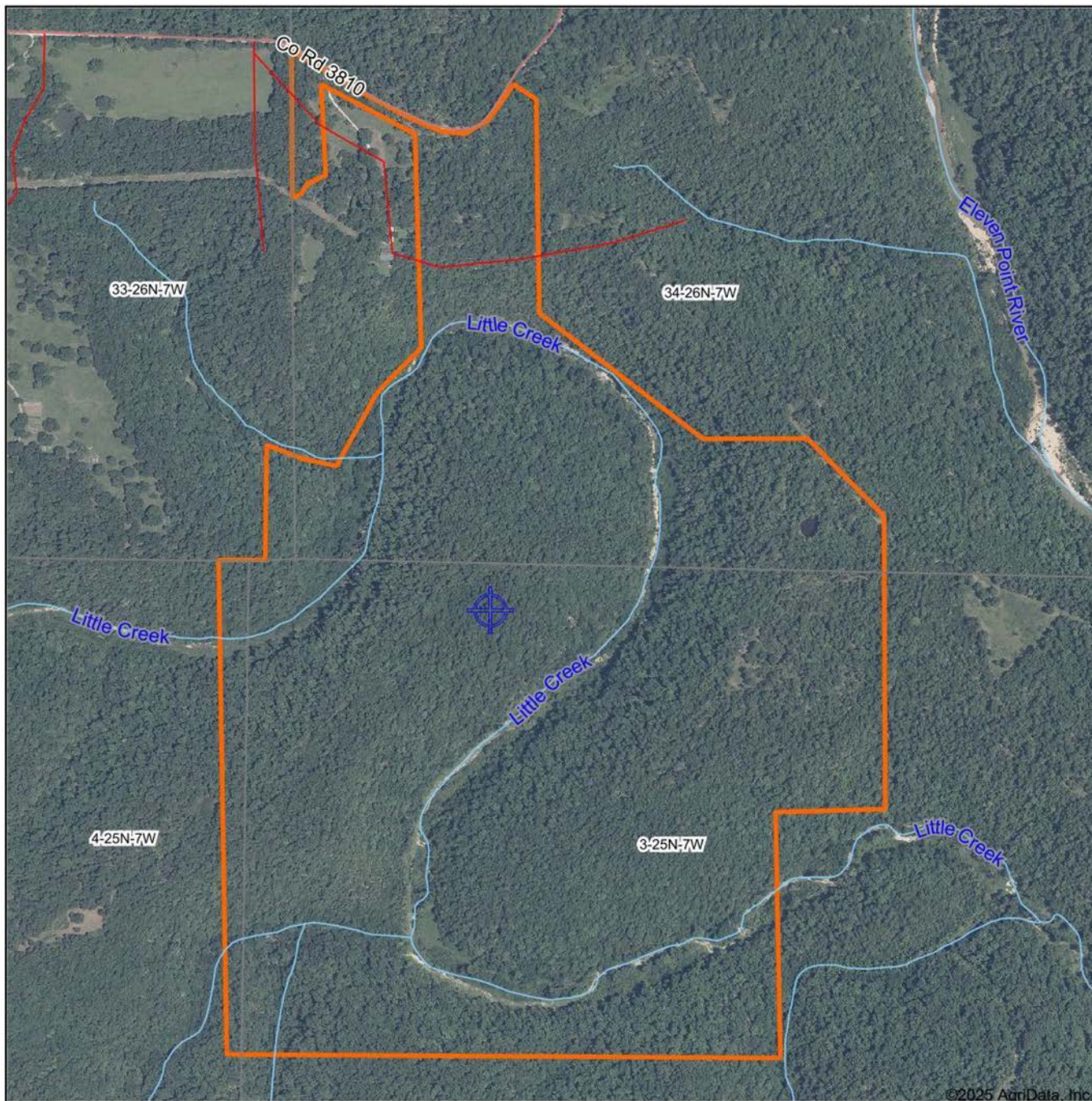


BLUE HERON ROOKERY

If conservation and exploring is more your speed, beyond the deer and turkey, there are many species of small game and birds to be found here. There is a large blue heron rookery in the southeast corner of the property, which is a sight to see!



