

MIDWEST LAND GROUP PRESENTS

75 ACRES

CALLAWAY COUNTY, MO

9057 BIG TAVERN CREEK ROAD, PORTLAND, MISSOURI 65057



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

75 ACRES OF WHITETAIL PARADISE ON BIG TAVERN CREEK IN CALLAWAY COUNTY

Tucked back in the timber of Big Tavern Creek Road, this one-of-a-kind piece of property is a true hunter's paradise. Located in southern Callaway County, "Big T" is renowned for producing large, mature whitetail deer while providing habitat for a diverse range of wildlife. This 75 +/- acre tract delivers the full package. The landscape features a perfect blend of wooded draws, established food plots, secure bedding areas, and cedar thickets—everything needed to hold and grow quality deer.

Fully equipped with the perfect cabin for basecamp or a family getaway, the 2,000 square foot log front earth home checks all the boxes. Featuring three spacious bedrooms and two full bathrooms, there is plenty of room for your whole family and hunting buddies alike. The cabin-style living room features a wood-burning stove and an office, perfect for getting some work done between sittings. At the other end of the house, you will find a spacious kitchen and dining area that boasts gorgeous oak cabinets and is well-suited for gatherings. The large patio off the front of the house is every outdoorsman's dream, perfect for grilling and entertaining.

Stay up too late the night before opening morning and don't feel like walking to your stand? No worries! There is a box-style blind attached to the house – fully equipped with a pellet stove and known for big buck harvests! This property comes fully turnkey with two elevated Redneck hunting blinds and an additional box-style blind already in place, allowing you to step in and hunt from day one. Also on site are multiple outbuildings. A three bay 46' x 30' Morton building with a 19' foot lean two and full electric; the perfect size for storing equipment and recreational vehicles. There is also a 16'x32' building with 12' roll-up doors on each end, complete with a pulley system, making it optimal for hanging and cleaning your future harvests.

If you are looking for a jam-up whitetail property, weekend retreat, or slice of recreational paradise, this 75 +/- acre tract retreat has it all. Don't miss your chance to own a proven piece of hunting ground in one of Missouri's most sought-after regions. Give Nicole a call at (913) 674-8010 for your in-person showing.



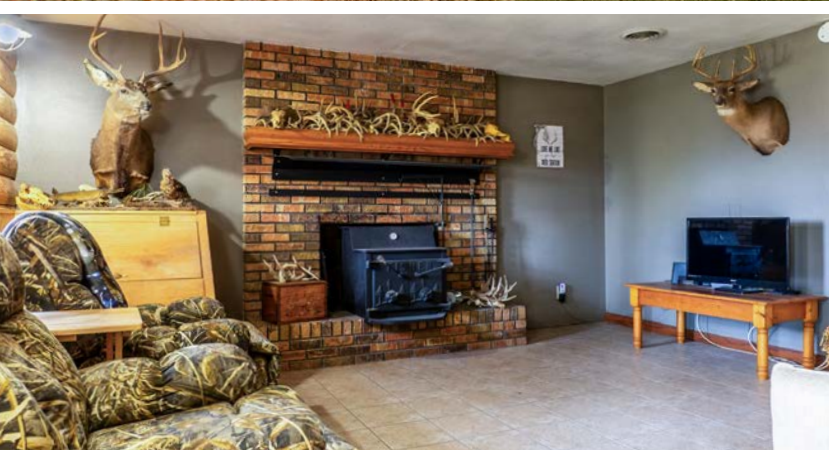
PROPERTY FEATURES

COUNTY: **CALLAWAY** | STATE: **MISSOURI** | ACRES: **75**

- 2000 square foot earth contact home
- 3 bedrooms and 2 bathrooms
- Custom oak cabinetry
- Living room with wood-burning stove
- Large porch overlooking food plot
- Attached hunting blind
- Large bedrooms
- 46'x30 Morton building
- 16'x32' shed with pulley system
- Two elevated redneck blinds
- Additional box blind
- Clover food plots
- Native grasses for cover
- Sections of timber stand improvement
- Mature timber
- South Callaway School District
- Located on a dead-end road
- 1.5 hours from St. Louis
- 1 hour from Columbia and Jefferson City



