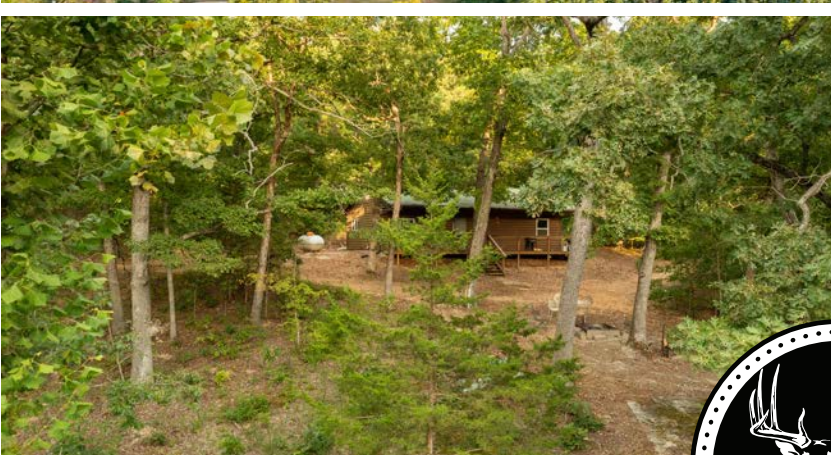
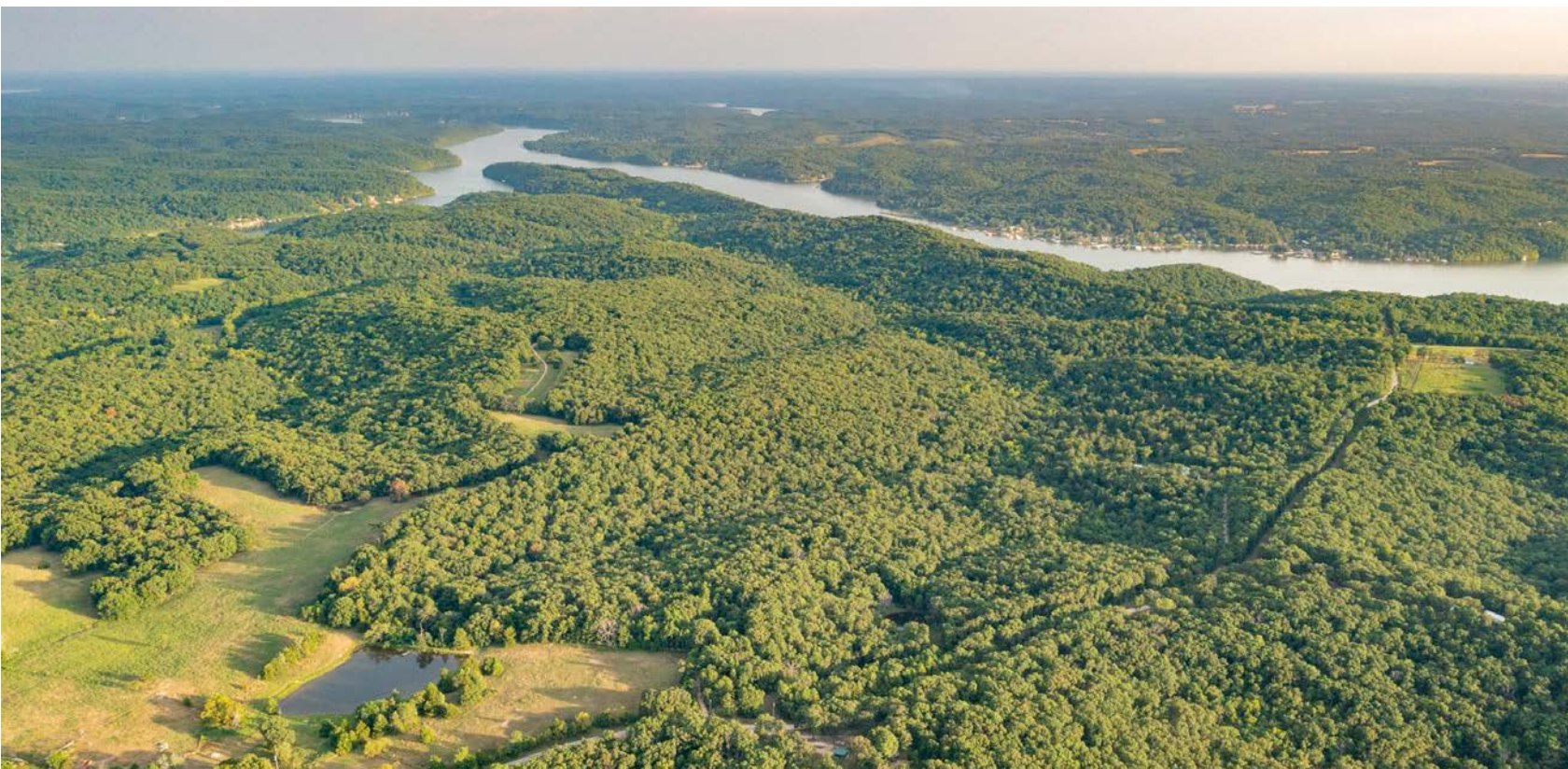