AERIAL MAP



Maps Provided By:



Boundary Center: 36° 52' 29.84, -91° 42' 27.99

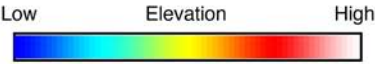
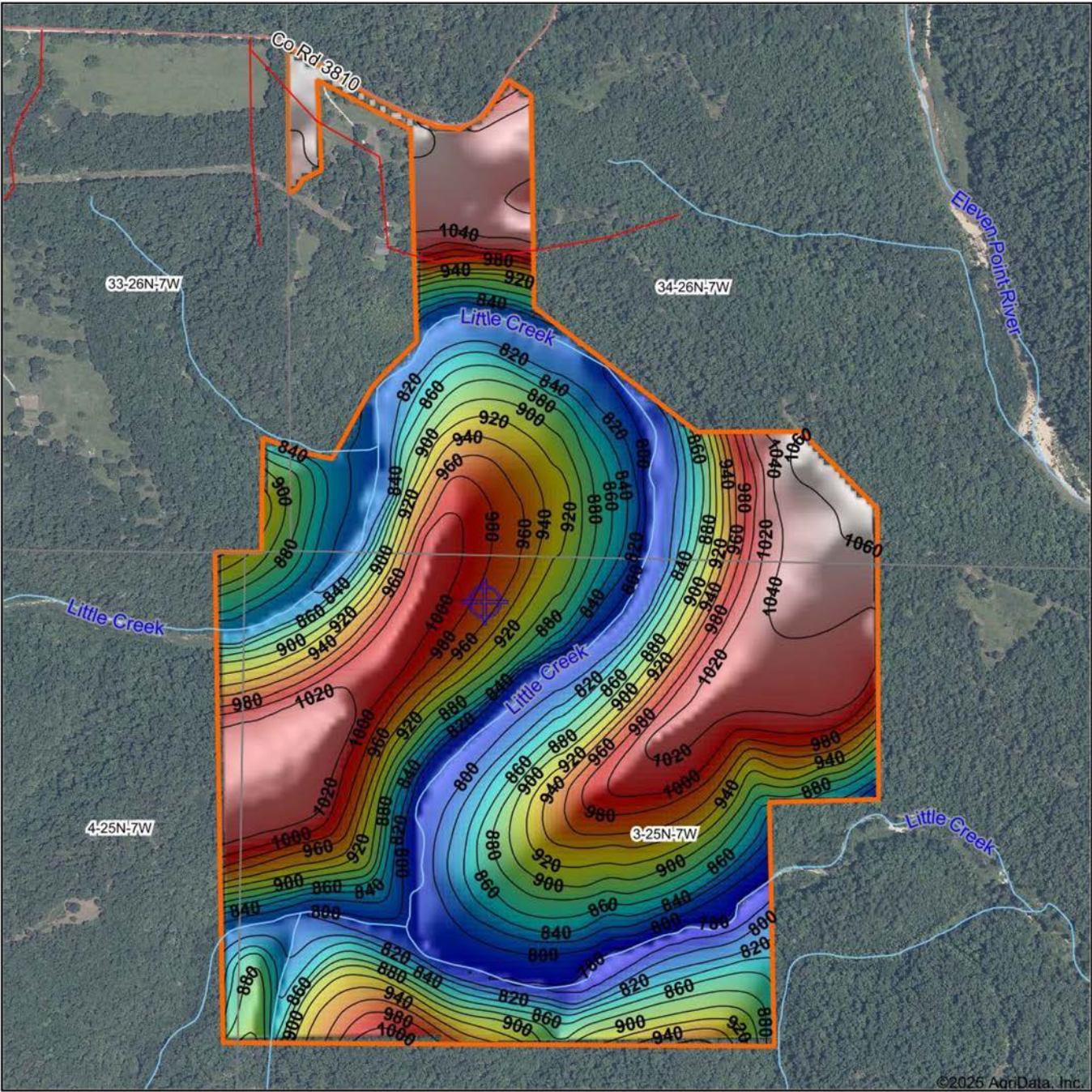
0ft 788ft 1576ft

34-26N-7W
Howell County
Missouri



4/22/2025

HILLSHADE MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 20
Min: 774.7
Max: 1,075.7
Range: 301.0
Average: 914.8
Standard Deviation: 87.43 ft

