

MIDWEST LAND GROUP PRESENTS

99 ACRES IN

DOUGLAS COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

OZARKS RETREAT ON 99 +/- ACRES IN DOUGLAS COUNTY, MISSOURI

Welcome to your Ozarks retreat on 99 +/- acres in Douglas County, Missouri. Tucked at the end of a long private drive and gated entrance, this property combines seclusion, utility, and recreational opportunity in one remarkable package.

The land offers a mix of mature hardwood timber, persimmon trees, and ideal food plot locations, creating outstanding habitat for deer, turkey, and other wildlife. Several hunting blinds are already in place, and the property is further enhanced with a long-range shooting setup plus a dedicated short-range berm for year-round practice.

A brand-new 750 +/- square foot shop house serves as the perfect headquarters for your stay. Outfitted with

modern finishes, a 1,500-gallon septic, a new well, and an RV hookup, it provides comfort and functionality. Supporting improvements include two storage containers for gear, a finished well house, and plenty of space for equipment or toys.

The setting is scenic and private, with sweeping Ozarks views making for some better-than-ideal build sites, and a layout designed for both recreation and relaxation. Just 15 minutes from Ava and 15 minutes from Crystal Lake Fisheries, the location offers convenience without sacrificing peace and quiet.

Whether you're looking for a hunting getaway, shooting retreat, or private homestead, this property checks all the boxes.



PROPERTY FEATURES

PRICE: **\$465,000** | COUNTY: **DOUGLAS** | STATE: **MISSOURI** | ACRES: **99**

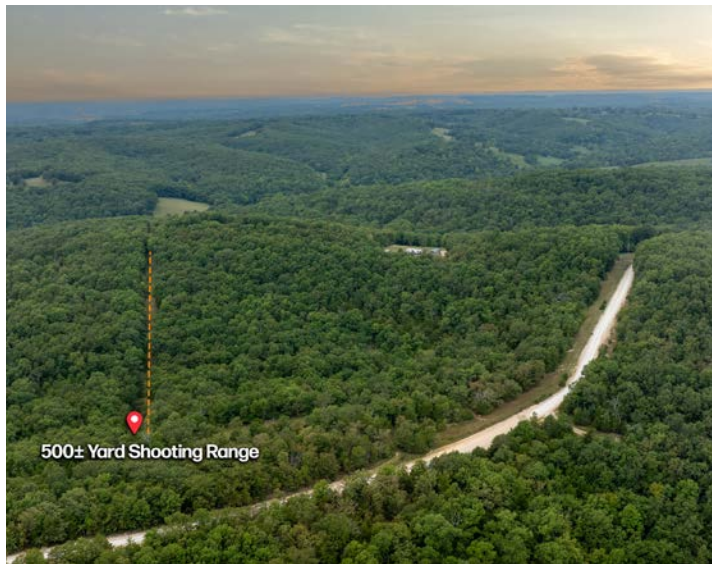
- New shop house
- All utilities
- Shooting range
- 15 minutes from Ava, MO
- No restrictions
- Mature timber
- Great hunting
- Established hunting blinds
- Trail system



