

MIDWEST LAND GROUP PRESENTS

101.8 ACRES

DADE COUNTY, MO

111 N DADE 181, EVERTON, MISSOURI 65646



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

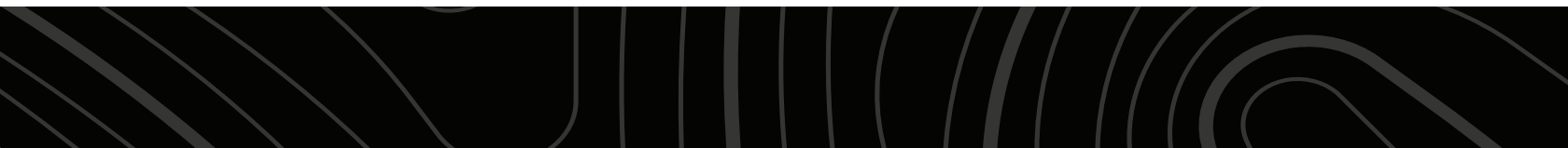
101.8 +/- ACRES OF PRIME HUNTING GROUND IN DADE COUNTY, MISSOURI - BORDERING STOCKTON LAKE CORP LAND

Welcome to your own private 101.8 +/- acre Ozarks getaway. Located in Dade County, Missouri. A hunter's retreat that truly has it all. This incredible property borders over 2,500 feet of Stockton Lake Management Land, providing direct access to hundreds of additional acres for hunting, hiking, and exploring. A natural trail system winds throughout the property, making it easy to move between three ponds, timbered sections, and open areas ideal for wildlife. The land offers excellent cover for deer bedding areas, and both deer and turkey are abundant throughout. There are also two Brassica-based food plots already in place, providing strong attraction and nutrition for wildlife. The west end showcases stunning bluff-top views overlooking Stockton Lake - the perfect place to take in the beauty of the Ozarks at sunrise or sunset.

Structures on the property include a 1950s three-bedroom, one-bath home of approximately 1,100 square

feet with electric, water, and septic already in place. Two wells serve the property, and three older oak timber barns could still serve a purpose for keeping equipment or supplies out of the weather. You'll also find an old cabin on the west end that could be restored with some work, along with an original storm cellar that adds to the property's character. This land has been family-owned since the 1950s, a true generational piece of Ozarks history.

Accessed off County Road 181, the steel-gated entrance opens to a property full of potential and outdoor adventure. Located just five miles from the Greenfield boat ramp, this tract offers the best of both worlds: quiet seclusion with nearby lake access. Whether you're searching for a serious hunting property or a private retreat surrounded by wildlife and natural beauty, this Stockton Lake hunter's retreat delivers it all.



PROPERTY FEATURES

COUNTY: **DADE** | STATE: **MISSOURI** | ACRES: **101.8**

- 101.8 +/- acres bordering Stockton Lake Management Land with direct access to hundreds of additional public acres
- Excellent hunting with abundant deer and turkey populations throughout the property
- Two established Brassica-based food plots already in place
- Natural trail system providing access throughout the property
- Three ponds offering reliable water sources for wildlife
- Excellent cover creating ideal bedding areas for deer
- Breathtaking bluff top views overlooking Stockton Lake
- 1950s three-bed, one-bath home (approx. 1,100 sq. ft.) is functional but being sold as-is; sellers will make no improvements
- Three older oak-timber barns that could still serve for keeping equipment or supplies out of the weather
- Additional structures include an old cabin with restoration potential and an original storm cellar
- Steel-gated entrance off County Road 181 providing privacy and security
- Located just five miles from the Greenfield boat ramp, offering easy lake access for fishing and recreation
- No restrictions, no HOA dues, and low taxes



