

MIDWEST LAND GROUP PRESENTS

22.9 ACRES IN

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# DADE COUNTY MISSOURI



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# RECREATIONAL PROPERTY WITH HUGE POTENTIAL NEAR STOCKTON LAKE

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Midwest Land Group is proud to present this beautiful 22.9 +/- acre recreational property located in Dade County, Missouri, just a half-mile from the tailwaters of Stockton Lake. This tract offers a great balance of open pasture and mature timber, with multiple potential build sites perfect for a home, hunting cabin, or weekend retreat. Improvements include a 60'x27' metal utility building, a historic storm cellar, and an older home that conveys at no value but includes a working water well and electric service.

The property borders Stockton Lake Management Land on two sides—approximately 1,000 feet along the north boundary and the entire eastern boundary across State Route EE. This provides direct access to public-use land, open for hunting, hiking, biking, and equestrian trails, offering endless outdoor adventures

and enhanced privacy. The combination of seclusion, scenic surroundings, and public land access makes this property an excellent choice for outdoor enthusiasts.

With roughly 900 feet of frontage along State Route EE, access is simple and convenient. Located just 7 miles from the Greenfield Boat Ramp and minutes from the lake's tailwaters, you'll enjoy nearby fishing, boating, and year-round recreation. No restrictions, no HOA dues, and low taxes make ownership easy and affordable. Whether you're searching for a hunting base, lake-area getaway, or future homesite, this property offers unmatched potential in one of southwest Missouri's most desirable outdoor areas.

Call Dustie Cook at (417) 551-9287 for more information or to schedule a showing.



# PROPERTY FEATURES

PRICE: **\$145,000** | COUNTY: **DADE** | STATE: **MISSOURI** | ACRES: **22.9**

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- Located just ½ mile from Stockton Lake tailwaters
- Borders Stockton Lake Management Land on two sides
- Direct access to public land for hunting, hiking, biking, and equestrian trails
- Mix of open pasture and mature timber
- Potential for a great building site or weekend cabin
- 60'x27' metal utility building for storage or equipment
- Historic storm cellar on site
- Older home (conveys at no value) with water well and electric service
- Approximately 900 feet of frontage along State Route EE
- Abundant wildlife, including deer and turkey
- No restrictions, no HOA dues, and low taxes



# MIX OF OPEN PASTURE AND TIMBER

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The combination of seclusion, scenic surroundings, and public land access makes this property an excellent choice for outdoor enthusiasts.



# 60'X27' METAL UTILITY BUILDING

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## BUILD SITE POTENTIAL

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# BORDERS STOCKTON LAKE MANAGEMENT

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The property borders Stockton Lake Management Land on two sides—approximately 1,000 feet along the north boundary and the entire eastern boundary across State Route EE.