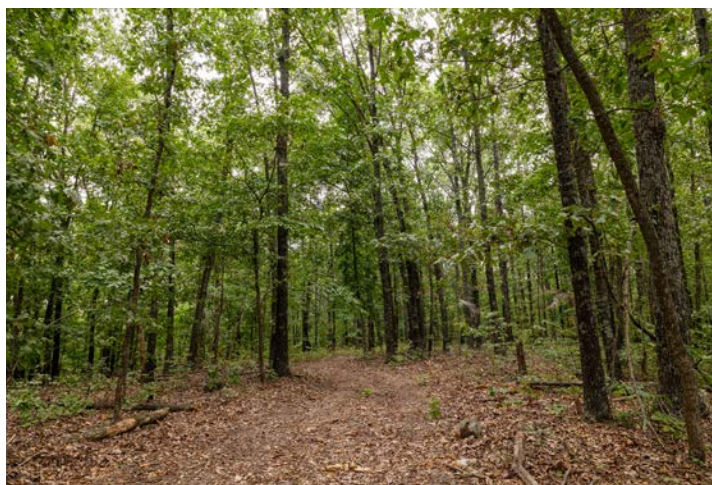
NEW SHOP HOUSE



SHOOTING RANGE



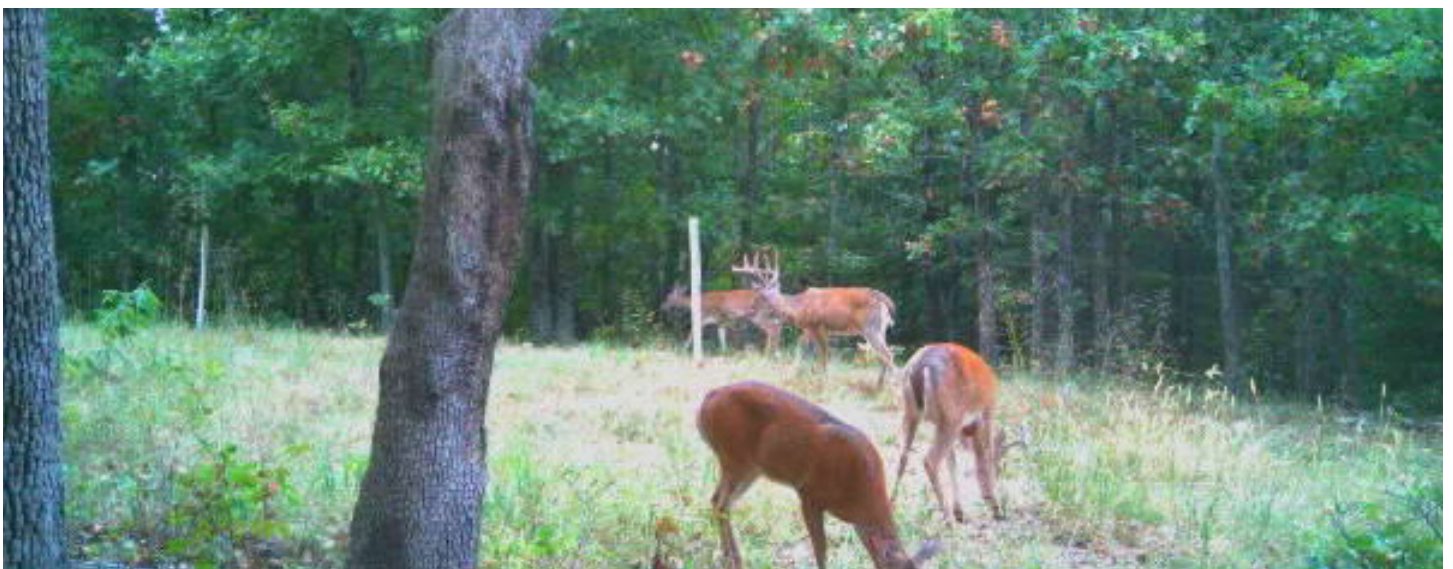
MATURE TIMBER



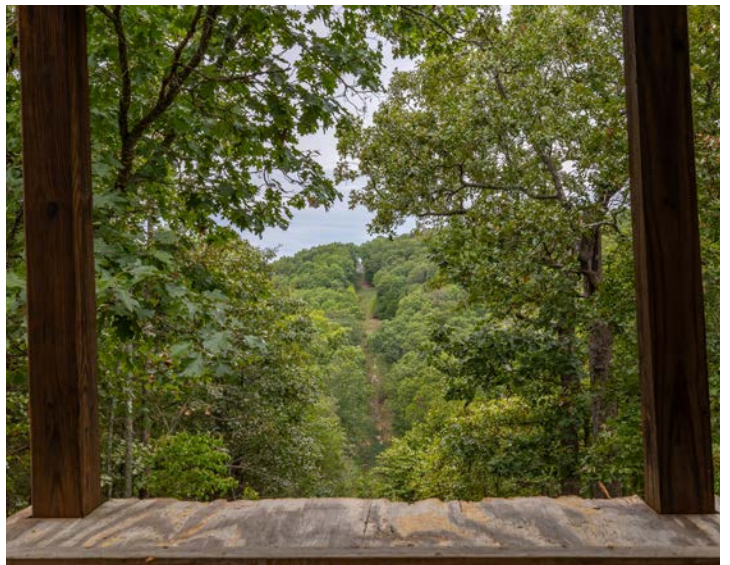
ESTABLISHED HUNTING BLINDS



