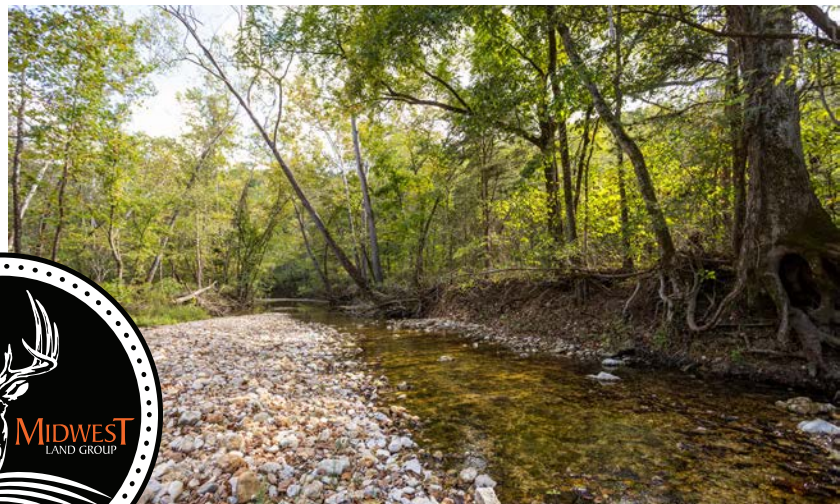


MIDWEST LAND GROUP PRESENTS

69 ACRES IN

OZARK COUNTY MISSOURI



COUNTY ROAD 309, GAINESVILLE, MO 65655

MIDWEST LAND GROUP IS HONORED TO PRESENT

HUNTING RETREAT WITH CABIN AND CANEY CREEK FRONTAGE

Midwest Land Group is proud to present this incredible recreational tract in Ozark County, Missouri. Located just minutes outside of Gainesville, these 69 +/- acres encompass everything the Ozarks have to offer at an affordable price point. This secluded hunting retreat has been a family treasure for the current owners for many years. It's not often that an opportunity comes along at such a turn-key setup.

Situated just past the end of State Highway AA, near Caney Creek, lie these 67 acres. The property is bordered by a dead-end county road on the north and south boundaries, allowing for multiple ingress and egress options. A 1,100' driveway leads you to a rustic 40'x50' cabin, perfectly situated in a secluded and stunning ridgetop setting. As you approach, you'll be greeted by views overlooking a spring-fed creek that winds below the driveway, a sight that truly must be experienced in person to be fully appreciated. The cabin itself features a spacious wrap-around porch, inviting you to relax and enjoy the surroundings. If you're running late to the deer stand, it's suggested that you finish gearing up on the front porch and keep your rifle close by.... you're likely to see deer cruising through within range of the cabin. Inside, you'll find an open concept living, dining, and

kitchen area, with enough space for multiple beds or bunks. The layout also includes a separate bathroom and shower room, an attached carport for convenience, and a private well and septic system. The oversized well house doubles as a storage shed, adding some extra functionality.

The 69 +/- acres are comprised of about 53 acres of hardwood timber draws and ridges, and about 14 acres of ridgetop pasture. The pastures allow for some incredible potential food plot locations, and the timbered acreage has some great white oak timber on it. The property has a great trail system, allowing you to traverse through most of the property with a truck or UTV. There is a beautiful spring-fed creek below the cabin, and there is one wildlife pond in the center of the property. Additionally, the property has an incredible 160-degree view up on the south pasture, and nearly 400' of Caney Creek frontage. If you've been searching for a turn-key hunting camp and want to experience the joy that this property has brought the current owners for many years, this is the property for you. Contact listing agent, Clay O'Dell, at (417) 414-1808 to schedule a showing today.