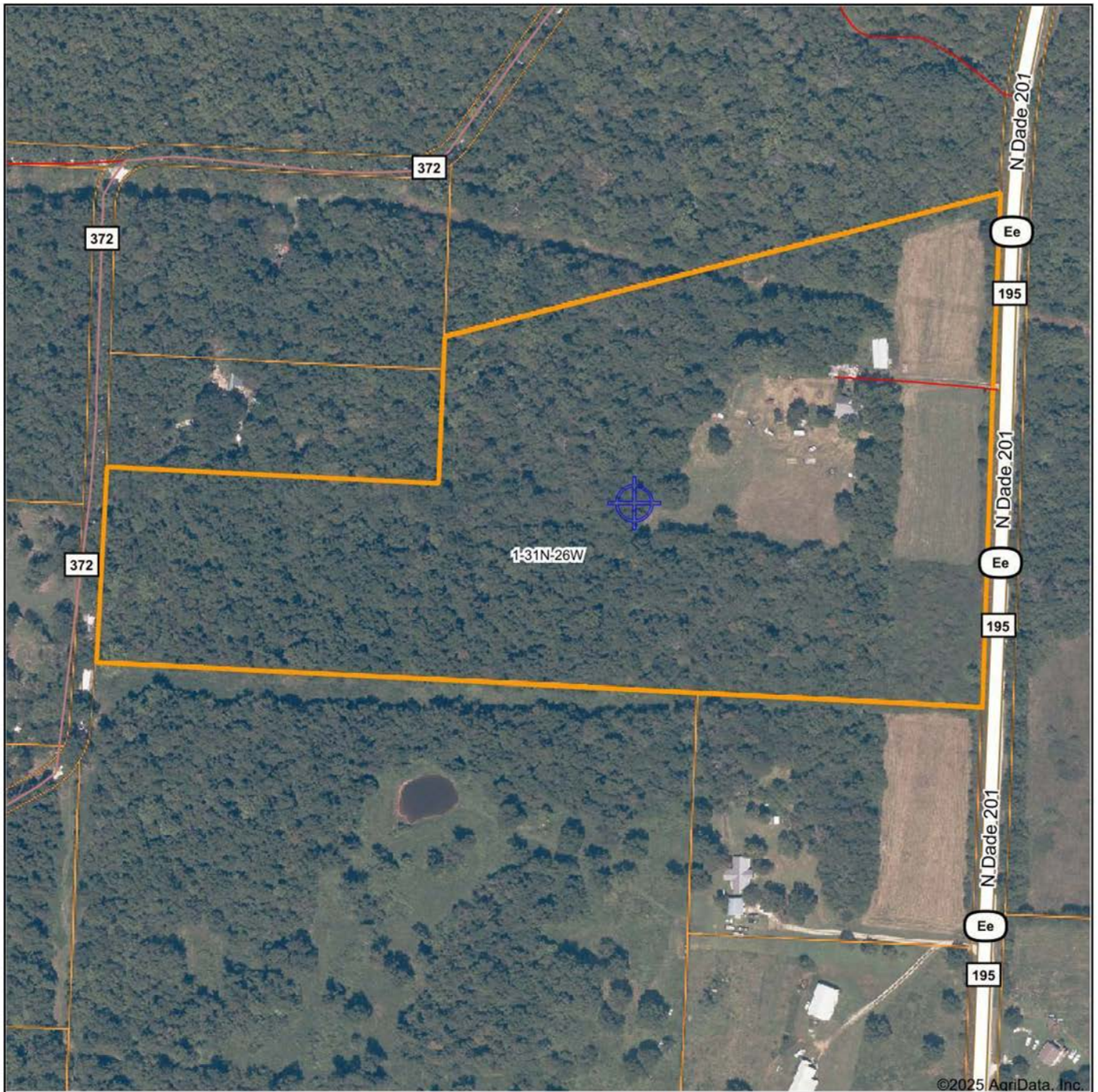


# ADDITIONAL PHOTOS

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# AERIAL MAP



Boundary Center: 37° 27' 1.27, -93° 44' 3.96

0ft 290ft 580ft



Maps Provided By:

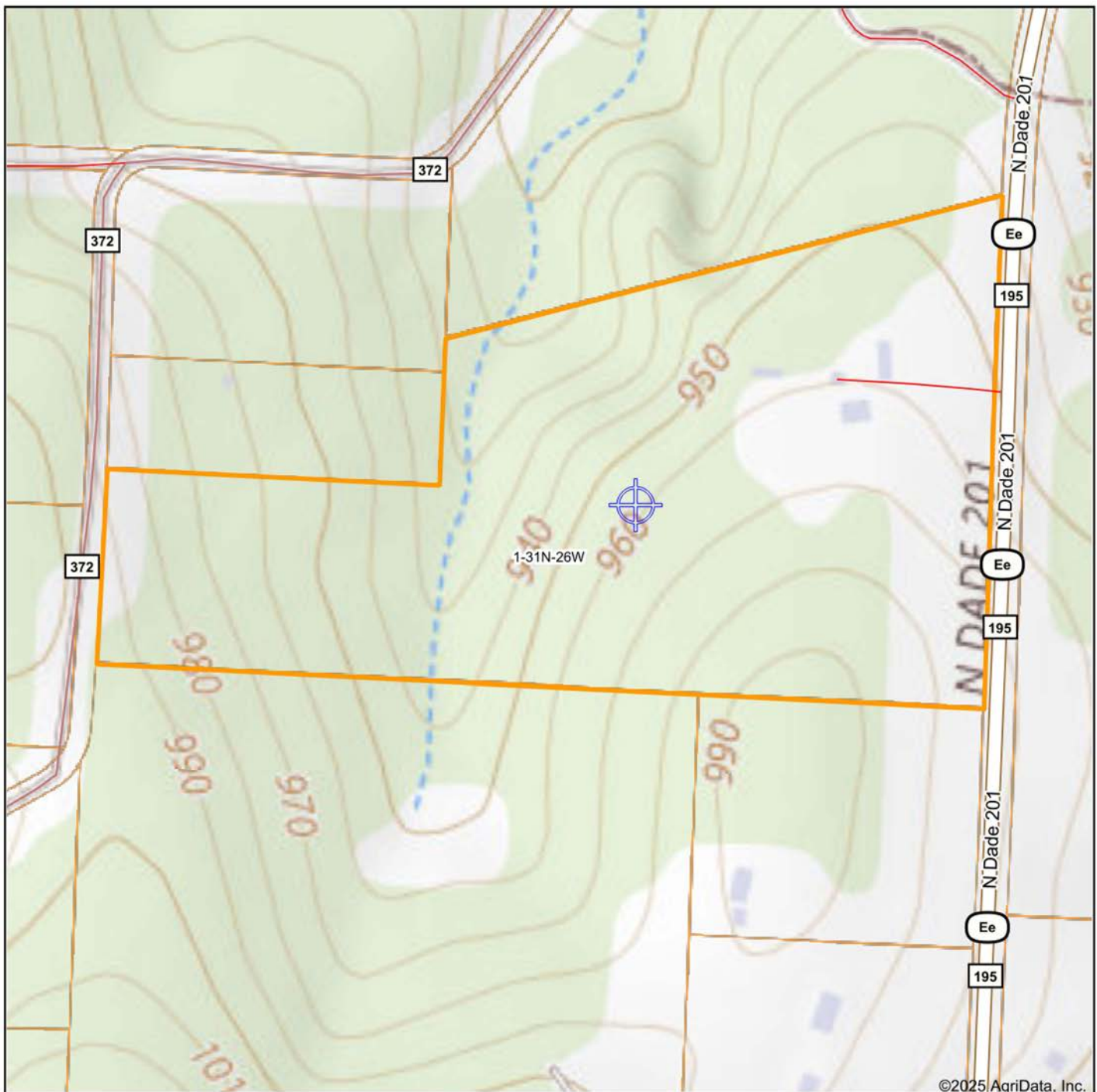
**surety**  
CUSTOMIZED ONLINE MAPPING  
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**1-31N-26W**  
**Dade County**  
**Missouri**



10/27/2025

# TOPOGRAPHY MAP



Maps Provided By:



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Map Center: 37° 26' 59.4, -93° 44' 3.96