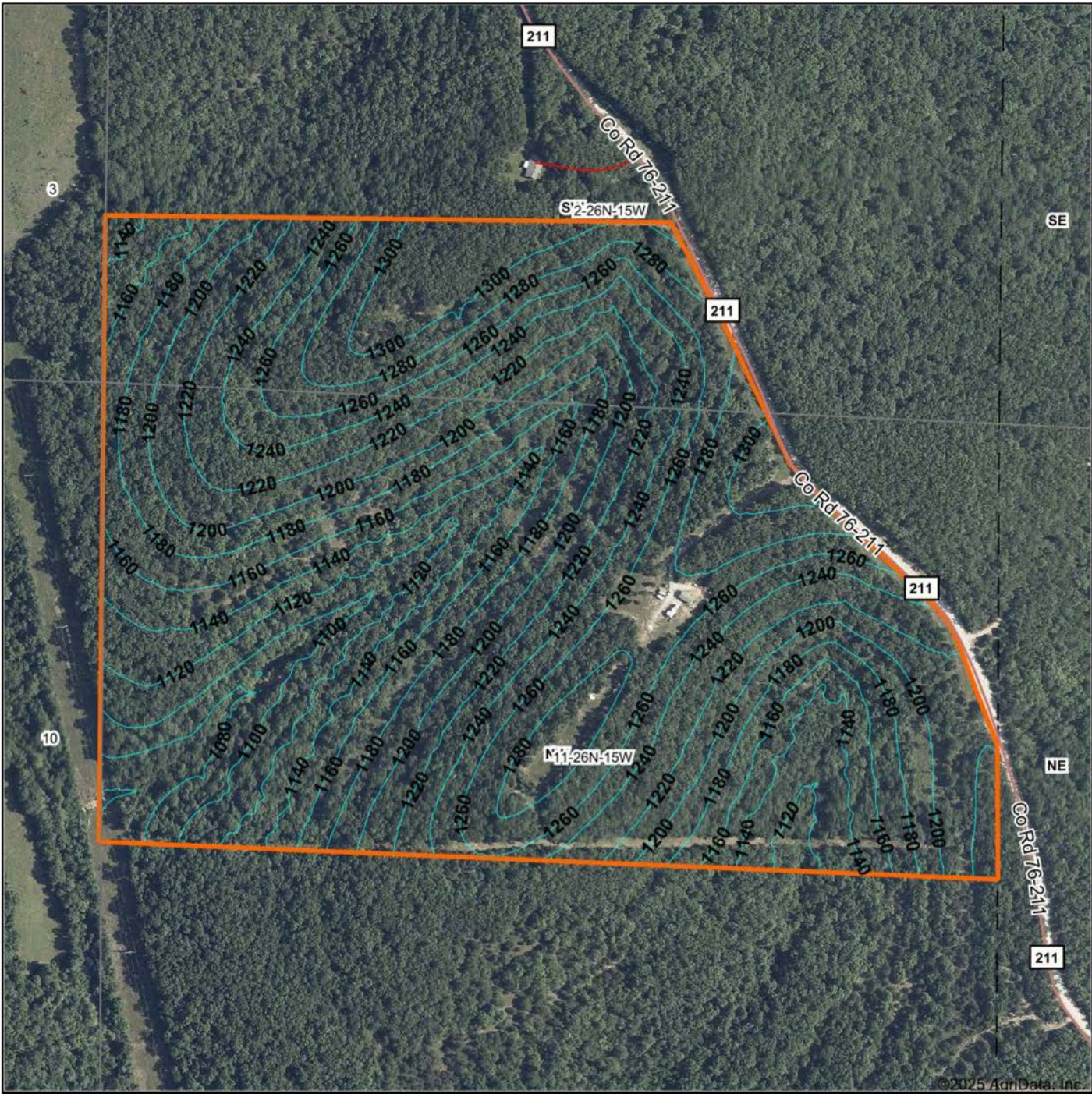
GREAT HUNTING



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 20.0
Min: 1,056.3
Max: 1,319.5
Range: 263.2
Average: 1,204.9
Standard Deviation: 59.94 ft