EXCELLENT HUNTING



TWO BRASSICA-BASED FOOD PLOTS



THREE PONDS



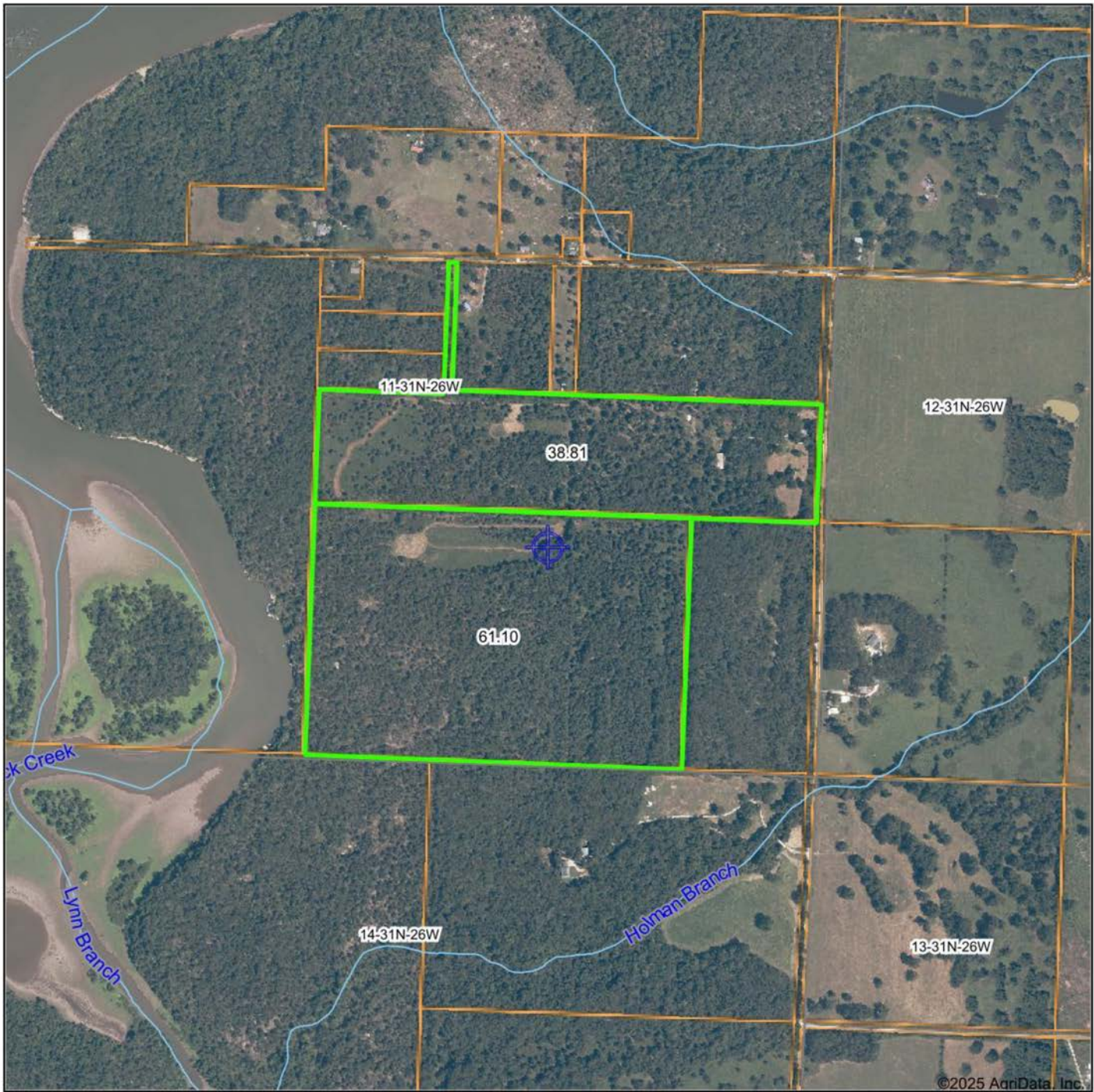
BLUFF TOP VIEWS OF STOCKTON LAKE



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

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Boundary Center: 37° 26' 2.8, -93° 45' 15.63

