

MIDWEST LAND GROUP PRESENTS

38 ACRES IN

CEDAR COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

38 +/- ACRES IN CEDAR COUNTY - IDEAL HUNTING & HOMESITE TRACT

This 38 +/- acre tract in Cedar County offers an excellent mix of timber and pasture, making it ideal for a future homesite, recreational property, or hunting tract. The land lays very well and provides multiple building locations with gentle topography suitable for easy construction and long-term use.

The balance of timber and open ground offers both privacy and functionality. The wooded areas provide excellent cover for wildlife, while the open pasture creates space for a homesite, food plots, or open views. The current owner has completed selective logging in portions of the timber to open the woods and enhance wildlife habitat, improving overall hunting potential. Abundant wildlife,

including whitetail deer and turkey, is found throughout the property. Gravel road frontage provides access, and electricity is available along two sides of the property, helping reduce future development costs. The property's layout allows flexibility for a variety of uses, from a country home to a cabin or weekend retreat.

Conveniently located just 9 miles from Stockton Lake and approximately 18 miles from Pomme de Terre Lake, the property offers quick access to excellent fishing and recreation while still maintaining a quiet, private setting. This Cedar County 38 +/- acre tract presents a strong opportunity for buyers seeking versatile Missouri land with long-term potential.



PROPERTY FEATURES

COUNTY: **CEDAR** | STATE: **MISSOURI** | ACRES: **38**

- 38 +/- acres in Cedar County with a mix of timber and open pasture
- Excellent build sites with gentle, well-laying terrain
- Ideal for a future home, cabin, or recreational retreat
- Abundant wildlife, including whitetail deer and turkey
- Secluded setting with mature timber for privacy
- Electricity available along two sides of the property
- Gravel road frontage
- Located approximately 9 miles from Stockton Lake
- Approximately 18 miles to Pomme de Terre Lake
- Convenient location offering both privacy and accessibility