MIDWEST LAND GROUP PRESENTS

52 ACRES

MORGAN COUNTY, MO

27570 HIGHWAY T, STOVER, MISSOURI, 65078



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HARDWOOD TIMBER GETAWAY ON 52 +/- ACRES - MINUTES FROM LAKE OF THE OZARKS

Escape to your own private retreat with this stunning 52 +/- acre hardwood timber property, ideally situated at the end of a blacktop highway just 2.5 miles from Lake of the Ozarks and a mere 2 miles from Carpenter Memorial Conservation Area. Whether you're looking for a recreational paradise, a hunting haven, or a peaceful weekend escape, this property delivers it all.

At the heart of the property sits a cozy 1,200 square foot cabin offering all the comforts of home - including

electricity, a private well, and central air. Enjoy modern convenience in a serene, wooded setting. The land itself is rich with possibilities. A picturesque 0.3-acre stocked pond provides great fishing and adds to the scenic charm. Wildlife enthusiasts and hunters will appreciate the abundant populations of deer and turkey that utilize the property.

This is a rare opportunity to own a turn-key getaway surrounded by nature, yet close to everything the Lake area has to offer.



PROPERTY FEATURES

PRICE: **\$2698,200** | COUNTY: **MORGAN** | STATE: **MISSOURI** | ACRES: **52**

- Mature hardwood forest
- Abundant deer and turkey
- Excellent hunting opportunities
- 0.3-acre stocked pond - perfect for fishing and wildlife watching
- Quiet, secluded setting
- Easy access to major recreation areas
- Located on a blacktop highway
- Turn-key cabin with modern amenities
- 17 minutes to Stover



