

MIDWEST LAND GROUP PRESENTS



29.7 ACRES
DOUGLAS COUNTY, MO

1790 County Road A-435, Ava, Missouri 65608



MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL HOME IN THE OZARKS ON 29.7 SECLUDED ACRES

Nestled in the heart of the Ozarks, this beautiful cabin-style home offers the perfect blend of comfort, privacy, and natural beauty. Built in 2017, the two-story home features three bedrooms and two bathrooms and sits surrounded by peaceful Ozark timber, creating a secluded retreat ideal for those looking to escape the hustle and bustle of town. The exterior showcases attractive Douglas fir siding paired with a durable 50-year metal roof, giving the home a timeless rustic look while providing long-lasting protection from the elements. The home sits well off the road and is accessed by a private driveway, offering excellent privacy and a quiet, secluded setting. The property is conveniently located just 20 minutes southwest of Ava, Missouri.

Inside, the home offers a warm and inviting atmosphere with a functional layout designed for both everyday

living and relaxing weekends in the country. The kitchen comes equipped with a refrigerator and stove, and the basement includes a washer and dryer along with additional storage space. Whether you are enjoying a quiet evening indoors or taking in the scenery outside, this home provides comfort and practicality in a beautiful Ozark setting.

The property is equally impressive outdoors. A beautiful pond provides water for wildlife and adds to the peaceful setting, while a 10'x16' storage building offers additional space for tools, equipment, or outdoor gear. Surrounded by timber with abundant deer and turkey, this property is a dream for hunters and outdoor enthusiasts looking for their own private Ozark retreat.



PROPERTY FEATURES

COUNTY: **DOUGLAS** | STATE: **MISSOURI** | ACRES: **29.7**

- Beautiful cabin-style home located in the heart of the Ozarks
- Built in 2017 with durable Douglas fir siding and a 50-year metal roof
- Three-bedroom, two-bath home with a two-story layout and a basement
- Private setting with the home sitting well off the road
- Accessed by a private driveway providing excellent seclusion
- Located just 20 minutes southwest of Ava, Missouri
- Only 6 miles from Beaver Creek Cabin and Canoe Rentals, a popular floating and swimming destination
- Kitchen comes equipped with a refrigerator and a stove
- Basement includes a washer and dryer with additional storage space
- Beautiful pond providing water for wildlife and scenic views
- 10'x16' storage building for equipment and outdoor gear storage
- Three chicken coops already in place for hobby farm potential



CABIN-STYLE HOME

Built in 2017, the two-story home features three bedrooms and two bathrooms and sits surrounded by peaceful Ozark timber, creating a secluded retreat ideal for those looking to escape the hustle and bustle of town.



