

MIDWEST LAND GROUP PRESENTS

155 ACRES

OREGON COUNTY, MO

1998 A HIGHWAY, COUCH, MISSOURI, 65690



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

OREGON COUNTY 155 +/- ACRES - RECREATIONAL LAND WITH HUNTING, MOTOCROSS TRACK, AND SHOP/OFFICE

155 +/- acres in Oregon County in the heart of the Ozarks with no restrictions and state-maintained highway frontage, located just a few miles from a major U.S. highway for quick, easy access.

The land lays level to gently rolling and offers an excellent mix of terrain—approximately 80 acres open with the balance in a healthy blend of young and mature timber. Thick cover, natural browse, and multiple water sources create a strong habitat for whitetail deer, turkey, and small game. With ponds and a seasonal stream, you'll have dependable water and plenty of scenic places to hunt, camp, or simply enjoy the outdoors.

Improvements include a 30'x50' shop with a concrete floor, finished office space and kitchenette on one end, plus a 14'x50' lean-to. There is a well on the property and fiber internet available, making it easy to stay connected while enjoying the country. You'll also find an

antique gambrel-roof barn with ample storage, a public restroom building, and an older house (not livable).

A standout feature is the restored motocross track, which features hairpin turns, big jumps, a spectator bridge, an announcer/scoring house, a 40-man starting gate, a gate house, and plenty of room for parking and camping. The track has a history as a Loretta Lynn regional qualifier and has been used for hosted races.

If your interests do not include motocross racing, the track area can simply be reclaimed and converted back into pasture, giving you even more open ground for hay, grazing, or other uses.

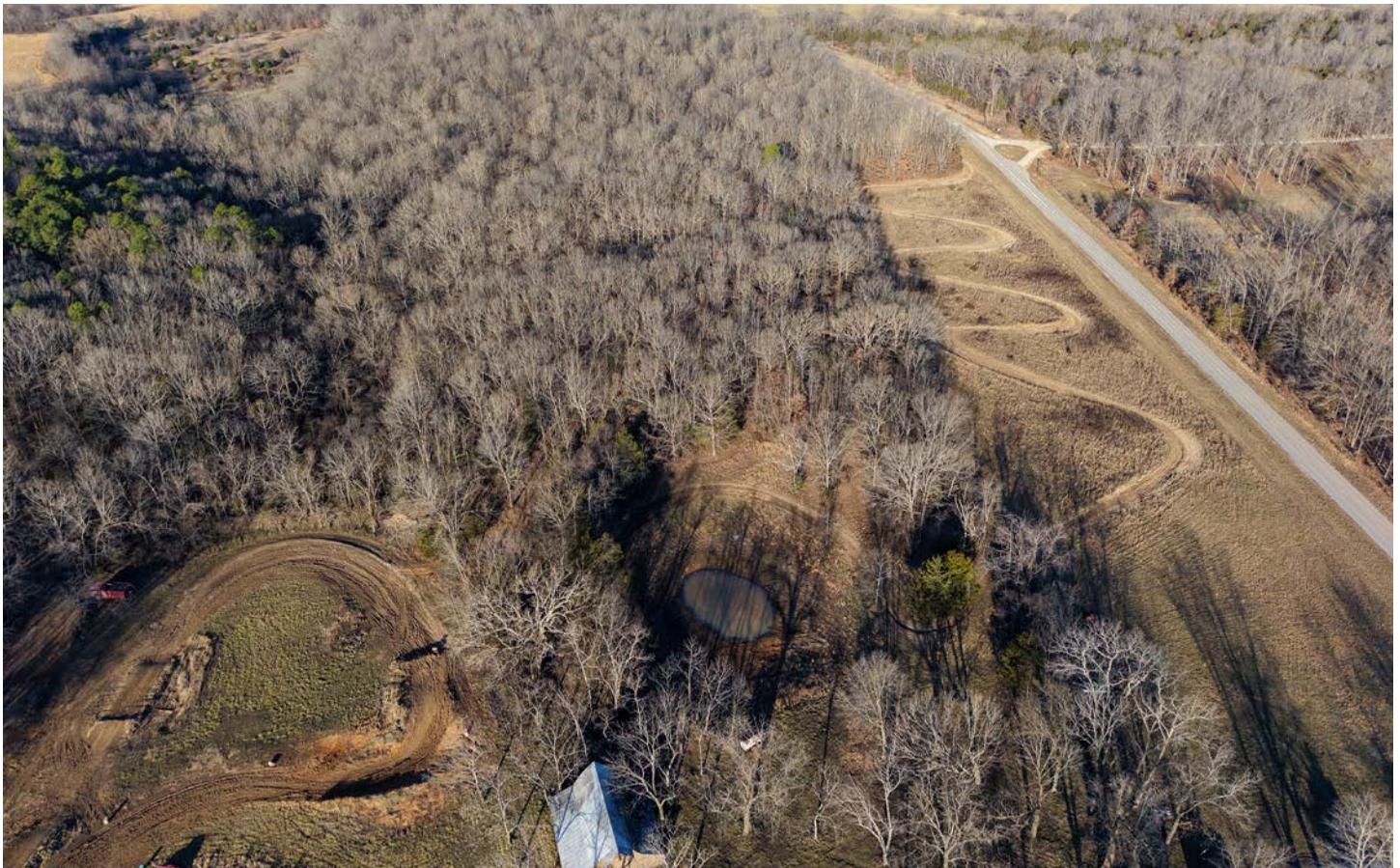
Whether you're after a hunt-ready Ozark tract, a recreation headquarters, or a property with genuine event potential, this acreage delivers space, access, and versatility.