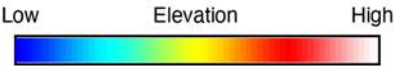
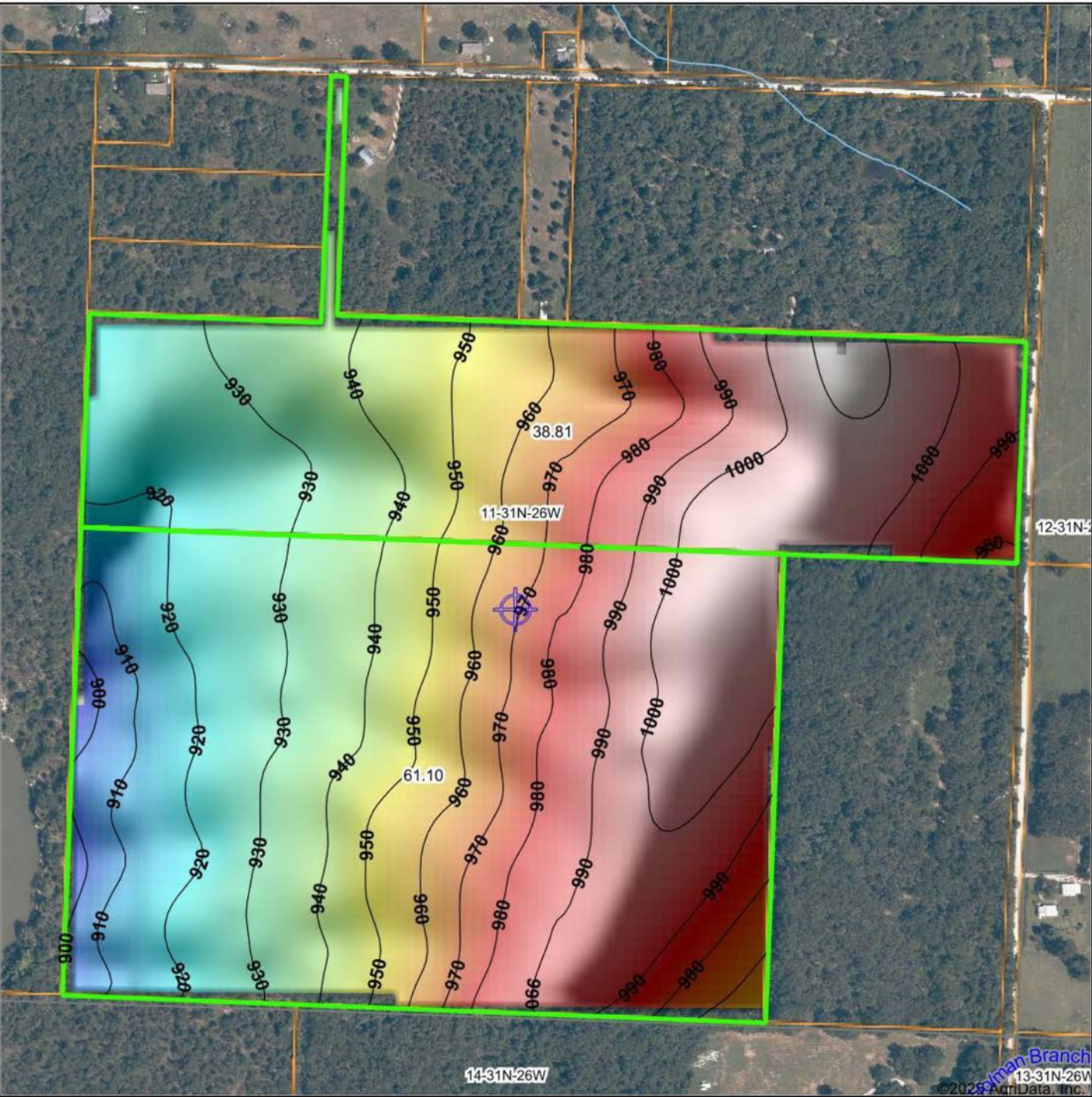
0ft 823ft 1645ft