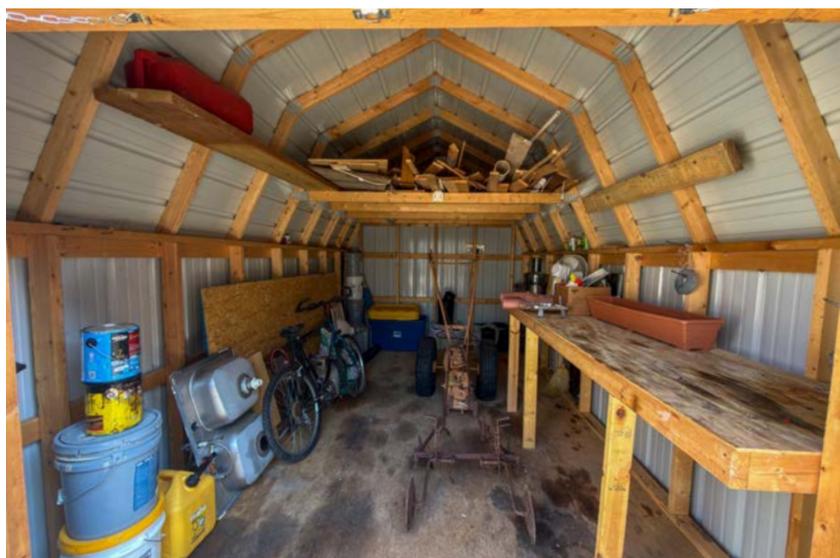
ADDITIONAL INTERIOR PHOTOS



BEAUTIFUL POND



10'X16' STORAGE BUILDING



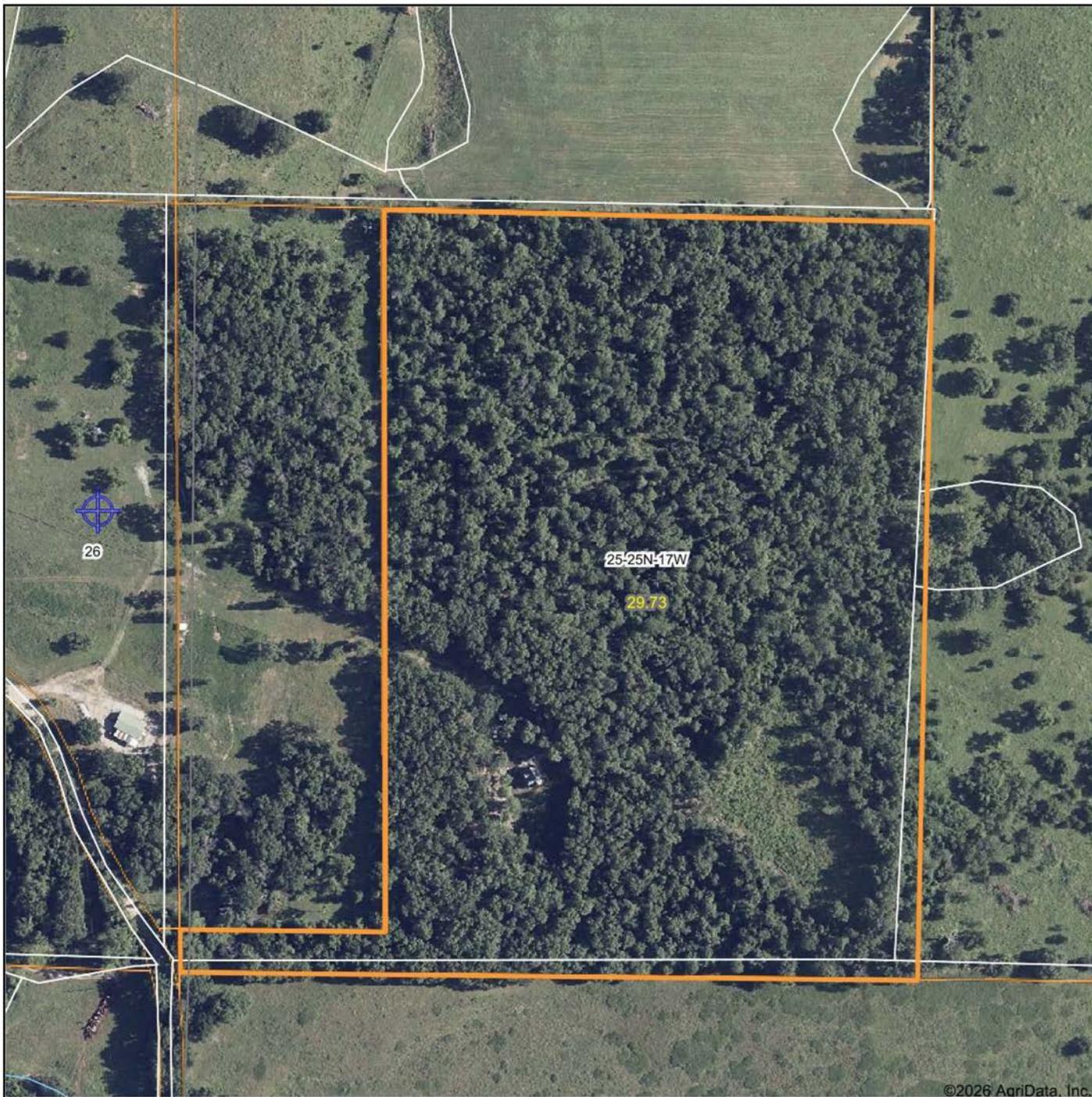
ACCESSED BY A PRIVATE DRIVE



ABUNDANT DEER AND TURKEY



AERIAL MAP



©2026 AgriData, Inc.