0ft 459ft 917ft

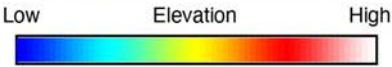
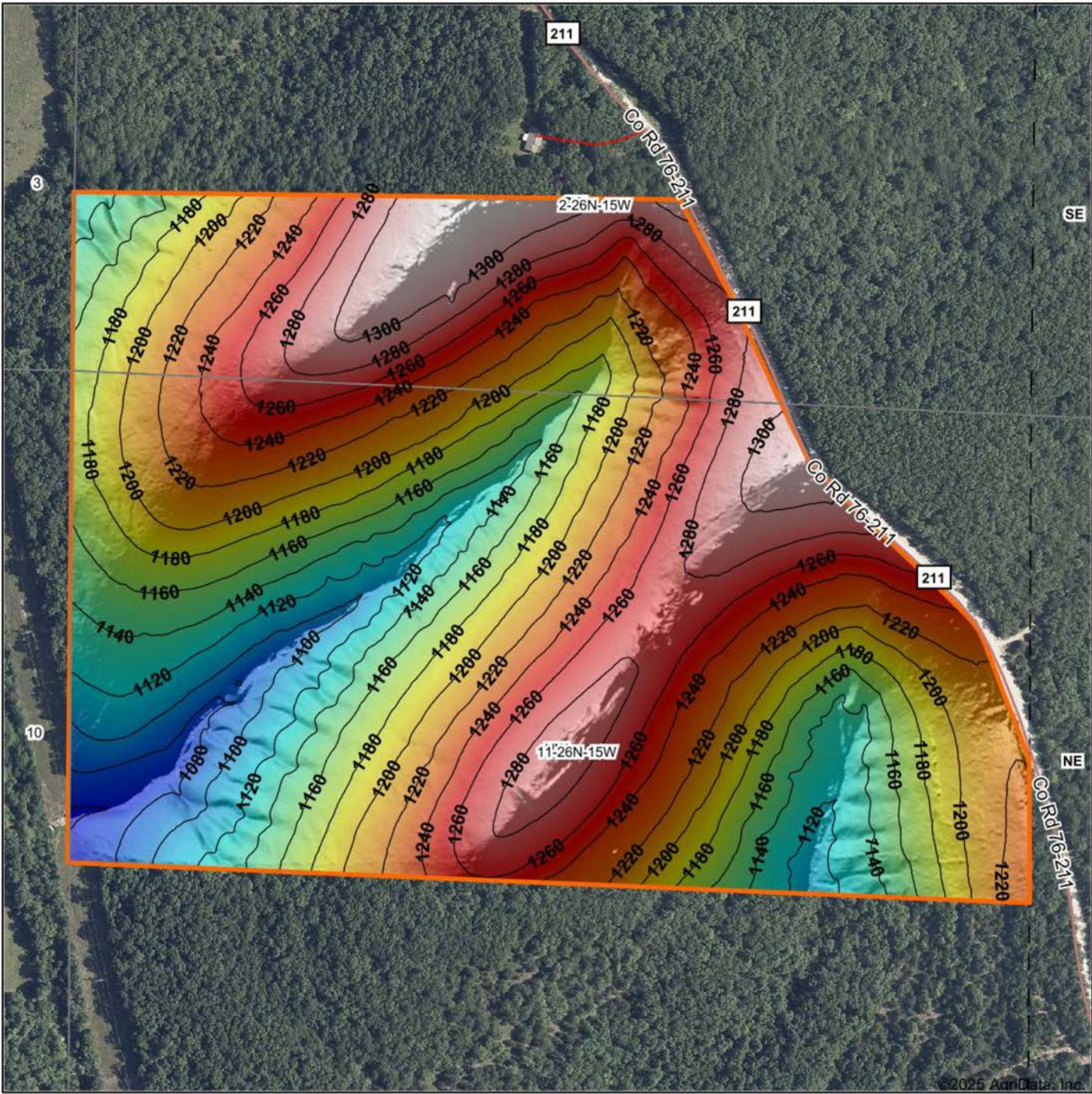


