

MIDWEST LAND GROUP PRESENTS



CHRISTIAN COUNTY, MO

82.8 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

RARE 82.8 +/- ACRES IN CHRISTIAN COUNTY WITH HOME BORDERING NATIONAL FOREST

This rare 82.8 +/- acre property in Christian County, Missouri, offers a unique combination of privacy, scenery, and usability in an exceptional setting. The property features an older home with a walkout basement, positioned to take advantage of expansive views of the surrounding landscape. The home conveys in its present condition and is being sold as is. With the majority of the acreage bordering the National Forest, this tract provides unmatched access to outdoor recreation while maintaining a secluded, private feel that is increasingly hard to find.

The land includes a barn and two metal buildings, offering excellent storage for equipment, recreational gear, or agricultural use. An established trail system runs

throughout the property, allowing easy access by foot, ATV, or UTV, and making it ideal for hunting, exploring, or enjoying the outdoors. A pond adds to the beauty and functionality of the land, enhancing both recreational use and wildlife habitat.

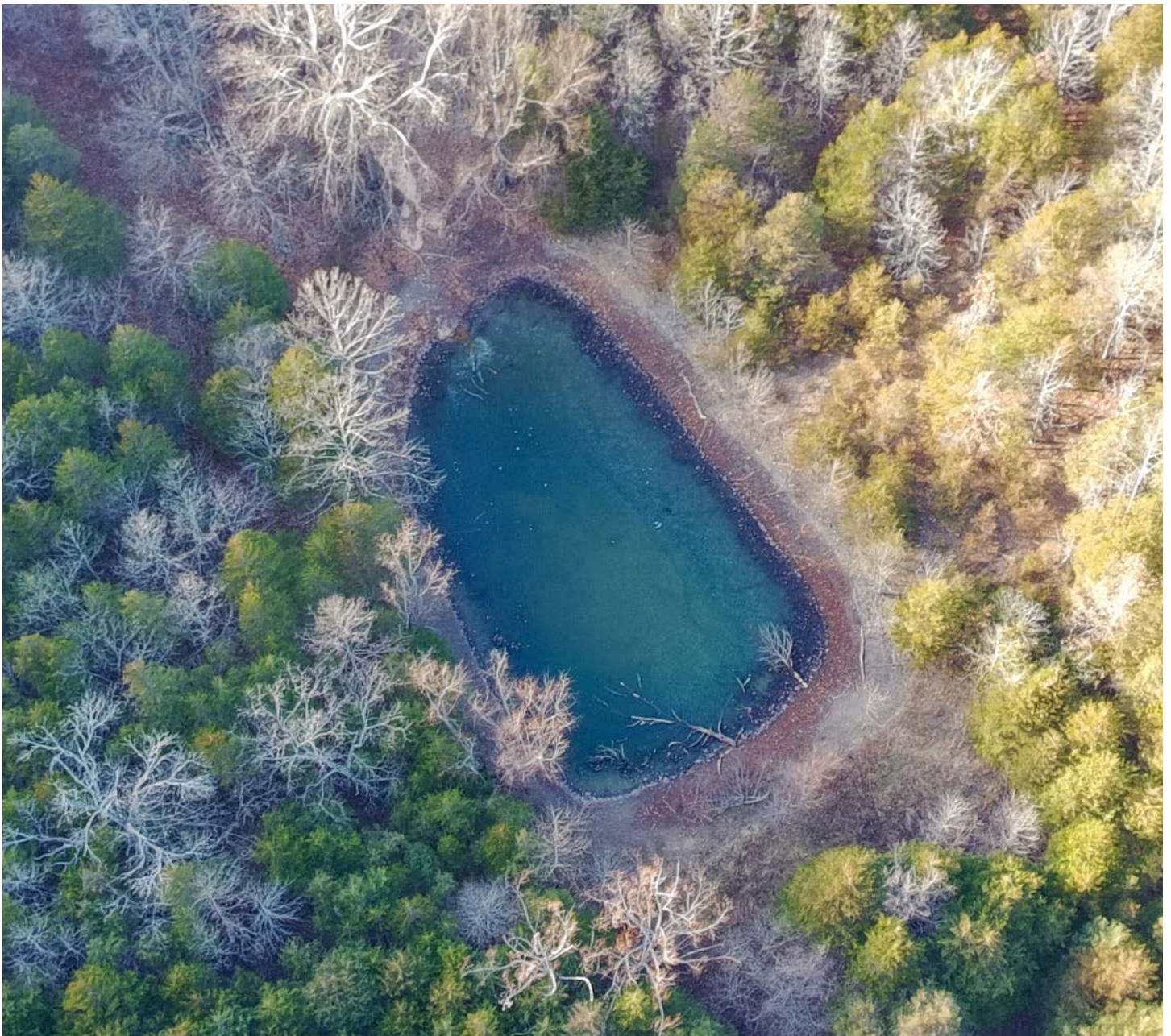
Abundant wildlife is found throughout the property, including whitetail deer and turkey, making this an outstanding hunting or recreational tract. Despite its peaceful, country setting, the property is conveniently located just 15 minutes from downtown Ozark, Missouri, and approximately 50 minutes from Table Rock Lake. This property offers the rare opportunity to enjoy complete seclusion and natural beauty while still being within easy reach of town and popular lake recreation.