Boundary Center: 36° 49' 46.65, -92° 45' 43.6



Maps Provided By:



CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

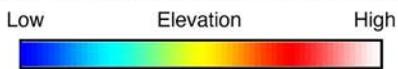
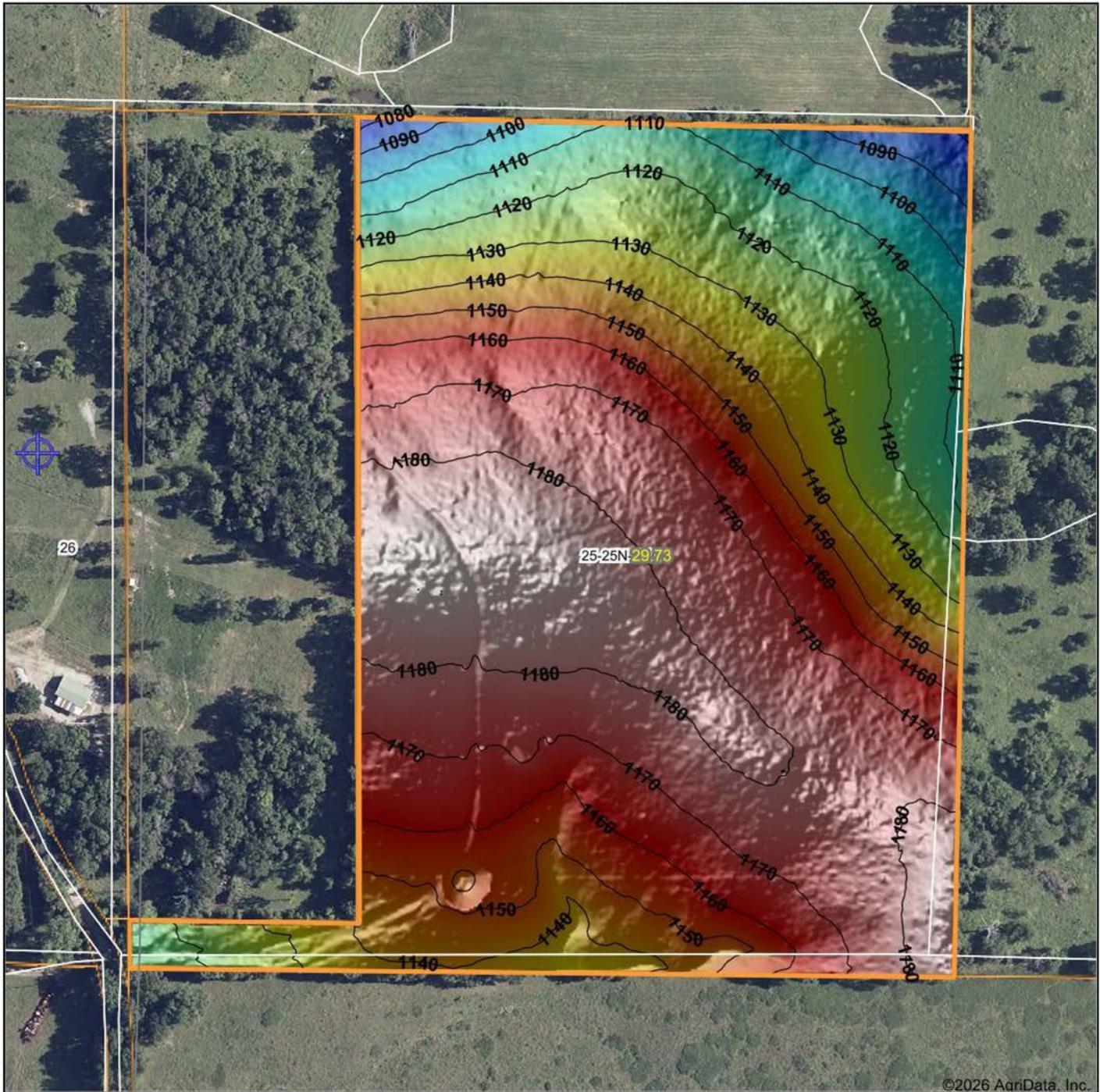
25-25N-17W
Douglas County
Missouri



2/28/2026

Field borders provided by Farm Service Agency as of 5/21/2008.