11-31N-26W
Dade County
Missouri



11/8/2025

HILLSHADE MAP



Maps Provided By:
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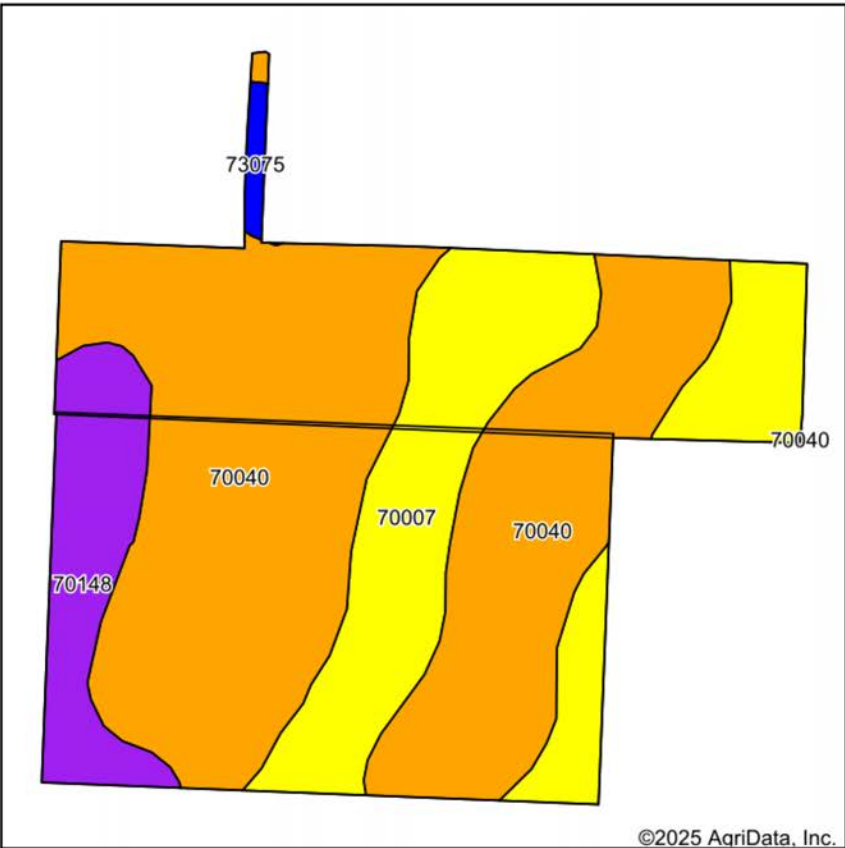
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Interval(ft): 10
Min: 890.1
Max: 1,012.6
Range: 122.5
Average: 960.1
Standard Deviation: 31.69 ft



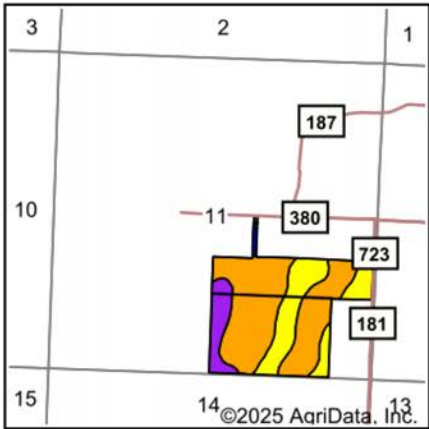
11-31N-26W
Dade County
Missouri

Boundary Center: 37° 26' 2.8, -93° 45' 15.63

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Dade**
Location: **11-31N-26W**
Township: **Polk**
Acres: **101.8**
Date: **11/8/2025**