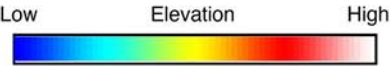
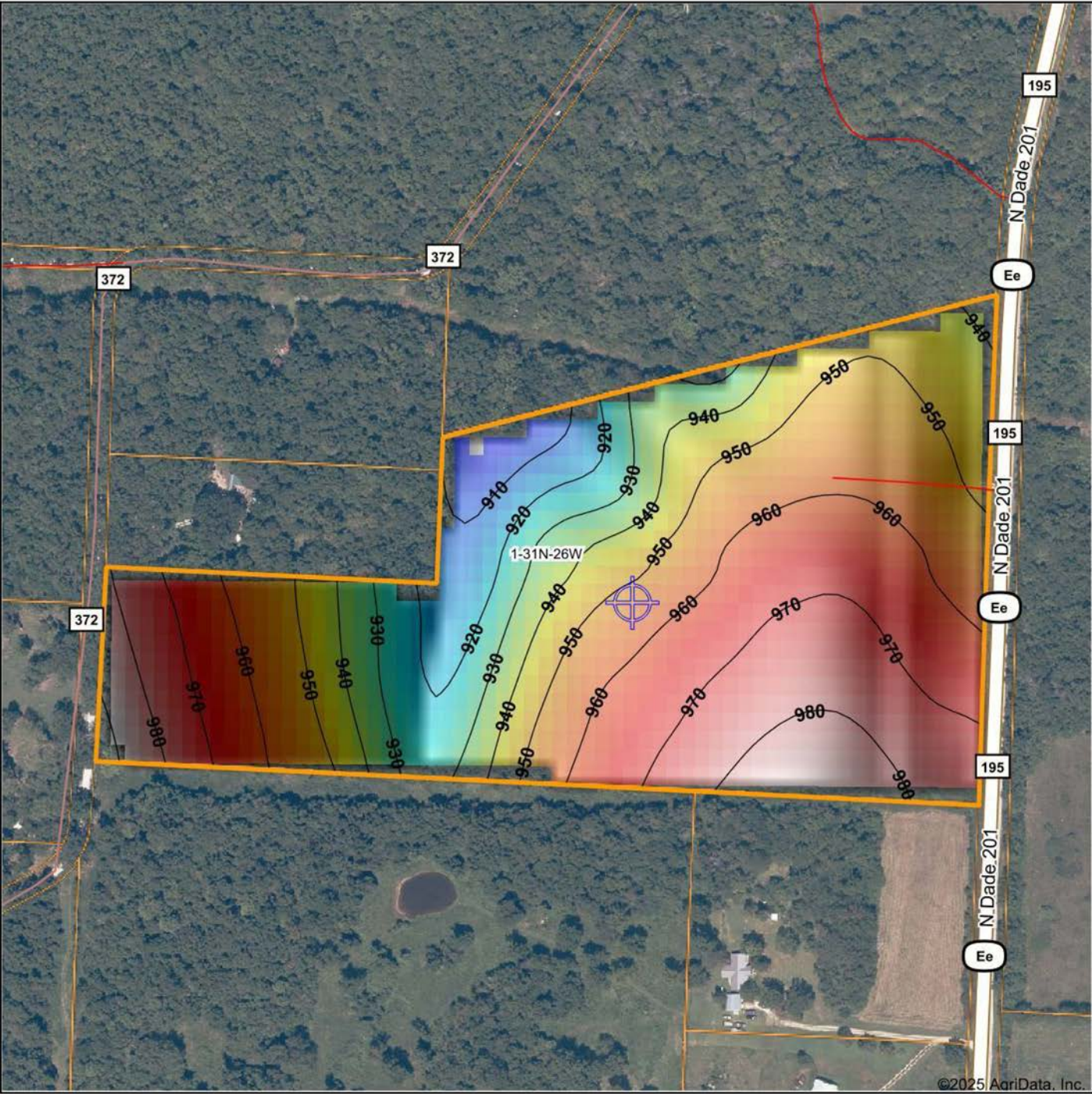
1-31N-26W  
Dade County  
Missouri

0ft 290ft 580ft



10/27/2025

# HILLSHADE MAP



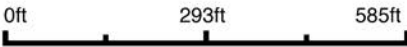
Maps Provided By:



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Source: USGS 10 meter dem  
Interval(ft): 10  
Min: 901.7  
Max: 989.2  
Range: 87.5  
Average: 953.8  
Standard Deviation: 19.26 ft