EARTH CONTACT HOME



46'X30' MORTON BUILDING



ADDITIONAL OUTBUILDINGS



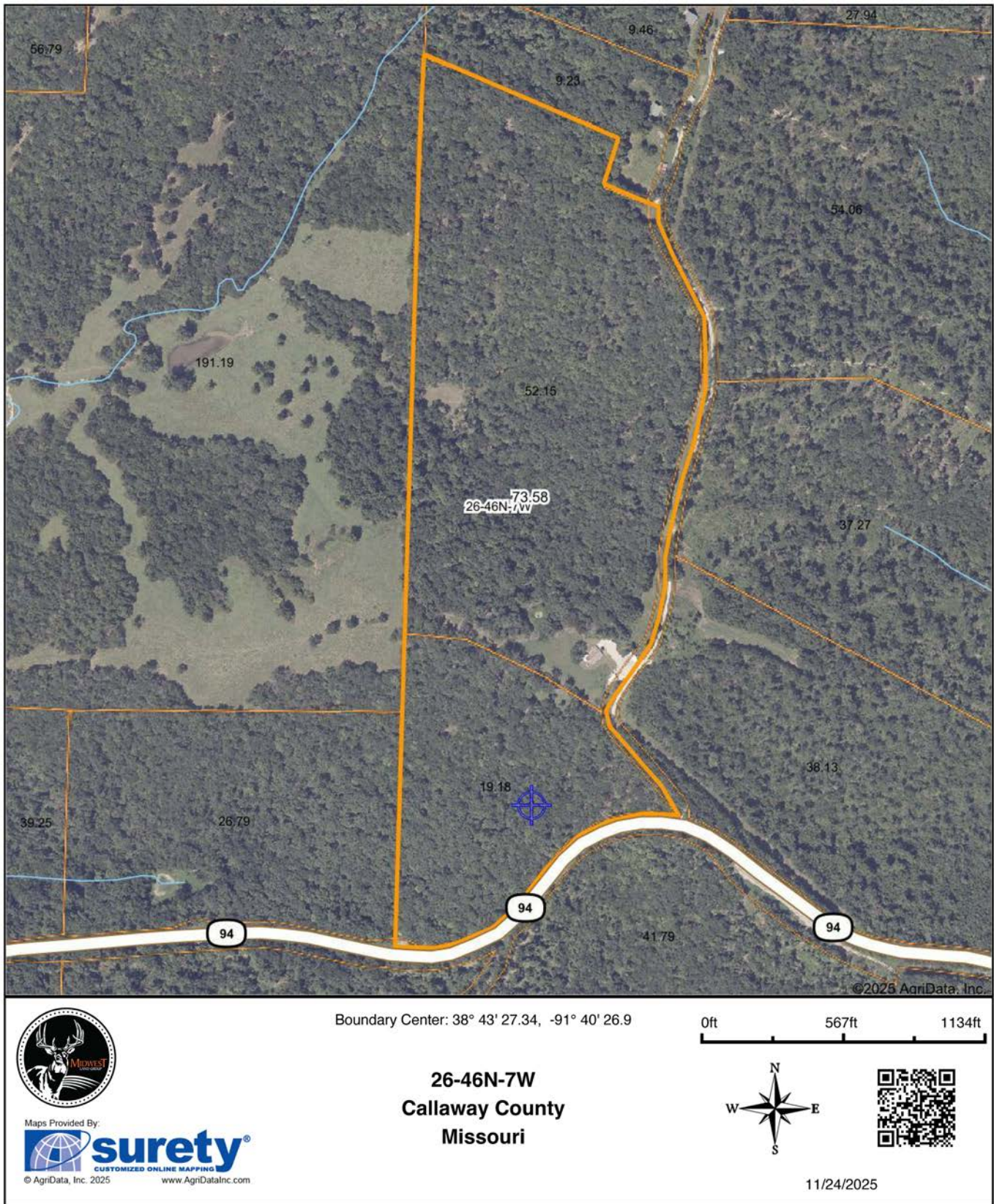
HUNTING BLINDS AND FOOD PLOTS



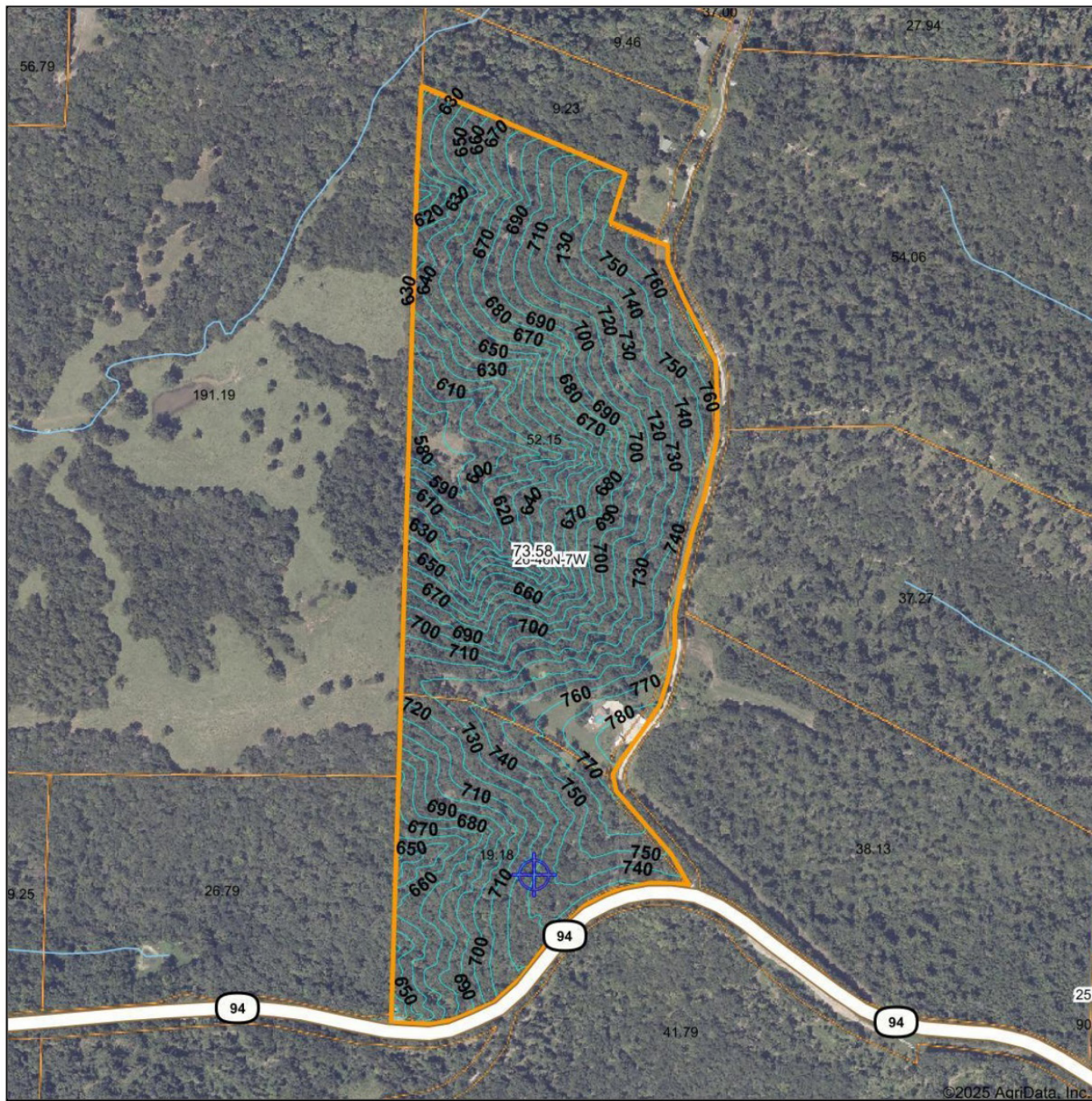
MATURE TIMBER AND NATIVE GRASSES



AERIAL MAP



TOPOGRAPHY MAP



Maps Provided By



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Source: USGS 3 meter dem

Interval(ft): 10.0

Min: 572.8

Max: 785.9

Range: 213.1

Average: 693.2

Standard Deviation: 48.82 ft

0ft 596ft 1193ft



11/24/2025

26-46N-7W
Callaway County
Missouri

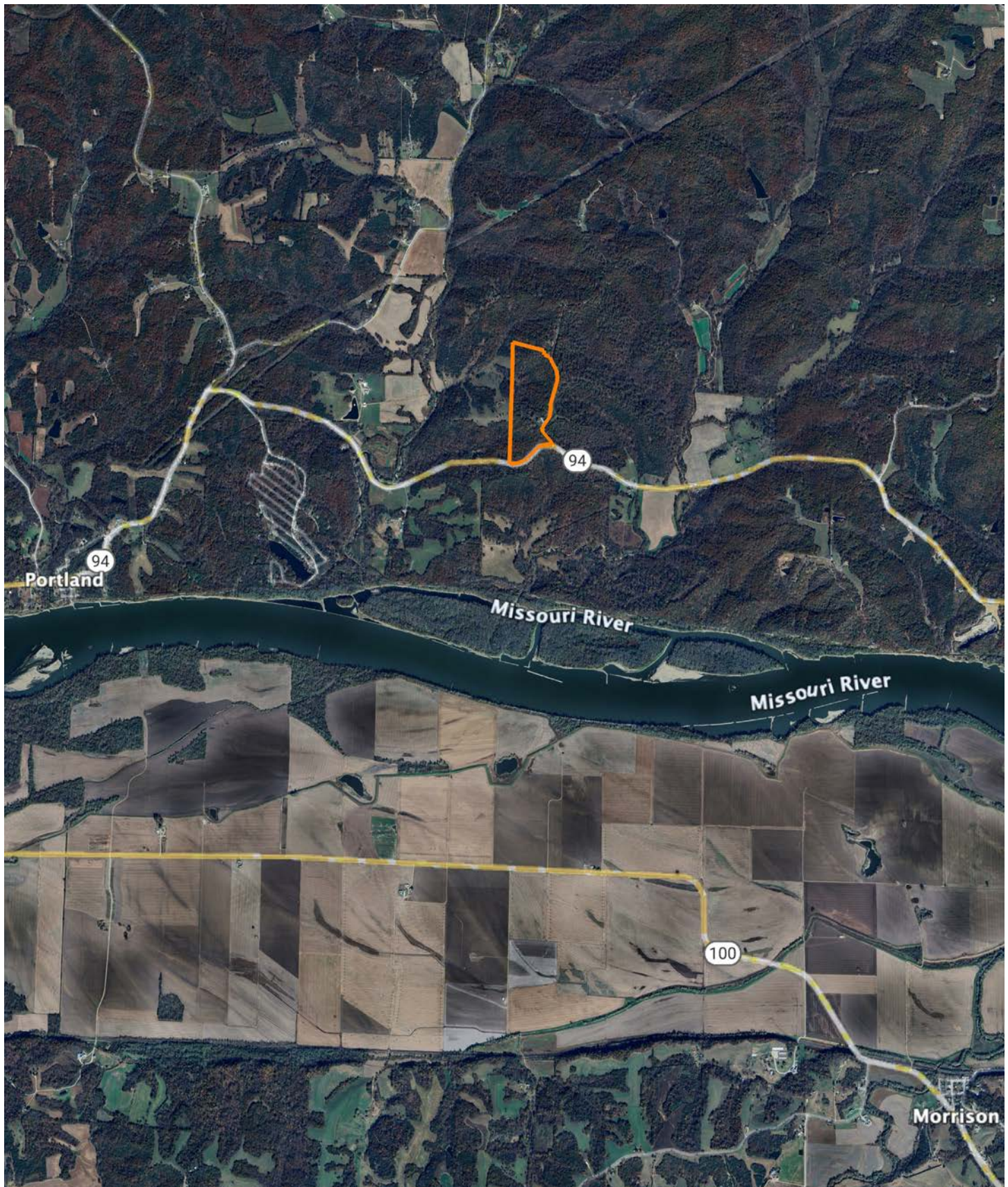
Boundary Center: 38° 43' 27.34, -91° 40' 26.9

This topographic map displays a land parcel outlined in orange. The map features contour lines with elevations ranging from 620 to 760 feet. A central point is labeled '73.58 20-40N-7W'. The parcel is bordered by a road labeled '94' at the bottom. Various elevation points are marked throughout the map, including 56.79, 191.19, 26.79, 25, 41.79, 38.13, 37.27, 54.06, 27.94, 9.46, 9.23, and 19.18. A north arrow is located near the bottom center of the parcel. The map is overlaid on an aerial photograph showing forested land and a body of water on the left.