PROPERTY FEATURES

PRICE: **\$340,000** | COUNTY: **OZARK** | STATE: **MISSOURI** | ACRES: **69**

- 865 +/- square foot cabin
- Private well and septic system
- Spring-fed creek
- County road frontage on two sides
- 14 acres of pasture
- Great hunting opportunities
- 375' of Caney Creek frontage
- Incredible Ozark views
- Attached 25'x25' carport
- One wildlife pond
- 15 minutes from Gainesville, MO
- 50 minutes from West Plains, MO
- 1 hour and 40 minutes from Springfield, MO



865 +/- SQUARE-FOOT CABIN

The cabin itself features a spacious wrap-around porch, inviting you to relax and enjoy the surroundings. Inside, you'll find an open concept living, dining, and kitchen area, with enough space for multiple beds or bunks. The layout also includes a separate bathroom and shower room, an attached carport for convenience, and a private well and septic system.



ADDITIONAL INTERIOR PHOTOS



WILDLIFE POND



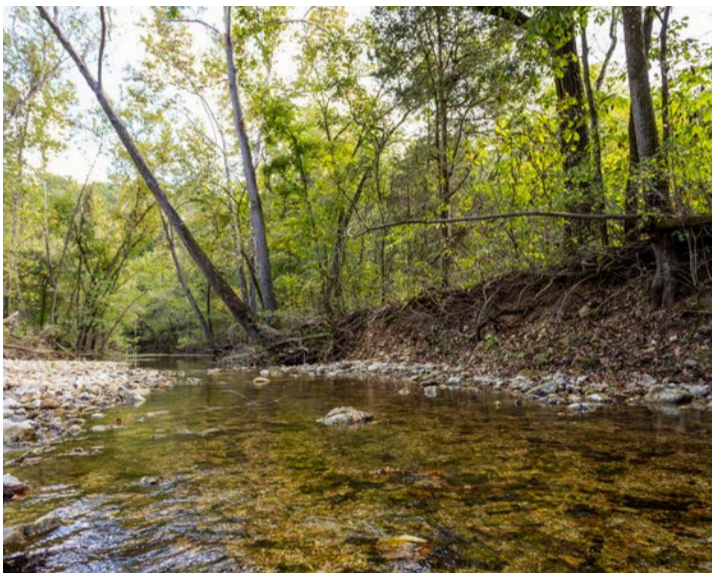
HUNTING OPPORTUNITIES



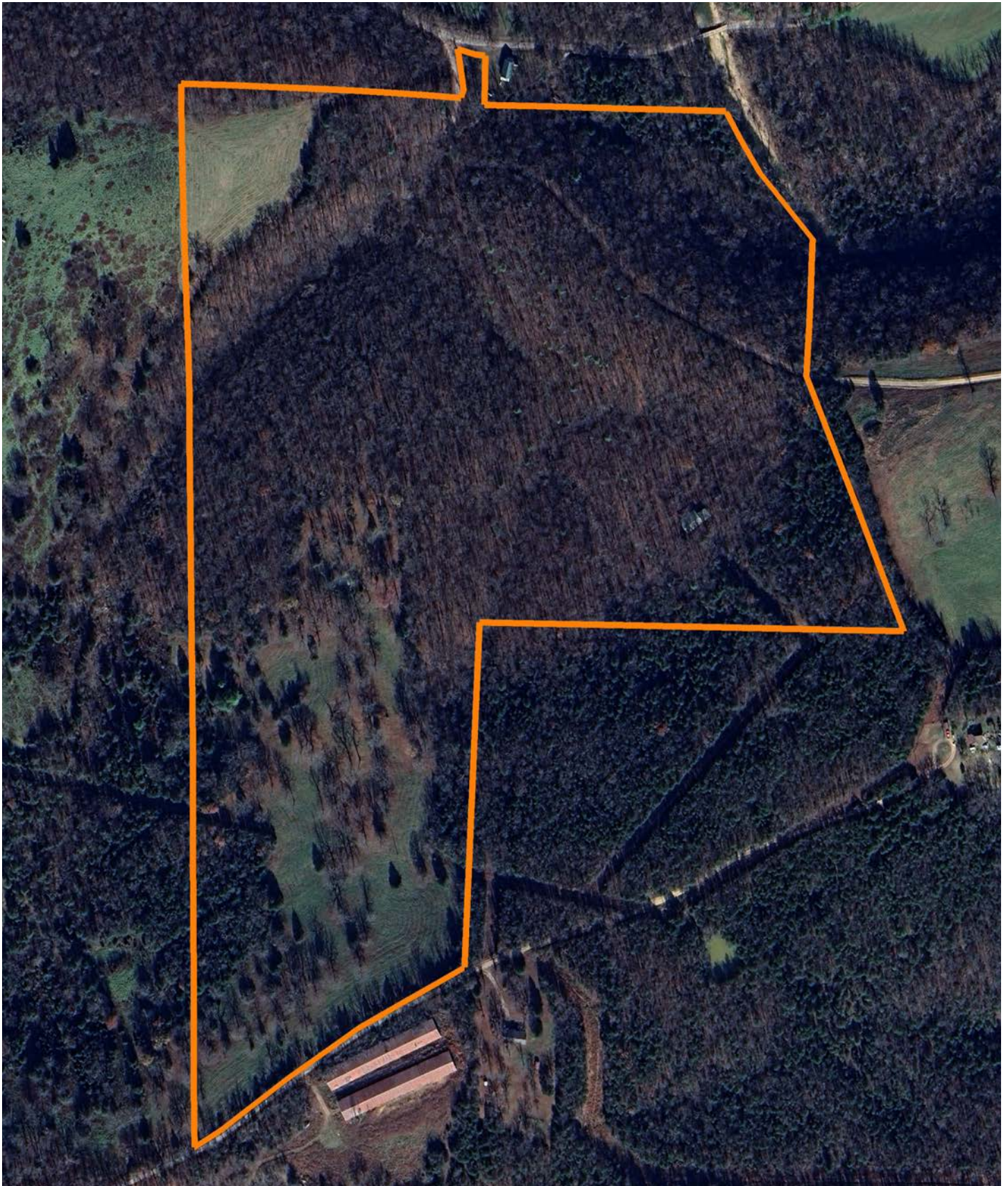
14 +/- ACRES OF PASTURE



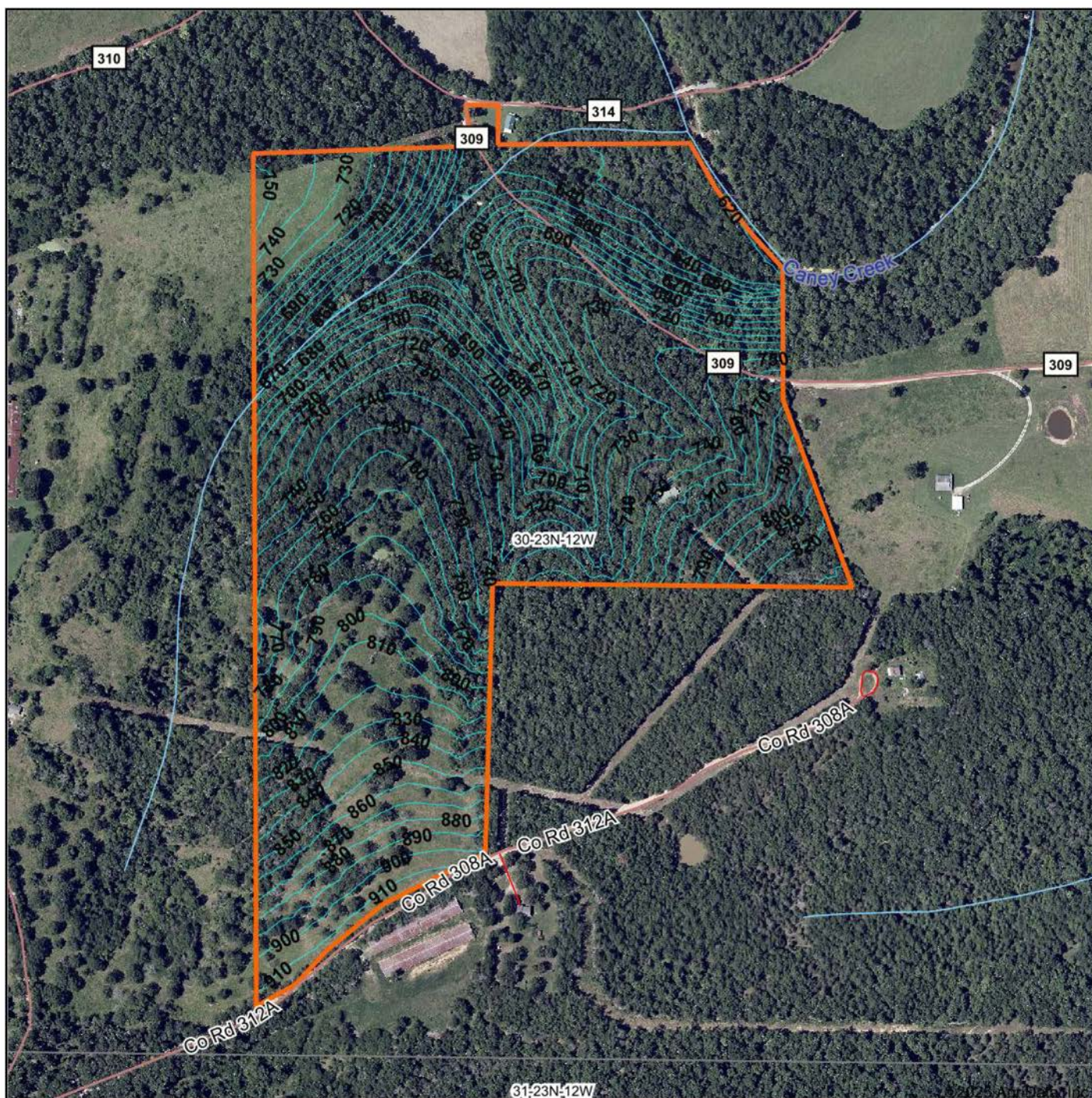
CANEY CREEK FRONTAGE



AERIAL MAP



TOPOGRAPHY MAP



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 616.1

Max: 915.1

Range: 299.0

Average: 746.6

Standard Deviation: 70.01 ft