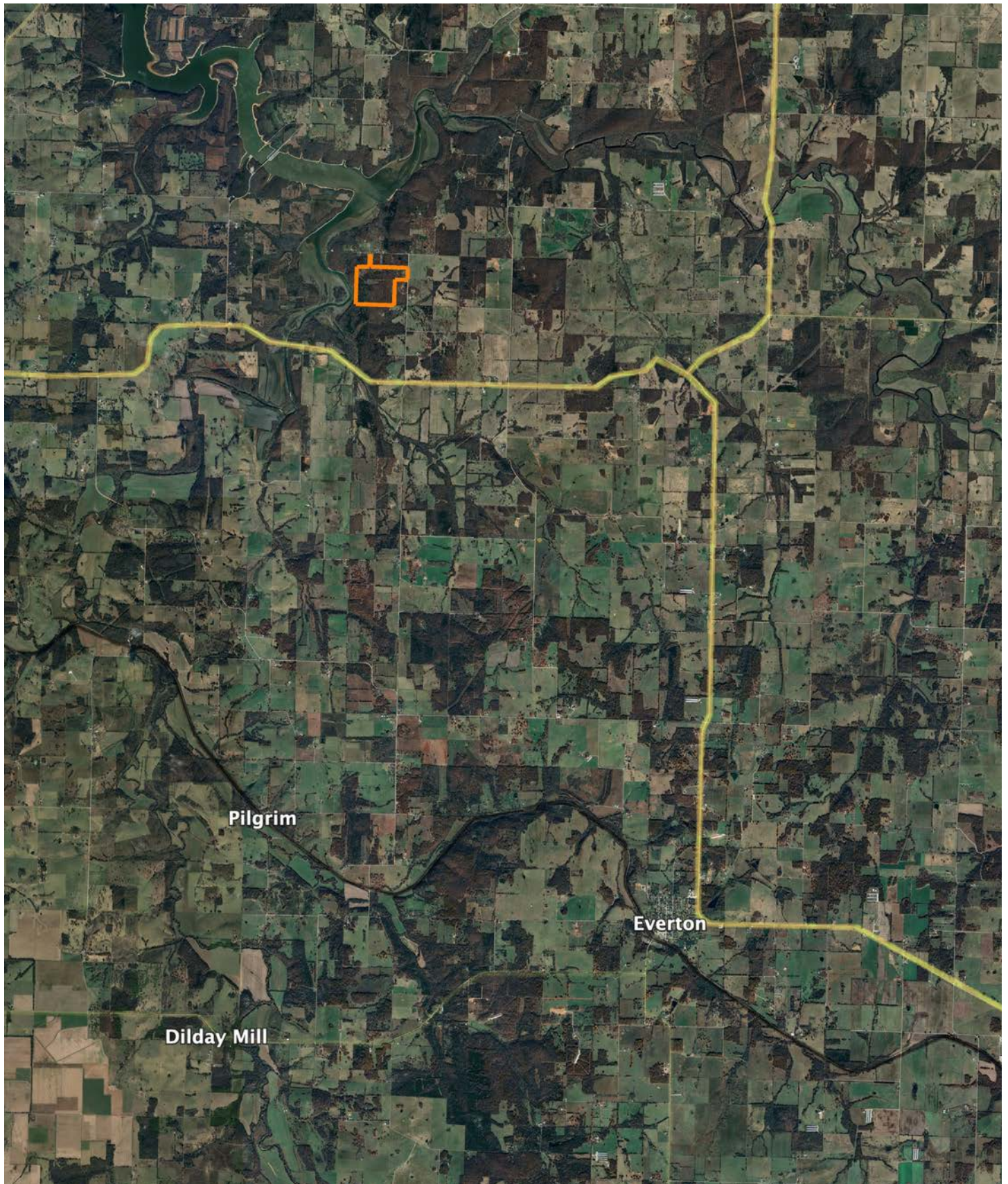
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Area Symbol: MO057, Soil Area Version: 34											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
70040	Cliquot-Bolivar complex, 3 to 8 percent slopes	63.08	62.0%		3.4ft. (Paralithic bedrock)	IIIe	43	43	39	30	37
70007	Cliquot gravelly loam, 8 to 15 percent slopes	27.77	27.3%		4.6ft. (Paralithic bedrock)	IVe	51	46	41	34	50
70148	Basehor-Rock outcrop complex, 3 to 15 percent slopes	10.11	9.9%		1.3ft. (Lithic bedrock)	VIe	44	43	26	26	22
73075	Hobson loam, 1 to 3 percent slopes	0.84	0.8%		1.6ft. (Fragipan)	Ile	46	39	40	33	45
Weighted Average						3.56	*n 45.3	*n 43.8	*n 38.3	*n 30.7	*n 39.1

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

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.



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