0ft 788ft 1575ft



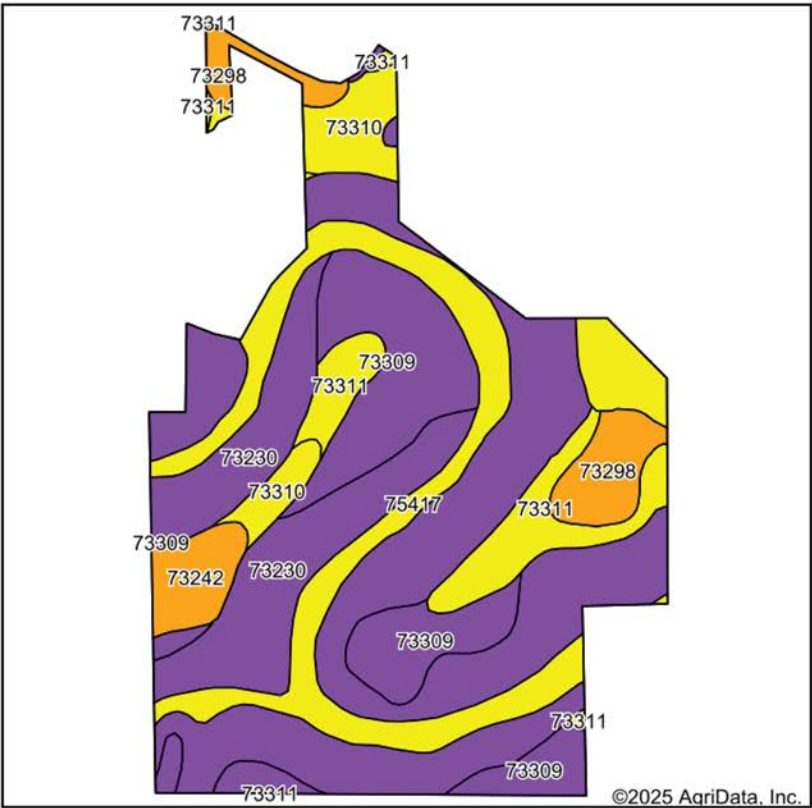
4/22/2025

34-26N-7W
Howell County
Missouri

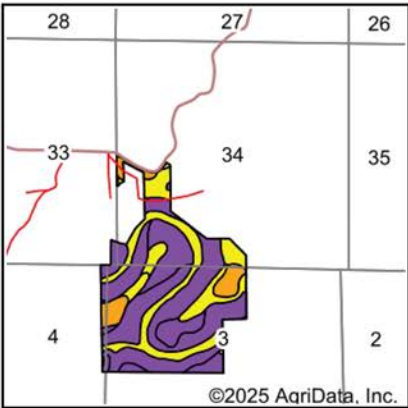
Boundary Center: 36° 52' 29.84, -91° 42' 27.99

SOILS MAP

soils map



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Howell**
Location: **34-26N-7W**
Township: **Chapel**
Acres: **250.81**
Date: **4/22/2025**



Maps Provided By:



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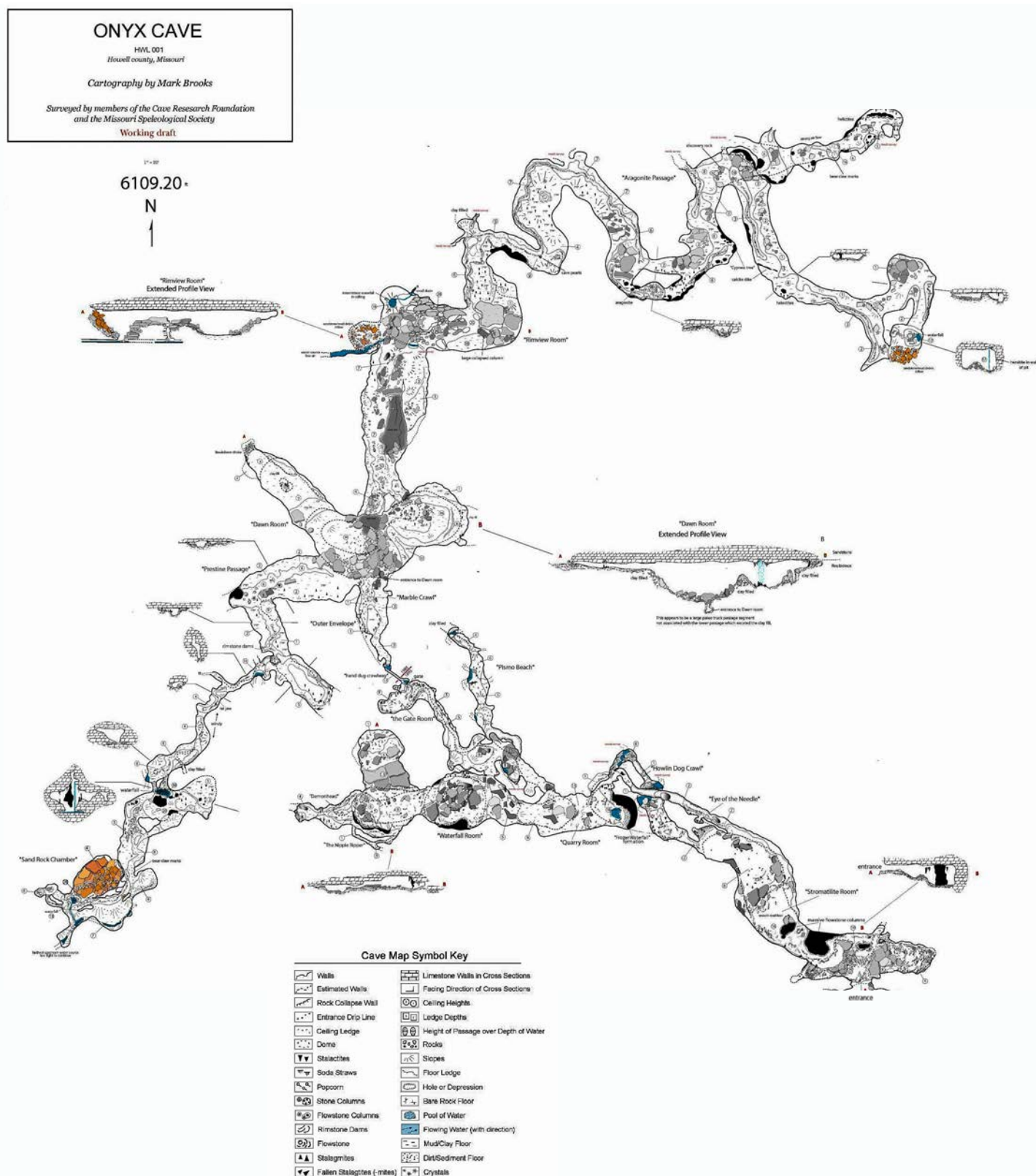
Area Symbol: MO091, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
73230	Coulstone-Bender-Gatewood complex, 15 to 60 percent slopes, rocky, very stony	117.24	46.7%		Vlle	7	7	3	2
73309	Clarksville-Bendavis complex, 15 to 35 percent slopes, stony	43.60	17.4%		Vlle	24	24	20	13
75417	Relfe-Sandbur complex, 0 to 2 percent slopes, frequently flooded	35.12	14.0%		IVw	48	48	38	33
73310	Scholten-Bendavis-Poynor complex, 1 to 8 percent slopes	17.91	7.1%		IVe	44	39	34	29
73311	Scholten-Bendavis-Poynor complex, 8 to 15 percent slopes	17.70	7.1%		IVe	40	37	33	26
73298	Tonti-Hogcreek complex, 3 to 8 percent slopes	11.75	4.7%		IIle	44	43	37	30
73242	Fanchon-Tonti complex, 3 to 8 percent slopes	7.49	3.0%		IIle	62	55	52	45
Weighted Average					5.85	*n 24	*n 23.2	*n 18.2	*n 14.5