EXCELLENT BUILD SITES



MATURE TIMBER



ABUNDANT WILDLIFE



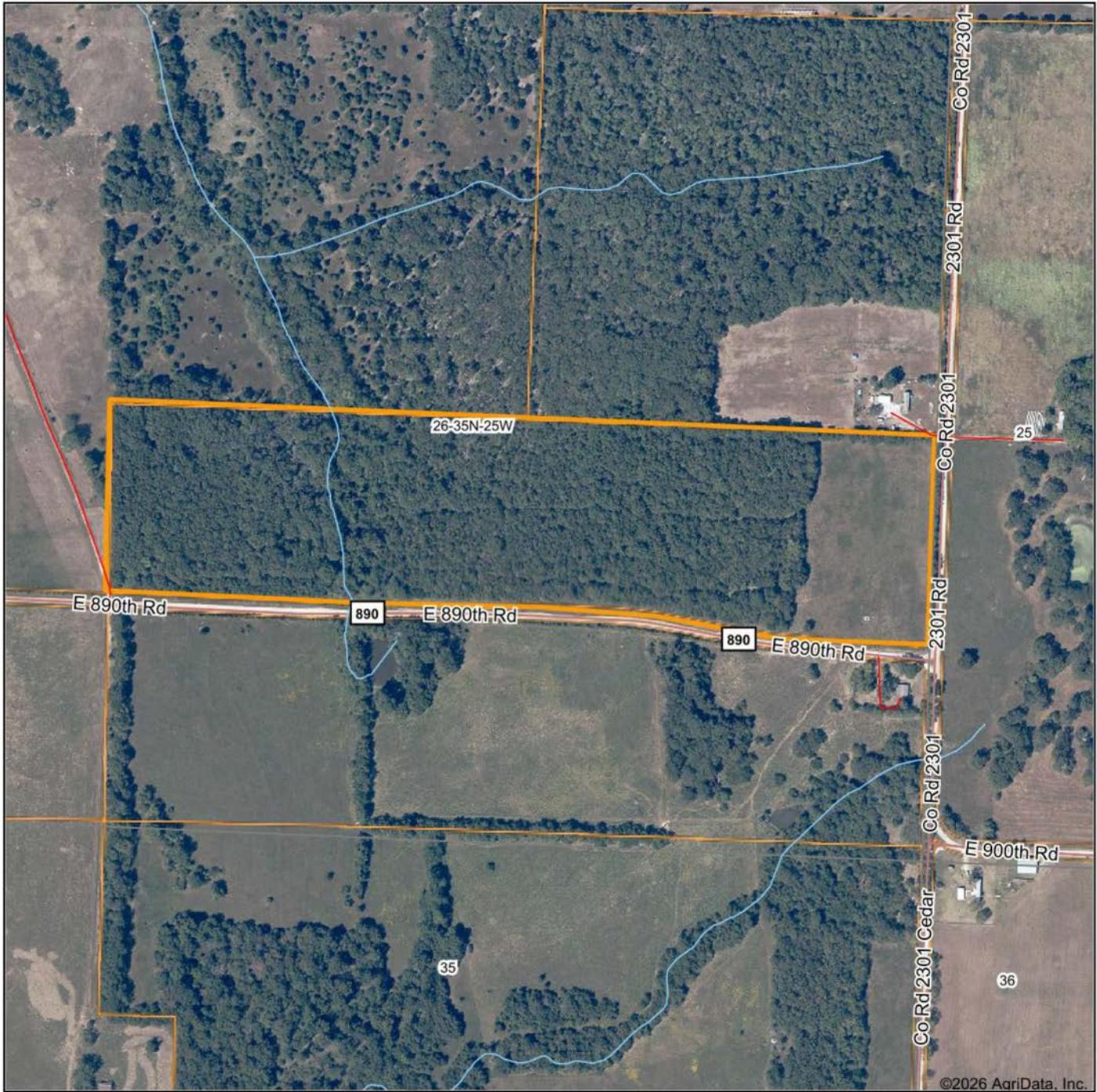
GRAVEL ROAD FRONTAGE



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 37° 45' 36.17, -93° 39' 16.96



Maps Provided By:



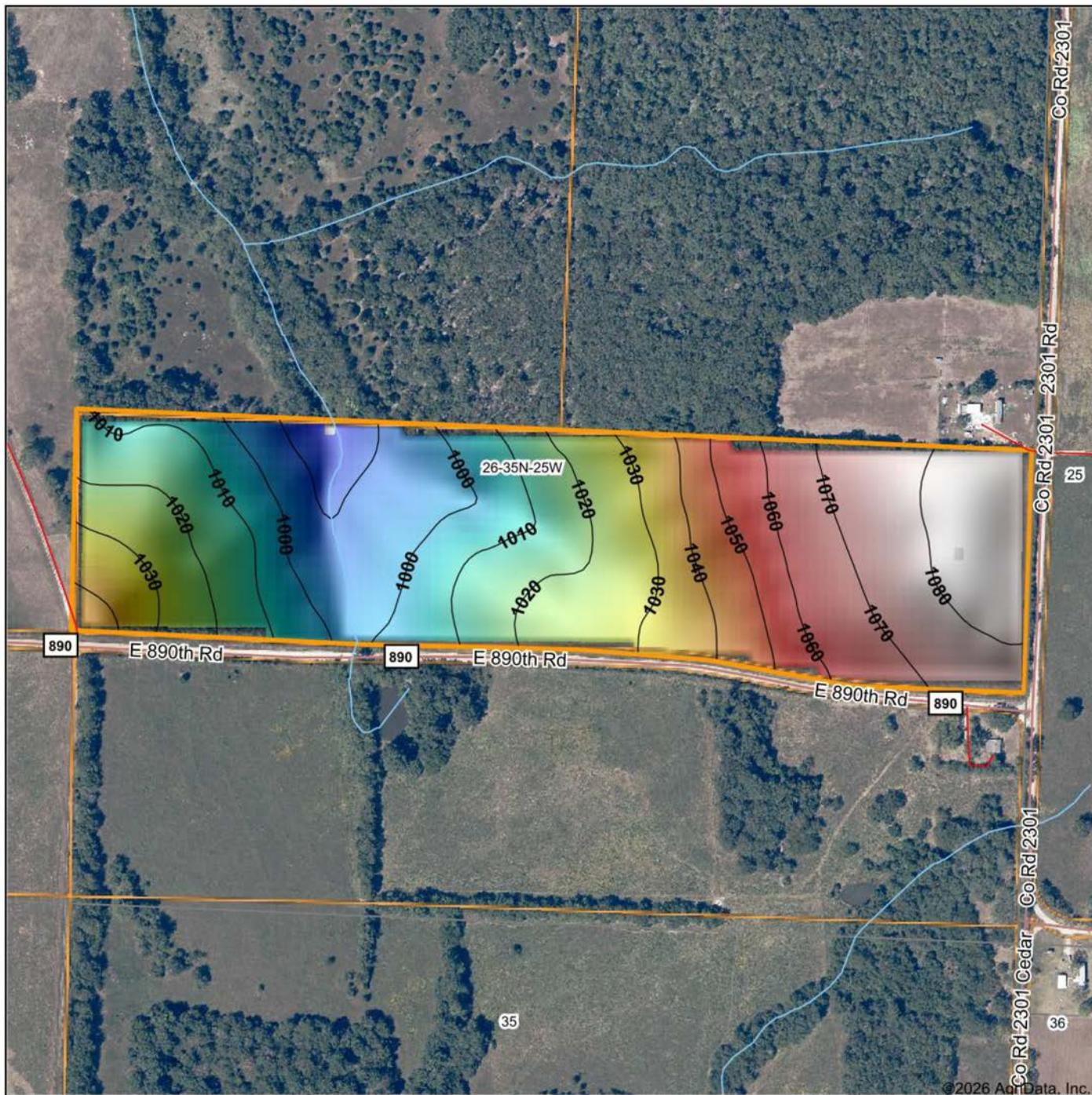
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26-35N-25W
Cedar County
Missouri