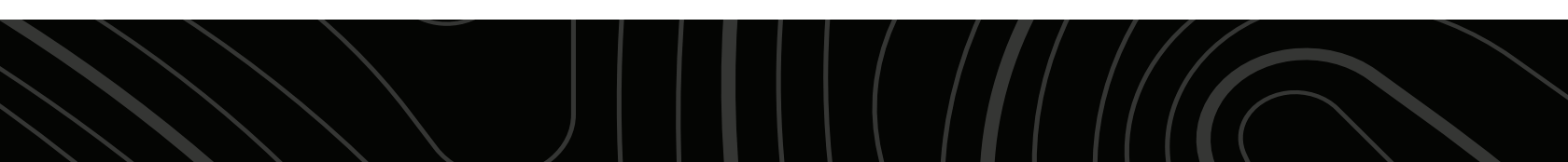
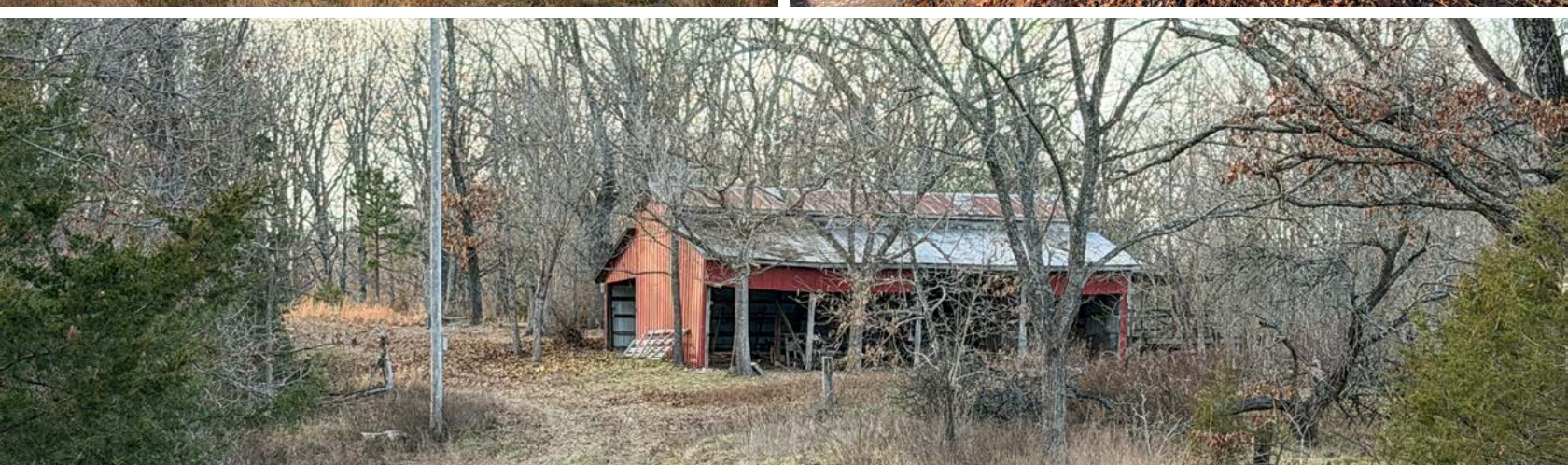
PROPERTY FEATURES