HILLSHADE MAP



Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 1,076.0
 Max: 1,190.2
 Range: 114.2
 Average: 1,152.3
 Standard Deviation: 26.97 ft



25-25N-17W
 Douglas County
 Missouri

Boundary Center: 36° 49' 46.65, -92° 45' 43.6



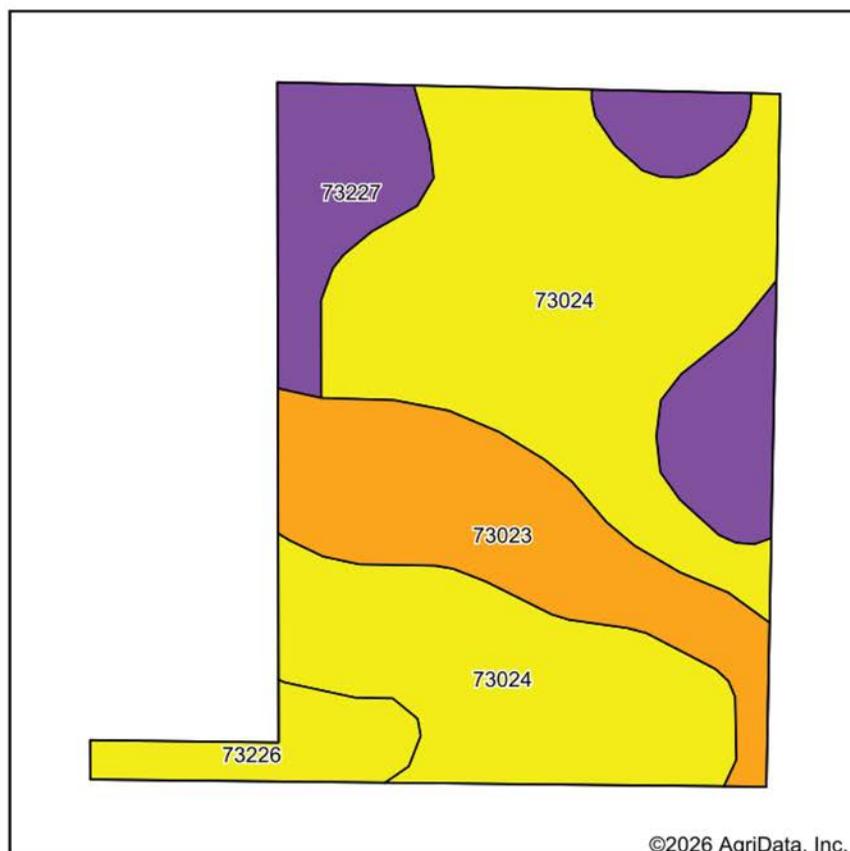
Maps Provided By:



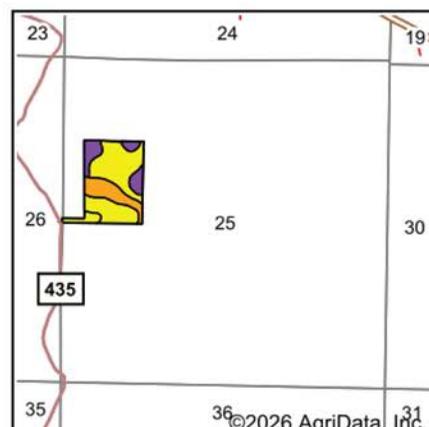
© AgriData, Inc. 2025 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Douglas**
 Location: **25-25N-17W**
 Township: **Campbell**
 Acres: **29.73**
 Date: **2/28/2026**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com