TURN-KEY CABIN

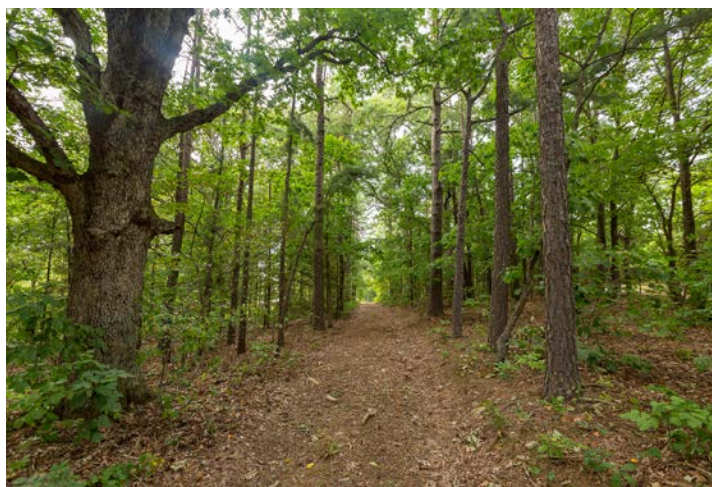
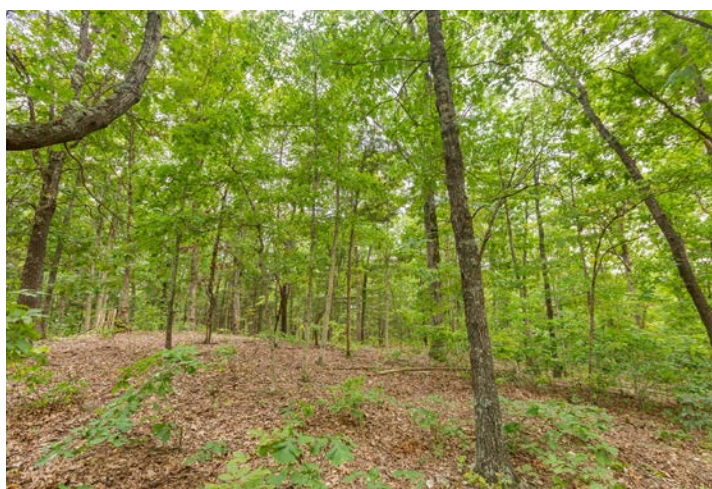