0ft 478ft 956ft

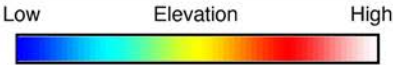
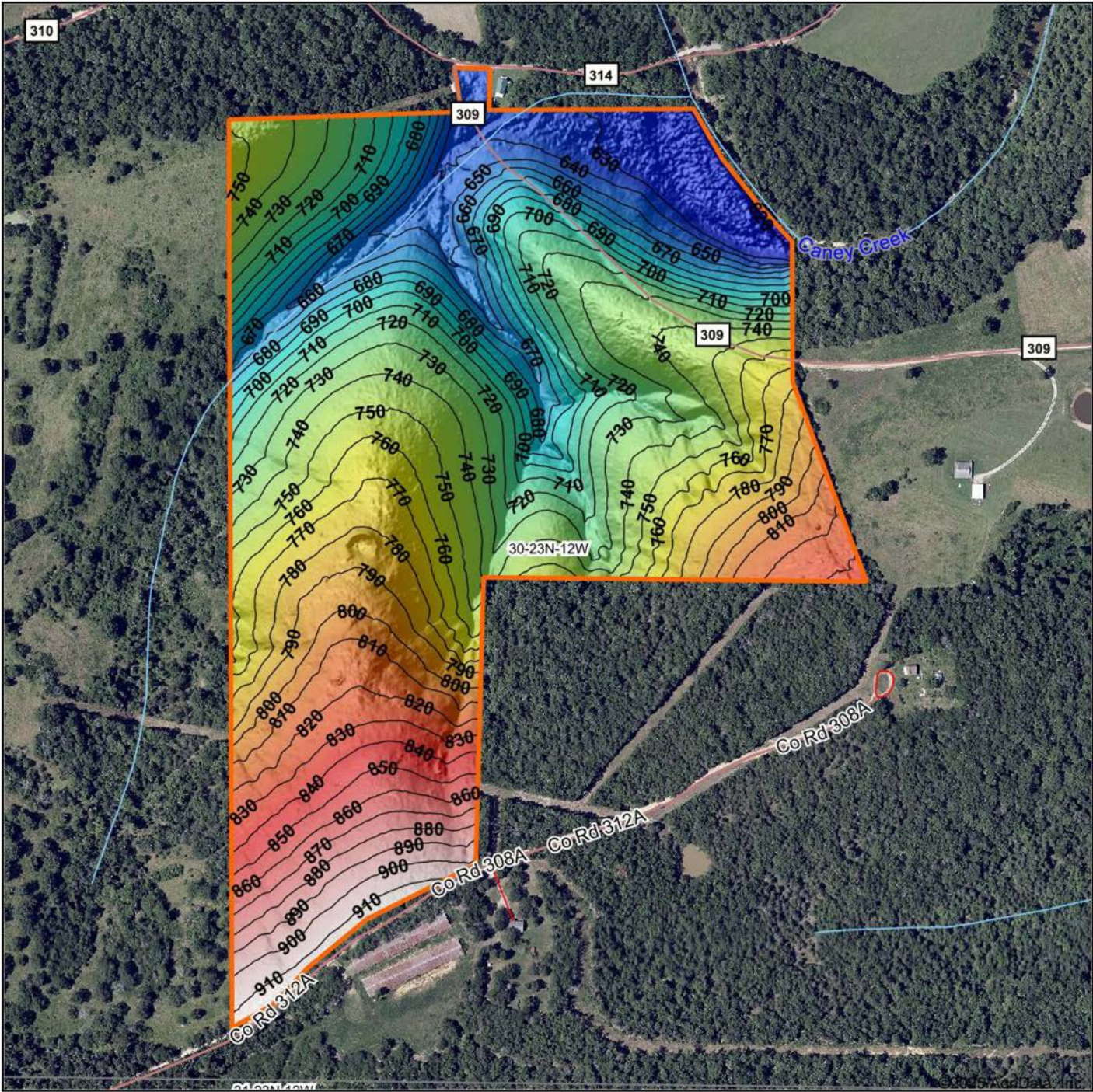


4/16/2025

30-23N-12W
Ozark County
Missouri

Boundary Center: 36° 38' 19.01, -92° 19' 27.87

HILLSHADE MAP



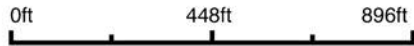
Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

Source: USGS 1 meter dem
Interval(ft): 10
Min: 616.1
Max: 915.1
Range: 299.0
Average: 746.6
Standard Deviation: 70.01 ft