COUNTY: **CHRISTIAN** | STATE: **MISSOURI** | ACRES: **82.8**

- Rare 82.8 +/- acres located in Christian County, Missouri
- Majority of the property borders national forest
- Older home with walkout basement, conveying as is
- Barn and two metal buildings for storage or agricultural use
- Established trail system throughout the property
- Pond offering added recreational and wildlife value
- Abundant wildlife including whitetail deer and turkey
- Incredible views and a peaceful, secluded setting
- Approximately 15 minutes to downtown Ozark, Missouri
- Approximately 50 minutes to Table Rock Lake



RARE 82.9 +/- ACRES



ESTABLISHED TRAIL SYSTEM



BARN AND TWO METAL BUILDINGS



POND



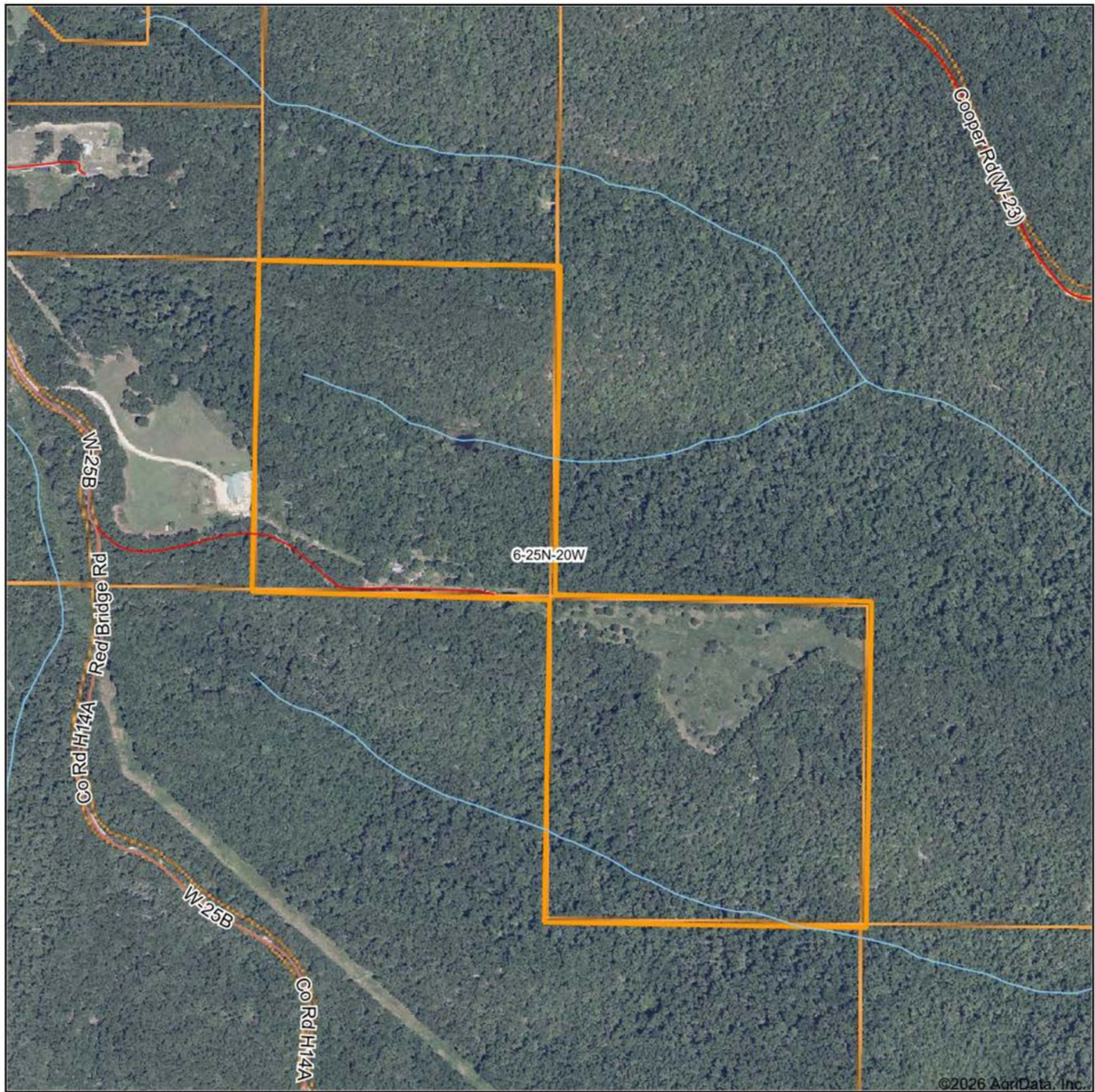
OLDER HOME (CONVEYING AS IS)