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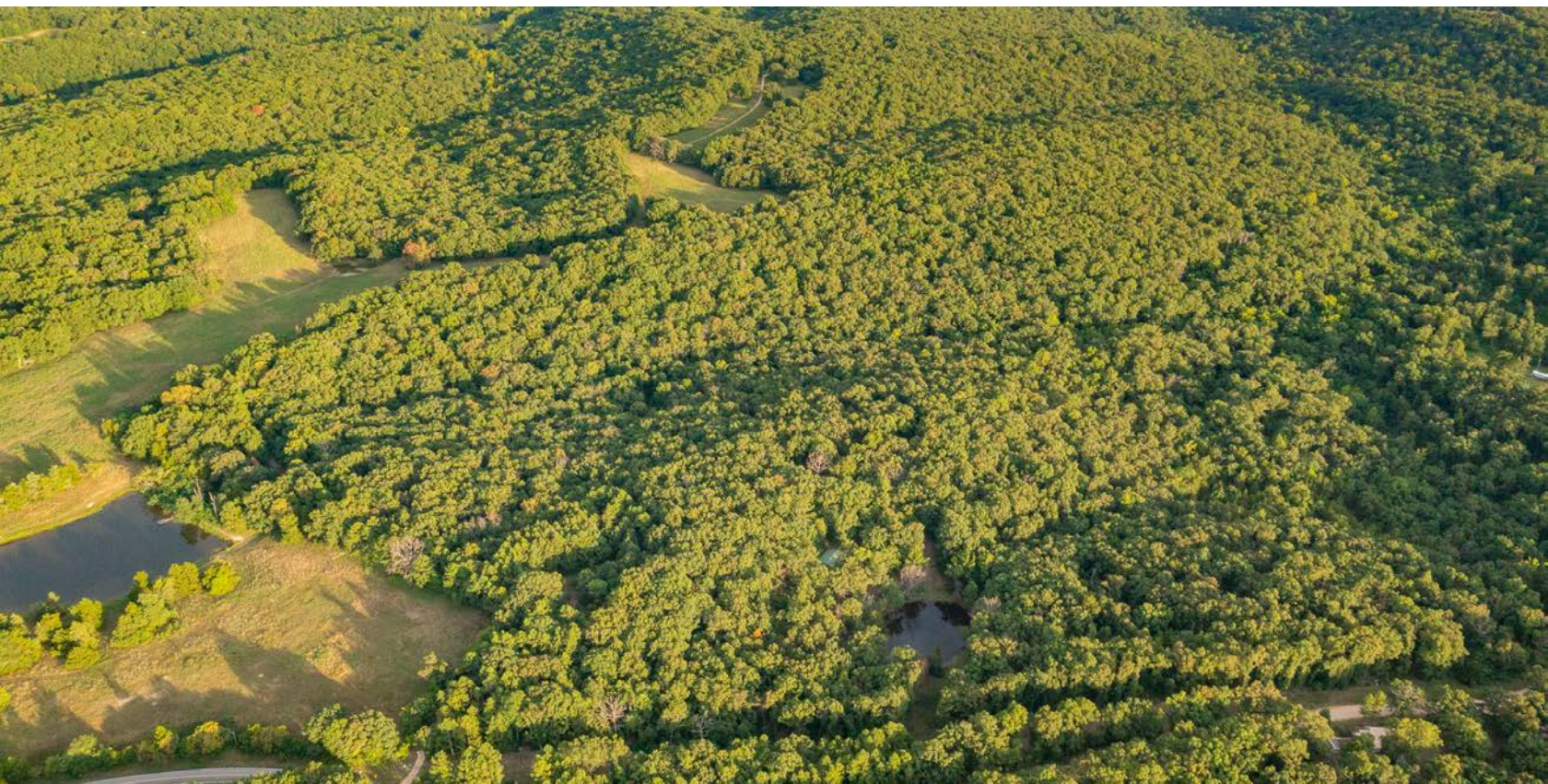