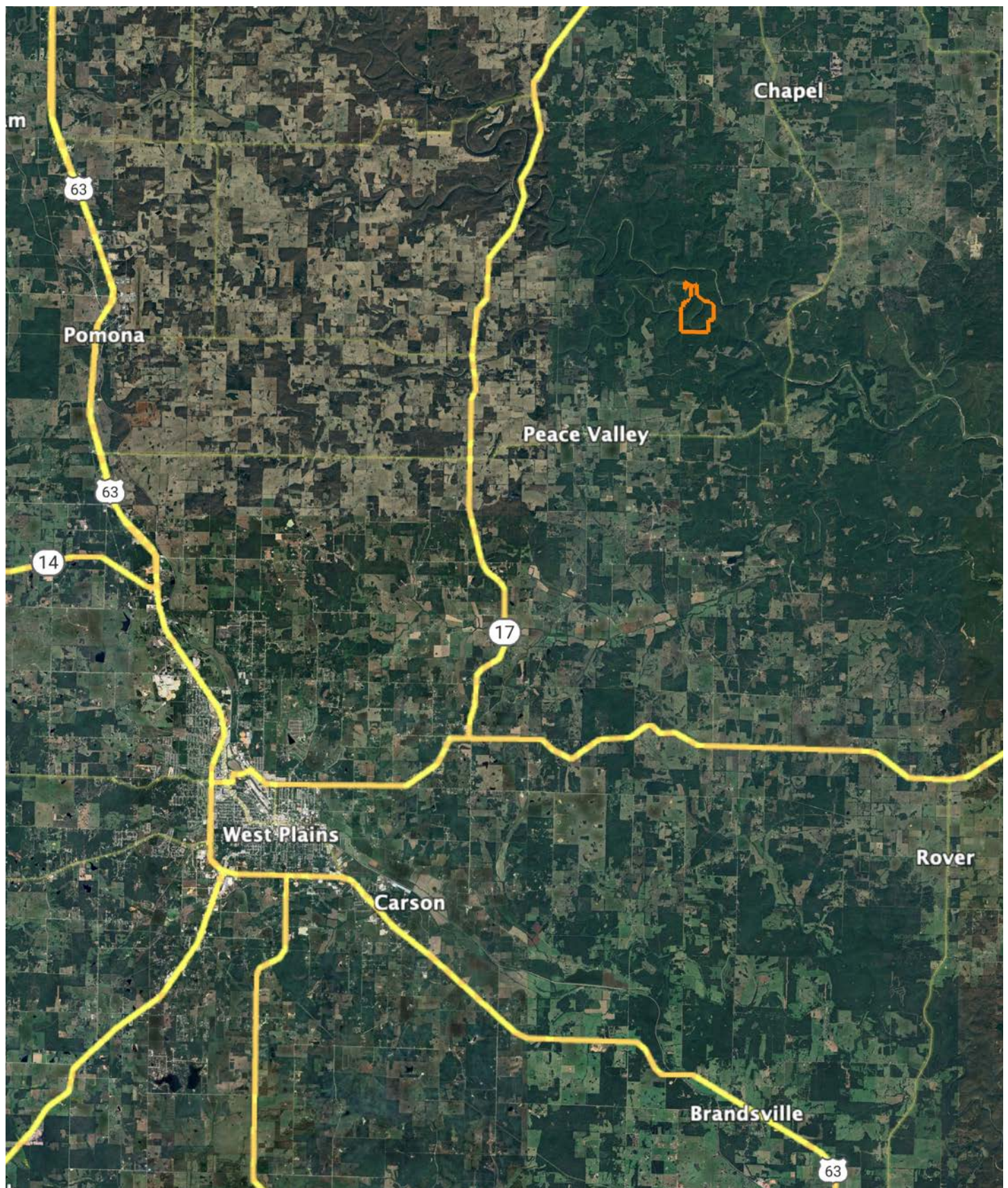
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

CAVE MAP



OVERVIEW MAP



BROKER CONTACT

Like most agents at Midwest Land Group, hunting is Karl Ward's passion. However, unlike most agents, Karl was born in a cabin in the woods in Akeley, Minnesota, on a homestead his parents built from the ground up, with no running water or electricity. He grew up in Dallas, Oregon where his love for all things outdoors became a natural part of his life. He served in the U.S. Navy as an in-flight operator for 20+ years and earned his Bachelor's Degree from Liberty University while on active duty. While in the Navy Karl served a recruiting tour in Gillette where he fell in love with Wyoming and made lifelong friends there. After retiring from the Navy, he did some Program Management as a Defense Contractor before ultimately seeking out a career that aligned with his excitement for the outdoors.

A true outdoorsman, Karl enjoys hunting, fishing, camping, hiking, farming, and woodworking. This lifestyle combined with many moves across the entire nation while in the Navy, led him to a firm grasp of the many challenges that can present themselves while buying and selling properties. His ability to combine a business mindset with a personal touch when working with clients is unmatched. As a land agent, Karl is able to combine his experience and knowledge with his love for the outdoors to help both buyers and sellers.

Clients who work with Karl know how determined he is. A master of thinking outside the box, Karl is a problem-solver who will exceed his client's expectations, adapt to their circumstances, and work hard to ensure a smooth transaction. An active participant in his church, the local Chamber of Commerce, and the VFW, Karl is married to his wife, Trinetta, of 27 years and, together, they have 4 children and 3 grandchildren.



KARL WARD,

LAND BROKER

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