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 36° 53' 37.74, -93° 10' 9.18

0ft 646ft 1292ft



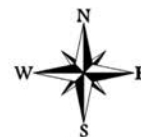
Maps Provided By:



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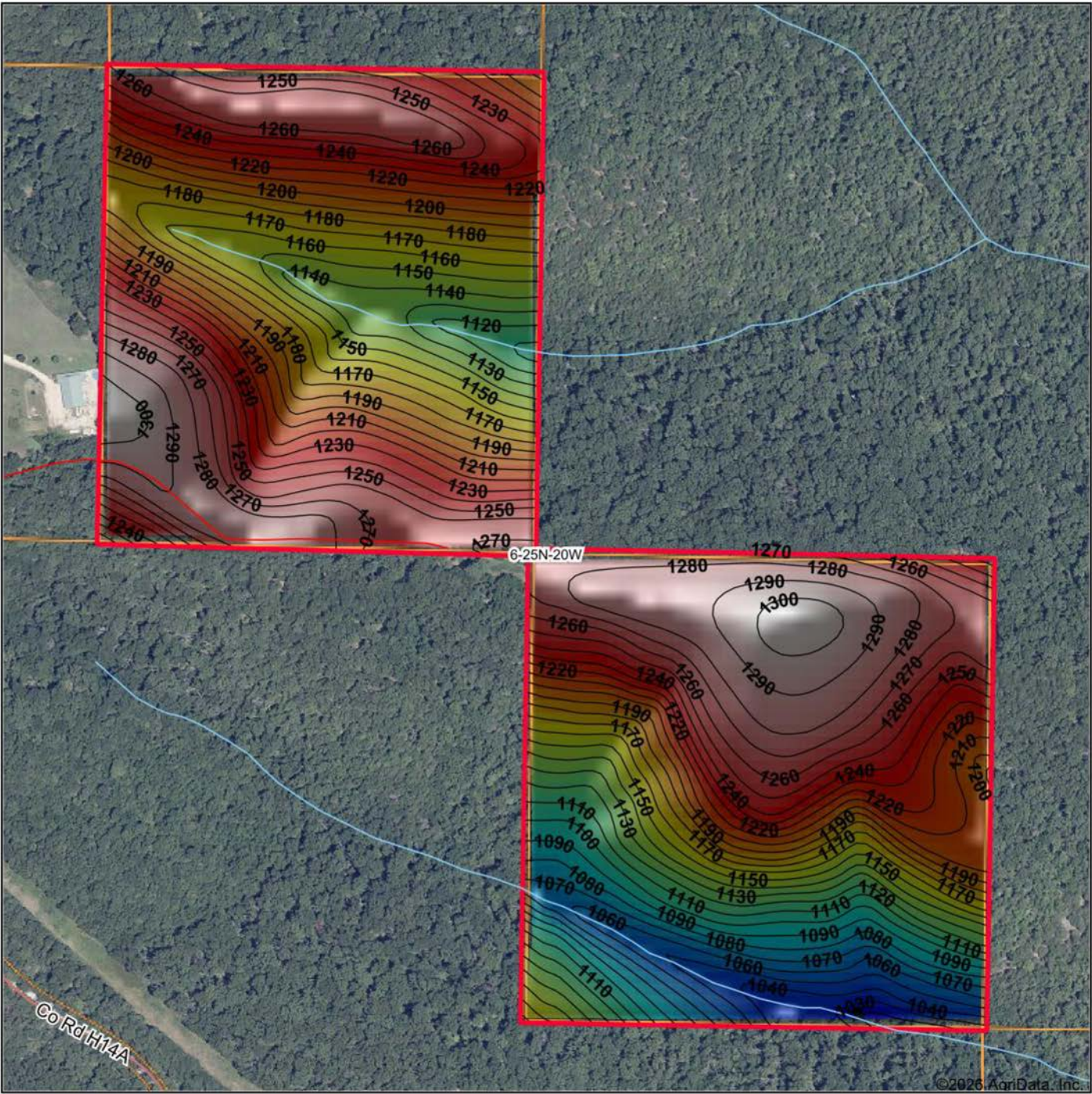
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6-25N-20W
Christian County
Missouri