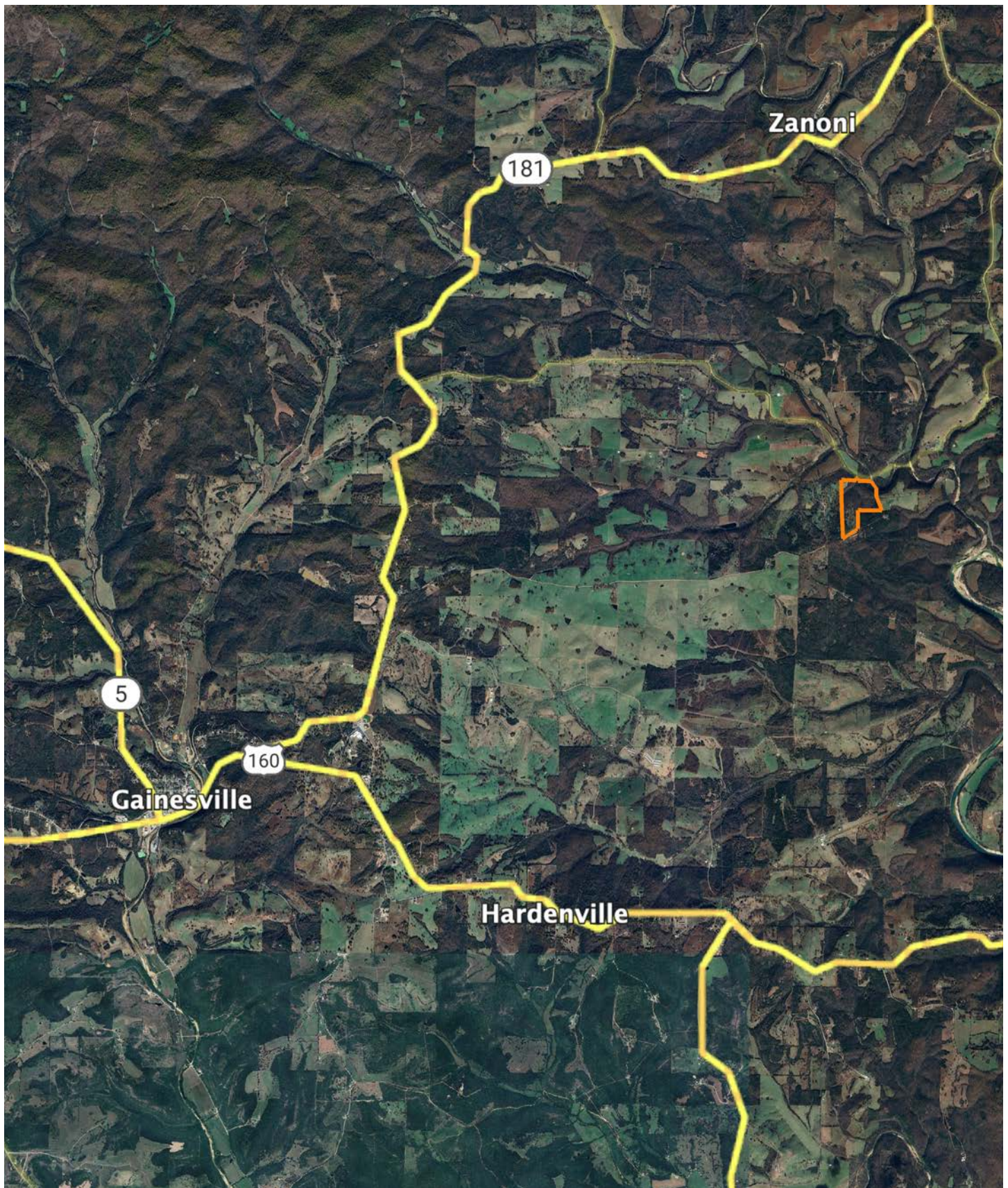


4/16/2025

30-23N-12W
Ozark County
Missouri

Boundary Center: 36° 38' 19.01, -92° 19' 27.87

OVERVIEW MAP



AGENT CONTACT

Born in Springfield, Missouri, Clay O'Dell grew up loving to bow hunt and has done so ever since, enjoying the challenges that come along with it. His parents raised him with standards that have stuck with him his entire life: to treat others as you'd want to be treated, and to work hard in order to achieve your goals.

While earning his Bachelor's in Agricultural Business from Missouri State University, Clay worked as a wildlife technician for renowned deer biologist Dr. Grant Woods (GrowingDeer.tv) and later interned with a local bank, assisting in the agricultural lending department. Following his calling to work in the outdoors, Clay worked as a land manager and field producer with GrowingDeer.tv, taking on different roles, anything from filming hunts and web shows to managing a 2,400-acre wildlife mecca in Southern Missouri. In this position, he traveled across the country, assisting in designing and implementing habitat management plans for 100+ properties.

Today, Clay combines that experience with his knowledge of land and agriculture to help clients achieve their dreams, using his professionalism, strong work ethic, and dedication to the craft. When he's not working, Clay enjoys hunting deer, turkey and waterfowl, as well as chasing white bass and crappie. He knows what it takes to have a great hunting property as well as a profitable farm, and understands the importance and value these properties hold for landowners and their communities.



CLAY O'DELL, LAND AGENT
417.612.8215
COdell@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.