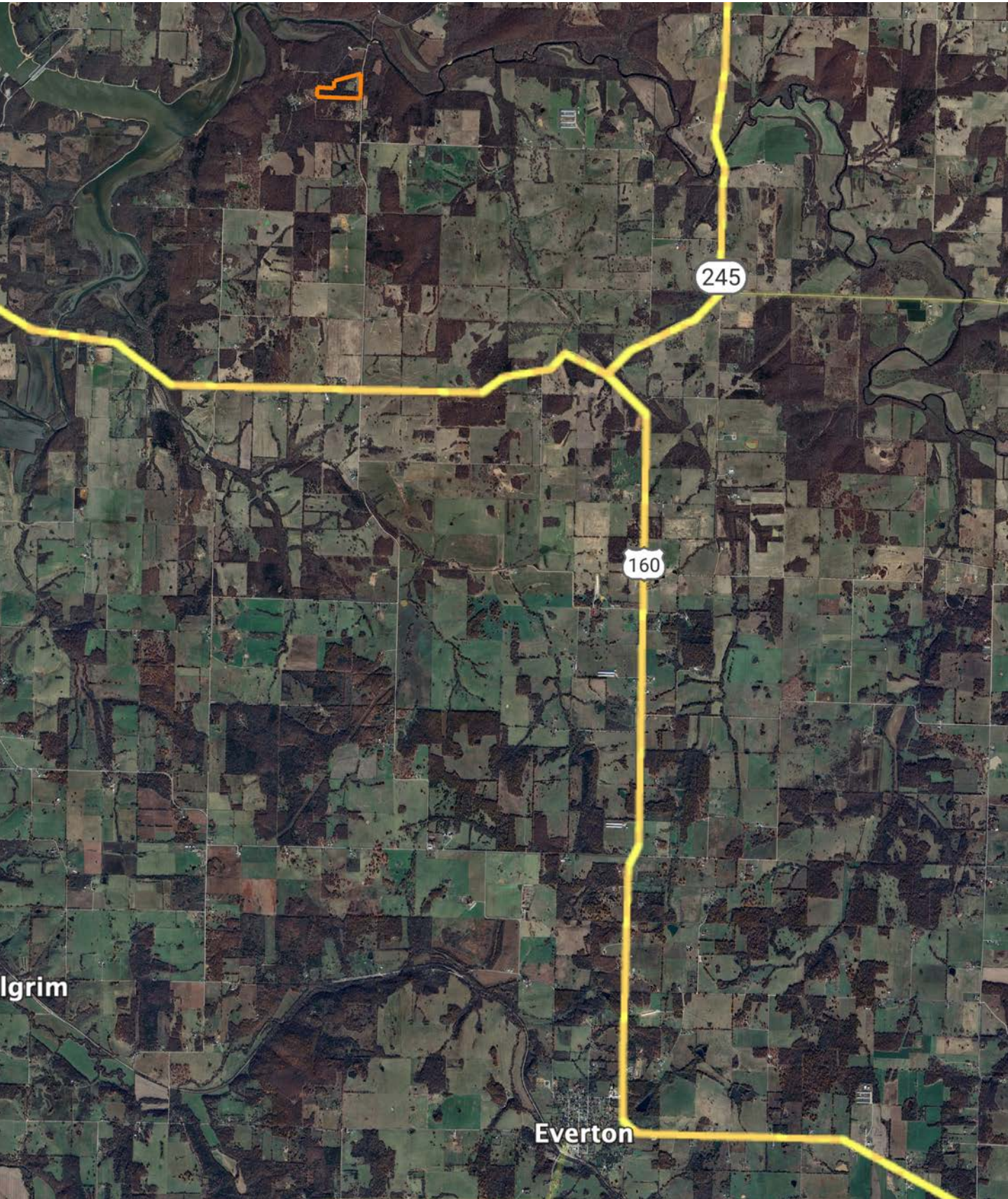


10/27/2025

1-31N-26W  
Dade County  
Missouri

Boundary Center: 37° 27' 1.27, -93° 44' 3.96

# OVERVIEW MAP



# AGENT CONTACT

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Born and raised in Nixa, Missouri, Dustie Cook has spent his entire life surrounded by the outdoors. Growing up on a small cattle farm, he learned early the value of hard work, responsibility, and caring for the land. From baling hay to working livestock, those experiences shaped his respect for rural life and laid the foundation for his career with Midwest Land Group.

An avid outdoorsman, Dustie has spent decades hunting, fishing, camping, and hiking with his family. He brings that same passion to helping clients evaluate land not only for its agricultural value, but also for its recreational potential. His firsthand knowledge of how wildlife moves through a property, where water access matters most, and what makes ground truly functional gives his clients an edge when buying or selling.

Before pursuing land sales, he built a successful trucking business and worked in industries tied closely to land use, gaining skills in communication, problem-solving, and business management. Clients who work with Dustie benefit from his integrity, strong work ethic, and genuine passion for helping people achieve their goals. He lives in Nixa with his wife, Tiffany, and remains active in his community, mentoring youth and sharing his love for the outdoors.



**DUSTIE COOK**, LAND AGENT  
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## MidwestLandGroup.com

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