PROPERTY FEATURES

COUNTY: **OREGON** | STATE: **MISSOURI** | ACRES: **155**

- 155 +/- acres in Oregon County in the heart of the Ozarks with no restrictions and state-maintained highway frontage
- Located just a few miles from a major U.S. highway, offering quick, convenient access
- Terrain is level to gently rolling, making it easy to navigate and use for multiple purposes
- Land mix includes ~80 acres open, with the remainder in a healthy blend of young and mature timber
- Strong wildlife habitat with thick cover, natural browse, and multiple water sources supporting whitetail deer, turkey, and small game
- Ponds and an on-site stream provide dependable water and scenic spots to hunt, camp, and enjoy the outdoors
- Improvements include a 30'x50' shop with concrete floor and finished living quarters on one end
- Additional structures include a 14'x50' lean-to, an antique gambrel-roof barn for storage, a public restroom building, and an older house (not livable)
- Utilities/connection: well on the property, and fiber internet available for staying connected
- Major recreation/event feature: restored motocross track with hairpin turns, big jumps, spectator bridge, announcer/scoring house, 40-man starting gate, gate house, plus ample parking and camping, with history as a Loretta Lynn regional qualifier and hosted races



80 +/- ACRES OPEN



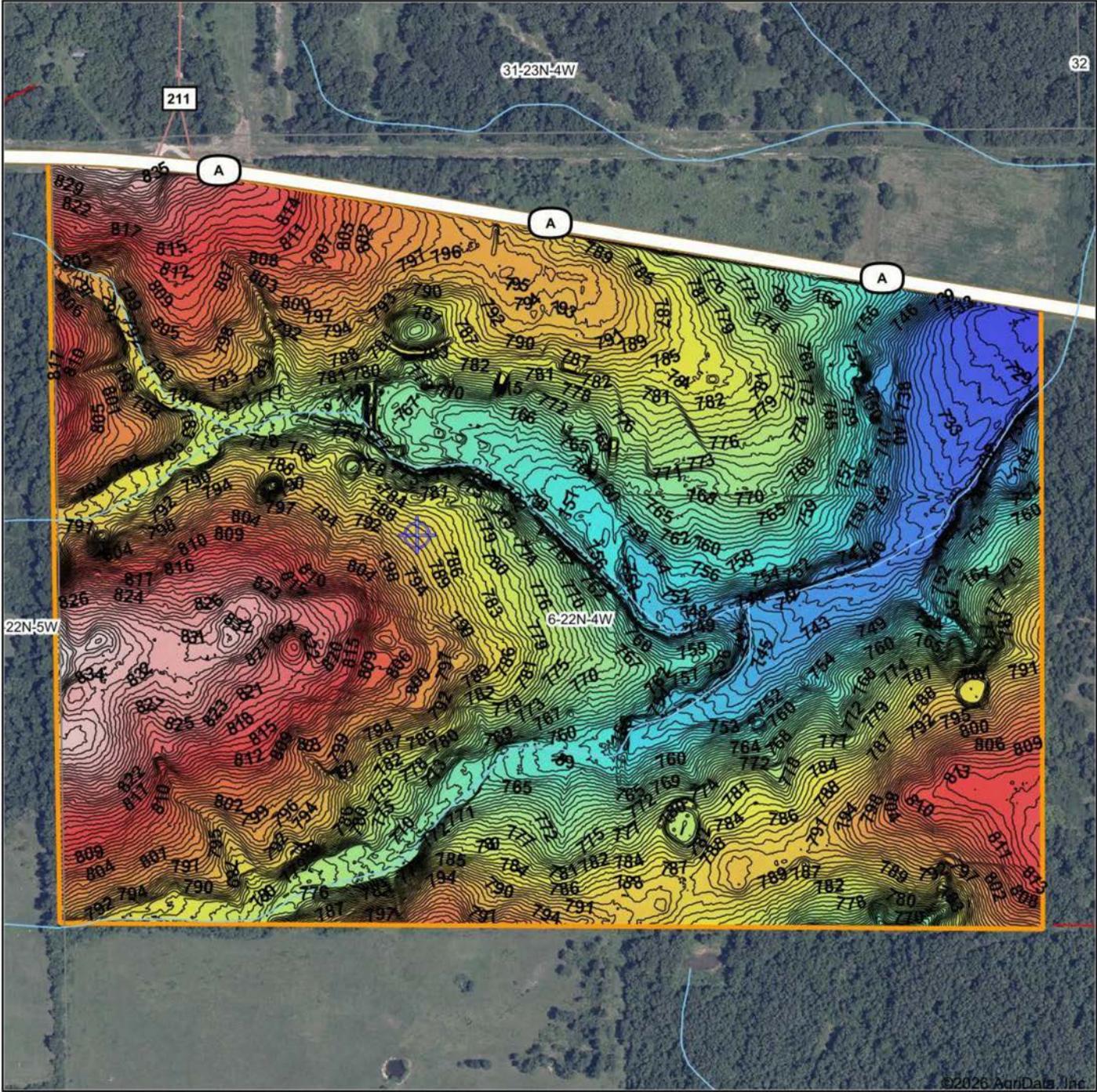
RESTORED MOTOCROSS TRACK



STRONG WILDLIFE HABITAT



HILLSHADE MAP



Low Elevation High



Maps Provided By:



CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem

Interval(ft): 1

Min: 726.3

Max: 842.6

Range: 116.3

Average: 784.1

Standard Deviation: 24.08 ft

0ft 488ft 977ft



2/16/2026

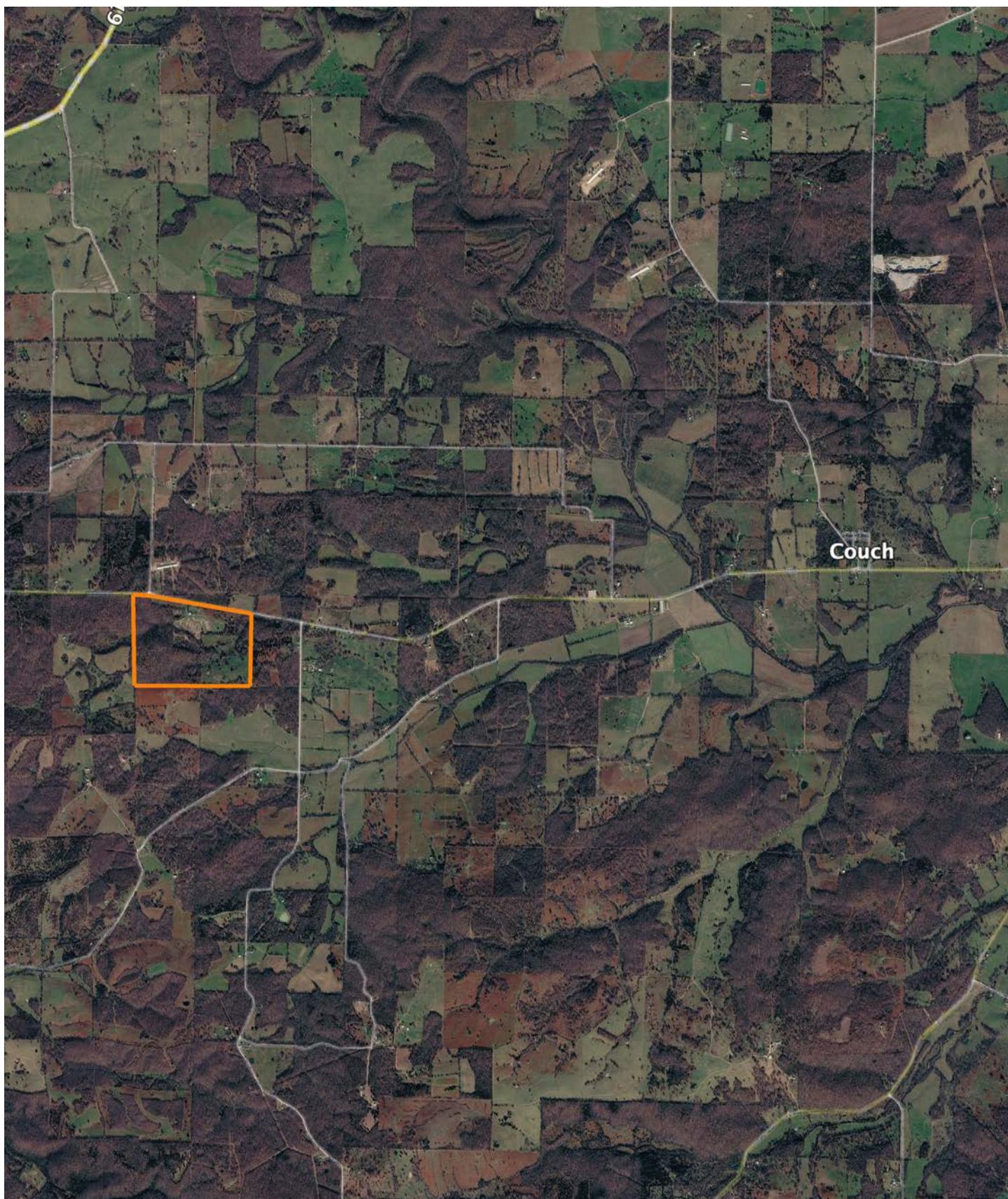
6-22N-4W

Oregon County

Missouri

Boundary Center: 36° 35' 58.37, -91° 26' 38.94

OVERVIEW MAP

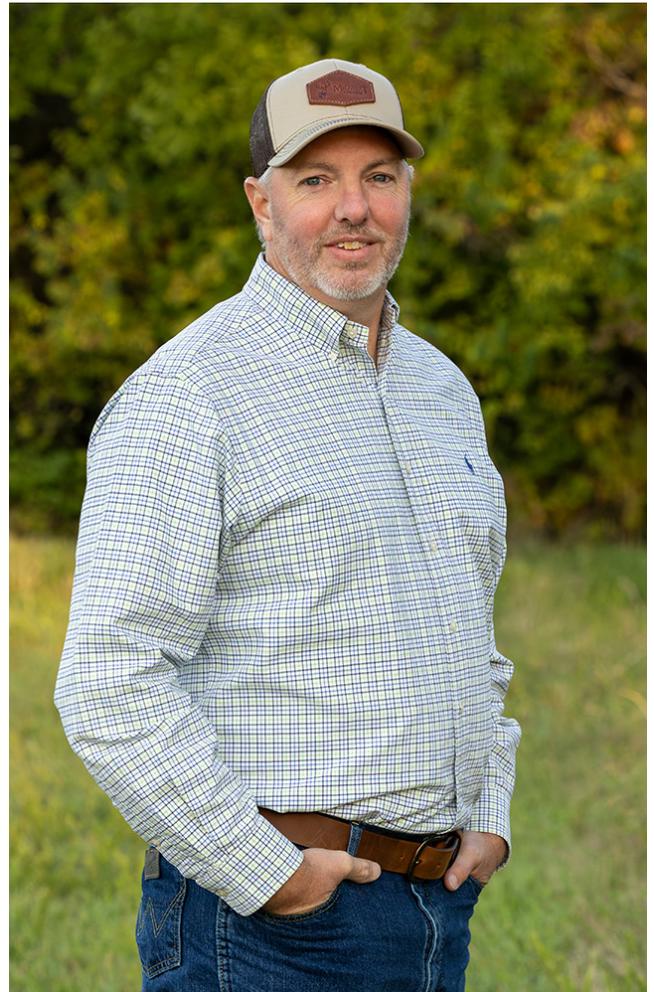


AGENT CONTACT

Heath's passion for land was shaped by his upbringing in a farming community in Caraway, Arkansas, where he learned the importance of hard work and developed a love for nature from his family, who farmed cotton, corn, and wheat. His connection to the land grew through outdoor experiences with his great-grandfather and grandfather, spending time hunting and fishing along the St. Francis River. Those early experiences fostered a deep respect for land stewardship, which continues to guide him today.

With a degree in Agri-Business from Arkansas State University, Heath combines academic expertise with a personal commitment to the outdoors. He's not only owned and improved multiple properties for wildlife and recreation but also successfully bought and sold many properties, giving him firsthand knowledge of real estate processes and challenges.

Leveraging over 20 years of professional experience in income tax preparation, Heath excels in forming strong connections, truly listening to clients, and helping them navigate the complexities of real estate transactions. His problem-solving skills and deep understanding of land values make him a trusted partner for anyone looking to buy or sell land in Arkansas.



HEATH PRIMM

LAND AGENT

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