1/25/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 10 meter dem
Interval(ft): 10
Min: 1,018.4
Max: 1,305.1
Range: 286.7
Average: 1,200.2
Standard Deviation: 70.31 ft

0ft 447ft 894ft

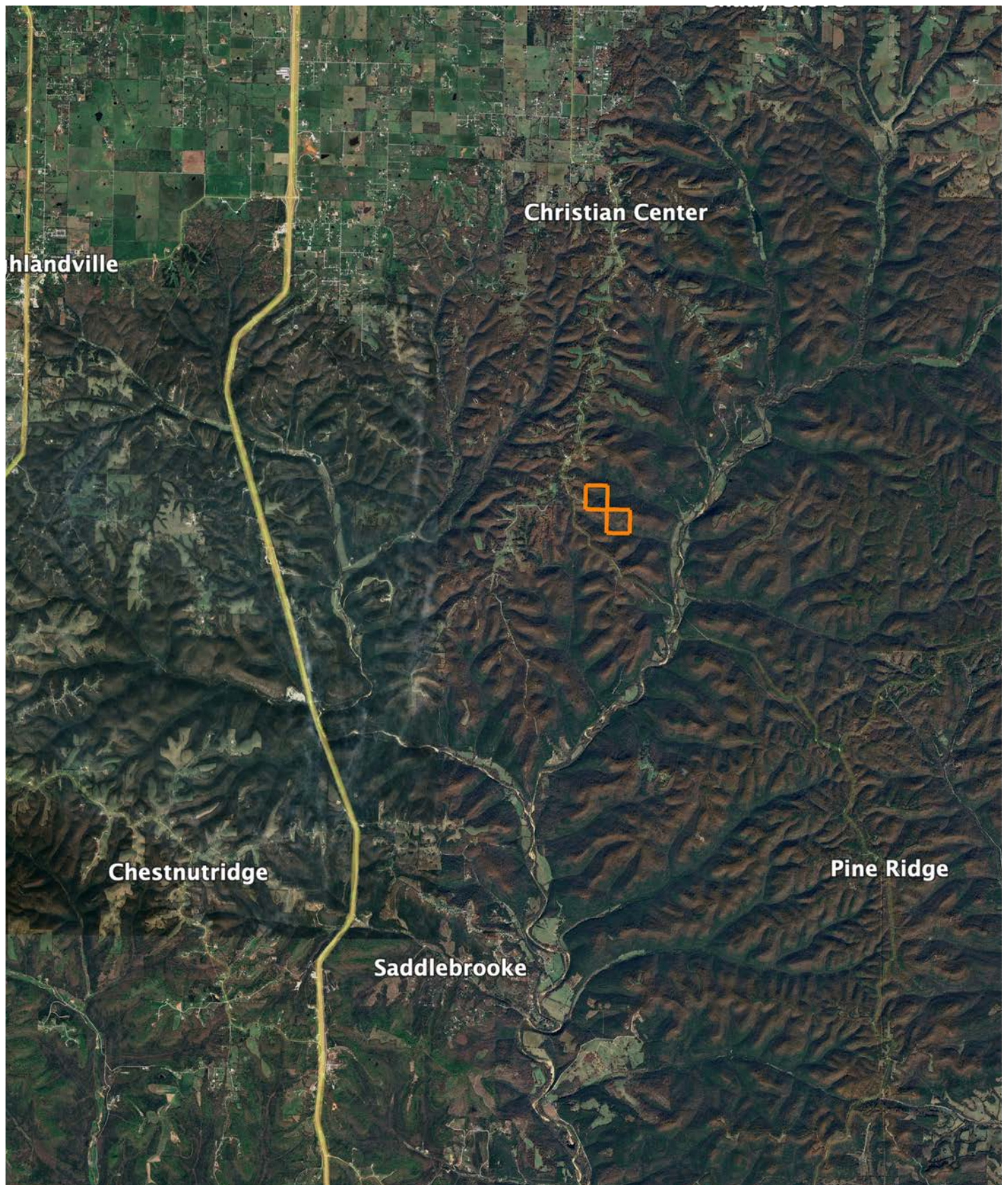


1/25/2026

6-25N-20W
Christian County
Missouri

Boundary Center: 36° 53' 37.74, -93° 10' 9.18

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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