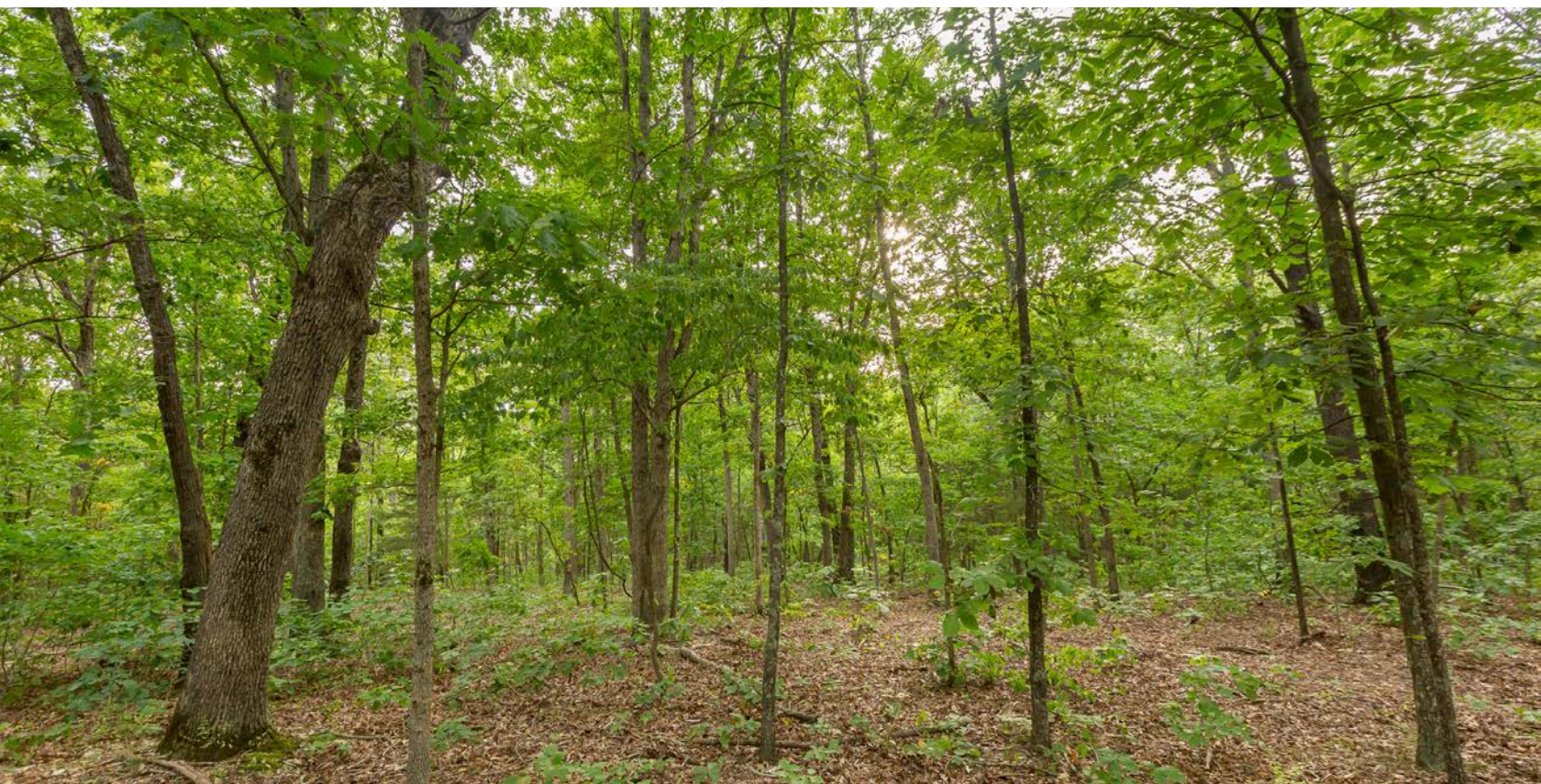
0.3-ACRE STOCKED POND