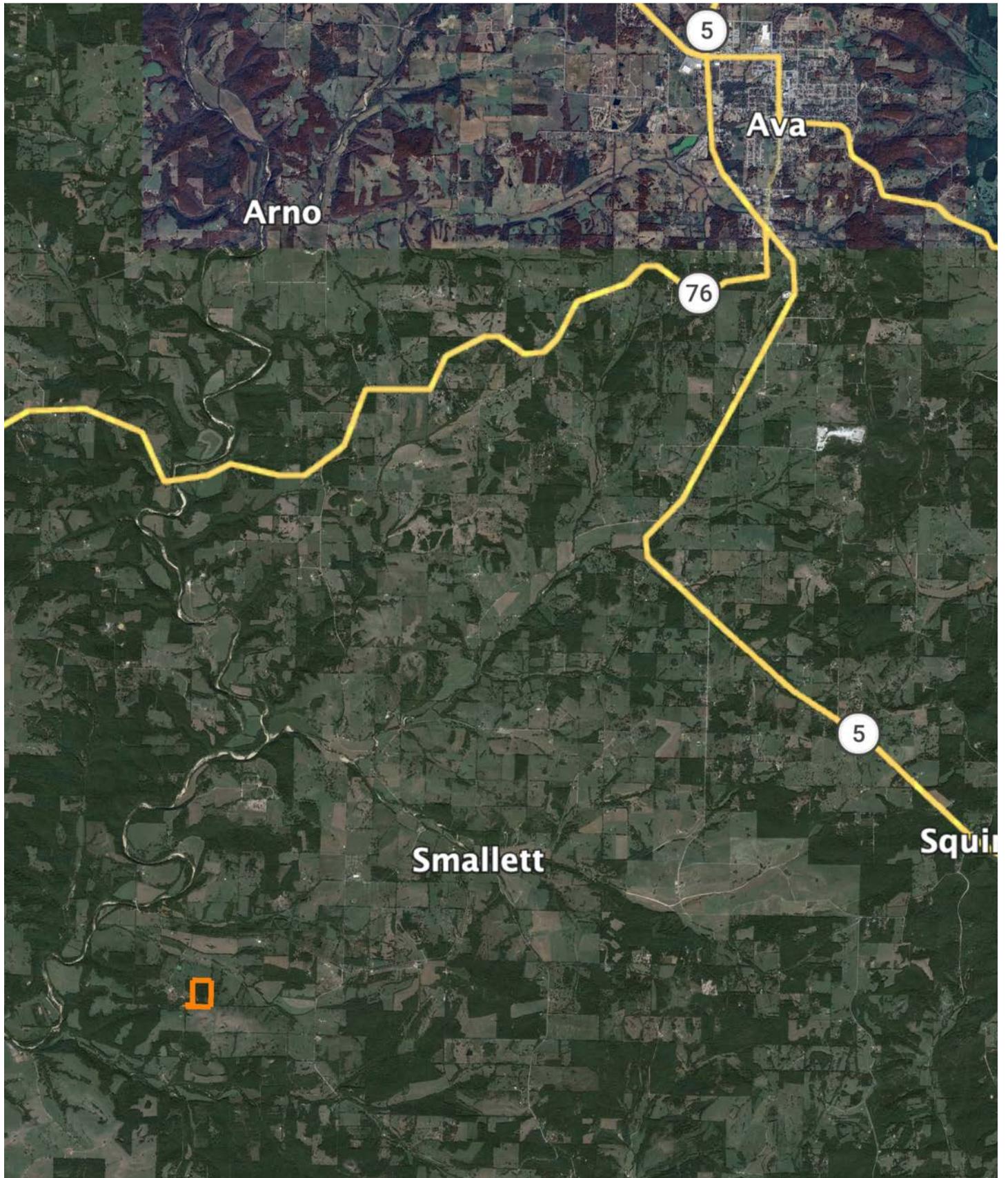
Area Symbol: MO067, Soil Area Version: 29

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
73024	Mano-Ocie complex, 8 to 15 percent slopes, stony	17.36	58.4%		2.7ft. (Strongly contrasting textural stratification)	IVe	56	48	38
73023	Mano-Ocie complex, 1 to 8 percent slopes	5.65	19.0%		2.7ft. (Strongly contrasting textural stratification)	IIle	60	53	47
73227	Ocie-Gatewood complex, 15 to 35 percent slopes, very stony	5.11	17.2%		2ft. (Strongly contrasting textural stratification)	VIe	10	10	2
73226	Ocie-Gatewood complex, 3 to 15 percent slopes, stony	1.61	5.4%		2ft. (Strongly contrasting textural stratification)	IVe	51	50	38
Weighted Average						4.15	*n 48.6	*n 42.5	*n 33.5

*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.



DUSTIE COOK, LAND AGENT
417.551.9287
DCook@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.