1/23/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10

Min: 981.8

Max: 1,082.2

Range: 100.4

Average: 1,033.5

Standard Deviation: 30.25 ft



1/23/2026

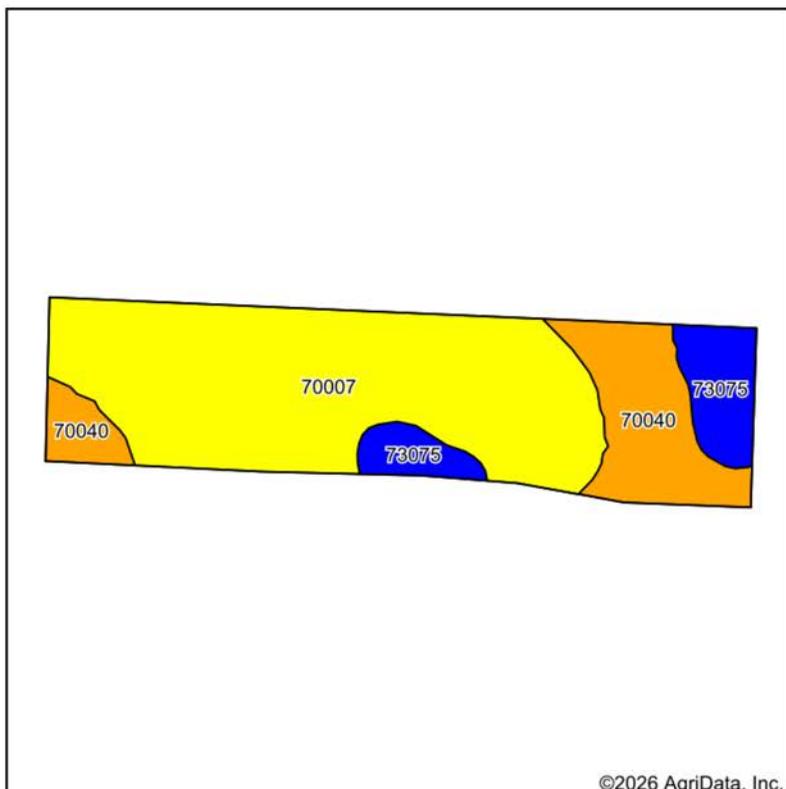
26-35N-25W

Cedar County

Missouri

Boundary Center: 37° 45' 36.17, -93° 39' 16.96

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Cedar**
 Location: **26-35N-25W**
 Township: **Jefferson**
 Acres: **38**
 Date: **1/23/2026**



Maps Provided By:



Area Symbol: MO039, Soil Area Version: 29

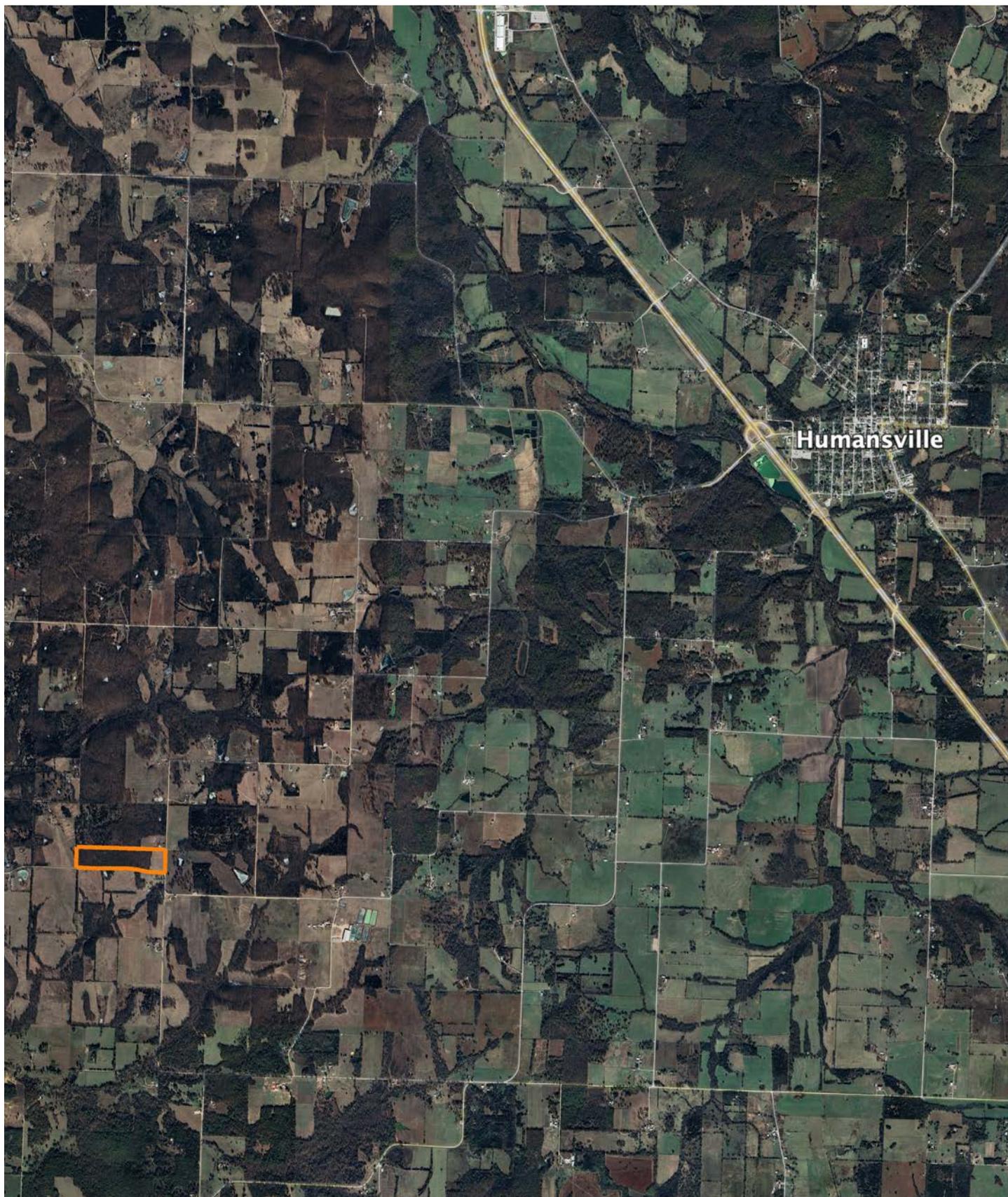
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
70007	Cliquot gravelly loam, 8 to 15 percent slopes	25.36	66.7%		4.6ft. (Paralithic bedrock)	IVe	51	46	34
70040	Cliquot-Bolivar complex, 3 to 8 percent slopes	8.08	21.3%		3.4ft. (Paralithic bedrock)	IIle	43	43	30
73075	Hobson loam, 1 to 3 percent slopes	4.56	12.0%		1.6ft. (Fragipan)	Ile	46	39	33
Weighted Average						3.55	*n 48.7	*n 44.5	*n 33

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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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