EXCELLENT HUNTING OPPORTUNITIES



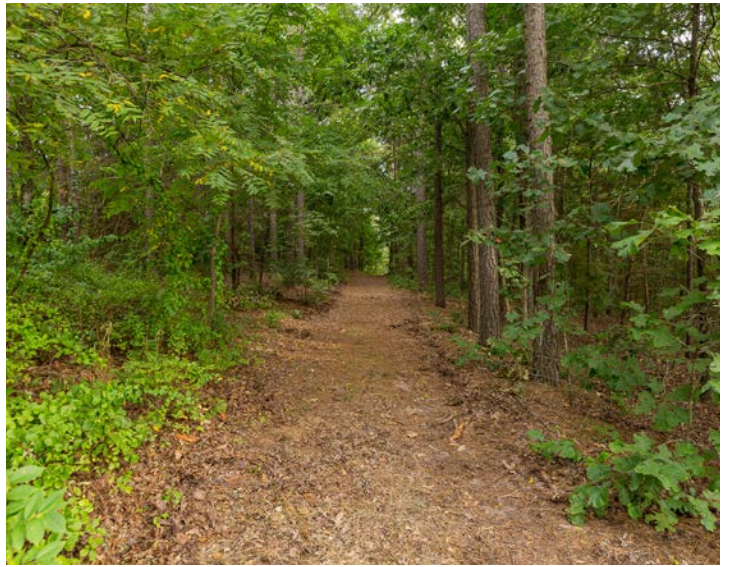
MATURE HARDWOOD FOREST



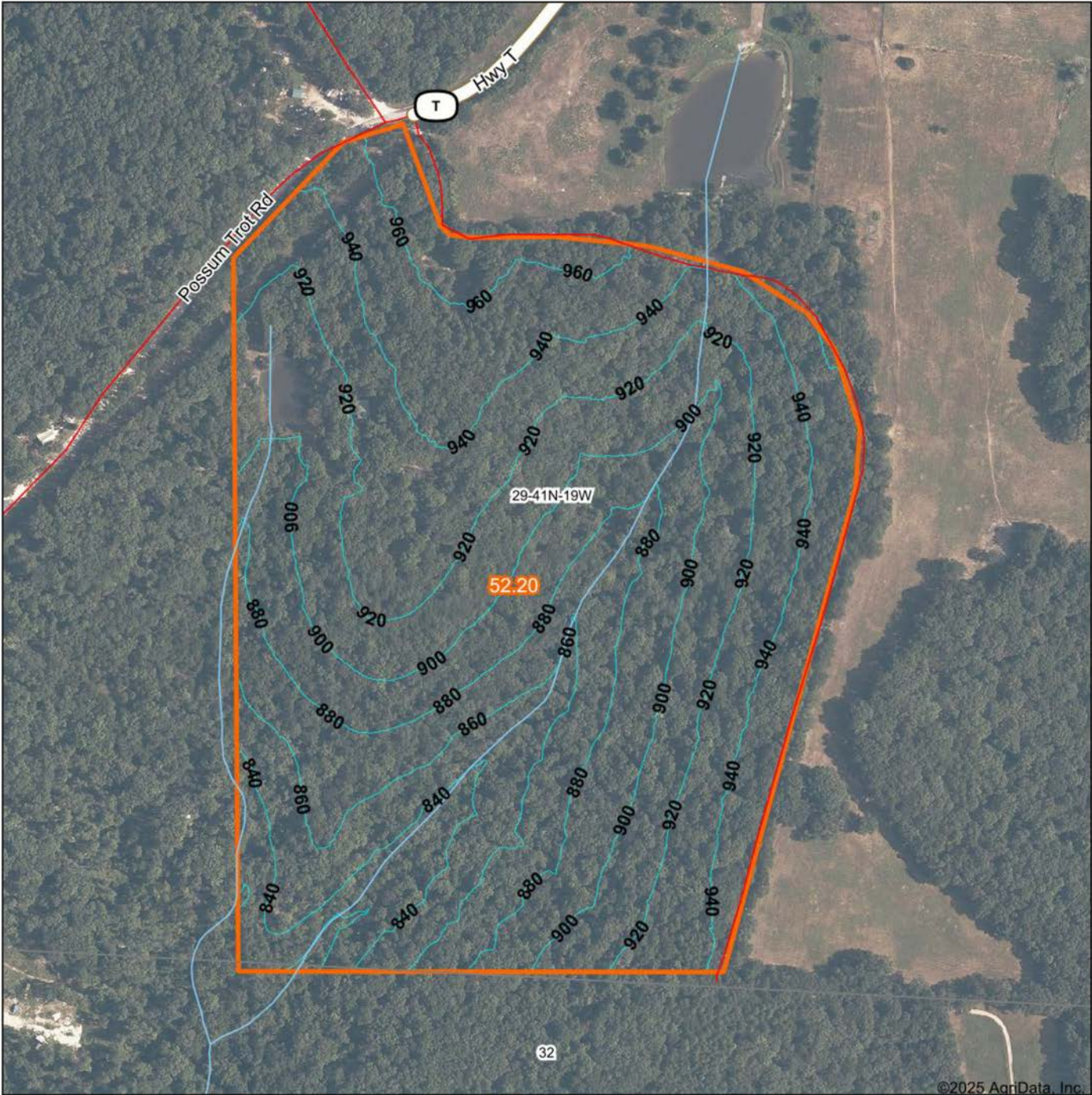
CLOSE TO MAJOR RECREATION AREAS



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



©2025 AgriData, Inc.



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

Source: USGS 1 meter dem
Interval(ft): 20.0
Min: 813.0
Max: 972.1
Range: 159.1
Average: 905.6
Standard Deviation: 35.37 ft