9/2/2025

11-26N-15W
Douglas County
Missouri

Boundary Center: 36° 57' 44", -92° 33' 25.01

HILLSHADE MAP



Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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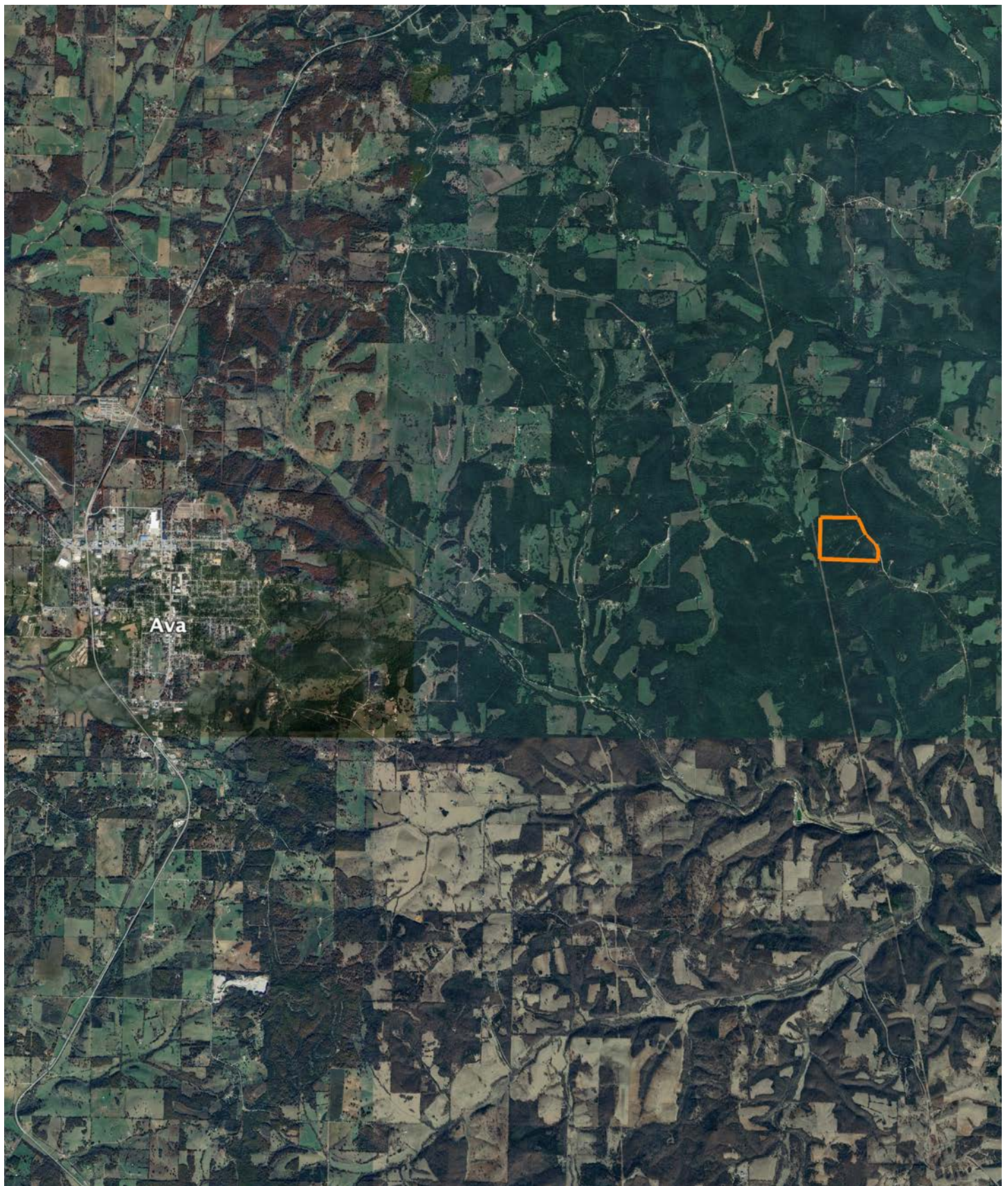
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11-26N-15W
Douglas County
Missouri

Boundary Center: 36° 57' 44", -92° 33' 25.01

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,
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