Boundary Center: 38° 43' 27.34, -91° 40' 26.9

OVERVIEW MAP



AGENT CONTACT

Born and raised in the heart of Missouri, Nicole Hart has spent a lifetime immersed in the land and the outdoors. Growing up in Rhineland, she watched her father shape the landscape through his excavating business, gaining an early appreciation for land use, topography, and the unique characteristics that make each property special. An avid bowhunter, shed hunter, and horse enthusiast, Nicole brings that deep-rooted passion to helping others find their perfect piece of land—whether for hunting, farming, or simply enjoying the peace and quiet of the countryside.

With a background in business and marketing, Nicole understands the importance of strategic exposure when listing a property. As a former small business owner and investor, she excels in networking and negotiation, ensuring her clients receive the best possible experience when buying or selling land. Her extensive knowledge of hunting, agriculture, and rural living makes her a valuable asset to both buyers seeking their dream property and sellers looking to maximize their land's value.

Nicole is an active member of the National Deer Association, Pheasants Forever, and the Missouri Taxidermy Association. She also coordinates a local "Homestead Market," where farmers and small businesses come together to provide fresh food and products to the community. Passionate about self-sustainability and preserving outdoor traditions, she volunteers at QUWF Youth Day to help pass these values to the next generation. She takes pride in helping her clients navigate the market with honesty, hard work, and a commitment to making their land ownership dreams a reality.

An avid bowhunter, shed hunter, and horse enthusiast, Nicole knows firsthand that not all properties are created equal.



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LAND AGENT

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