0ft 361ft 722ft

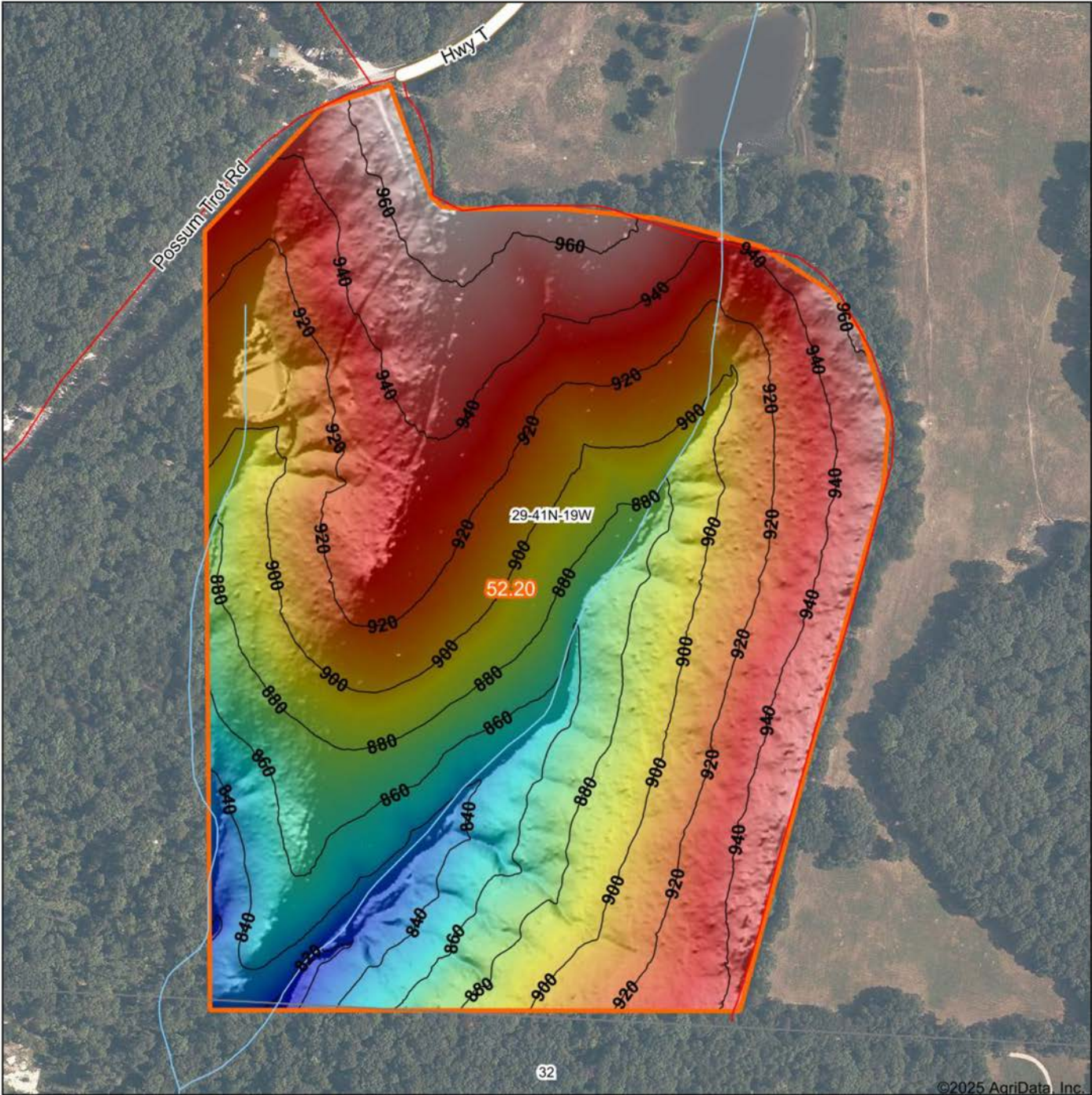


8/20/2025

29-41N-19W
Morgan County
Missouri

Boundary Center: 38° 17' 24.5, -93° 2' 45.84

HILLSHADE MAP



Low Elevation High



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 1 meter dem
Interval(ft): 20
Min: 813.0
Max: 972.1
Range: 159.1
Average: 905.6
Standard Deviation: 35.37 ft

0ft 331ft 661ft



8/20/2025

29-41N-19W
Morgan County
Missouri

Boundary Center: 38° 17' 24.5, -93° 2' 45.84

OVERVIEW MAP



AGENT CONTACT

Raised on a working farm in Northeast Missouri and now living in Sedalia, with his wife Laura and two daughters, Josie and Hallie. Ryan Peck has spent his life immersed in agriculture, conservation, and the outdoors. He brings over 25 years of experience from the USDA-Natural Resources Conservation Service, where he worked side-by-side with landowners to improve soil health, manage wildlife habitat, and enhance overall land value. With a degree in Agriculture from the University of Missouri, and a passion for bow hunting, turkey hunting, and fishing, Ryan understands land both technically and recreationally.

Ryan's clients benefit from his unique ability to see a property's full potential. Whether it's enhancing wildlife habitat, planning a profitable crop rotation, or identifying the perfect recreational getaway, Ryan combines practical expertise with a heartfelt appreciation for rural life. His strong relationships with landowners, land managers, and government agencies allow him to offer insights few others can match.

An active member of his local church, the National Wild Turkey Federation, and Whitetails Unlimited, Ryan is a trusted advisor rooted in his community. If you're looking to sell your land or find your dream property, Ryan's integrity, knowledge, and commitment make him the ideal partner to guide your journey from the first handshake to the final signature.



RYAN PECK,

LAND AGENT

660.851.3033

RPeck@MidwestLandGroup.com



MidwestLandGroup.com

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