

MIDWEST LAND GROUP PRESENTS

103.2 ACRES

DOUGLAS COUNTY, MO

ROUTE 1 BOX 3530, AVA, MISSOURI 65608



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

103.2 +/- ACRES WITH HONEY CREEK FRONTAGE AND STUNNING HILLTOP VIEWS

This beautiful and unrestricted 103 +/- acre property offers a diverse and scenic landscape with a well-established trail system winding throughout the land, making it easy to explore by foot, ATV, or horseback. The property features just under a half mile of Honey Creek frontage along County Road 14-531, including a beautiful three-foot waterfall along the creek that adds to the unique character of the property. Several wet-weather streams also run through the land, further enhancing the terrain and creating excellent wildlife habitat.

Access to the property is directly off the county road, where you cross Honey Creek as you enter the land, adding to the secluded and scenic feel of the property. Rolling topography provides stunning hilltop views overlooking the surrounding countryside, and offers multiple potential build sites for your dream home or cabin. A healthy stand of mature timber covers much

of the acreage, while the lower portion of the property includes an area with numerous walnut trees that add character and natural beauty.

This tract has been in the same family for decades and offers a rare opportunity to own a truly special piece of land. With abundant water sources and diverse habitat, the property supports a wide variety of wildlife, including mature deer, turkeys, and even black bear. There is also a livable single-wide mobile home on the property that conveys at no value. The mobile home may remain with the property, or the sellers will remove it, depending on the buyer's preference. A good well and septic system are already in place on the property. Whether you are looking for a premier hunting property, recreational getaway, or a peaceful place to build and enjoy the outdoors, this property offers a unique combination of seclusion, water features, and natural beauty.



PROPERTY FEATURES

COUNTY: **DOUGLAS** | STATE: **MISSOURI** | ACRES: **103.2**

- Just under 1/2 mile of Honey Creek frontage
- Beautiful 3-foot waterfall on Honey Creek
- Established trail system throughout the property
- Multiple potential build sites with hilltop views
- Mature timber throughout the property
- Area of walnut trees on the lower portion of the land
- Several wet-weather streams
- Abundant wildlife, including deer, turkey, and black bear
- Access directly off County Road 14-531
- Cross Honey Creek when entering the property
- Livable single-wide mobile home conveys at no value
- Good well and septic already in place
- Property has been in the same family for decades



HONEY CREEK

The property features just under a half mile of Honey Creek frontage along County Road 14-531, including a beautiful three-foot waterfall along the creek that adds to the unique character of the property.



MOBILE HOME



ABUNDANT WILDLIFE



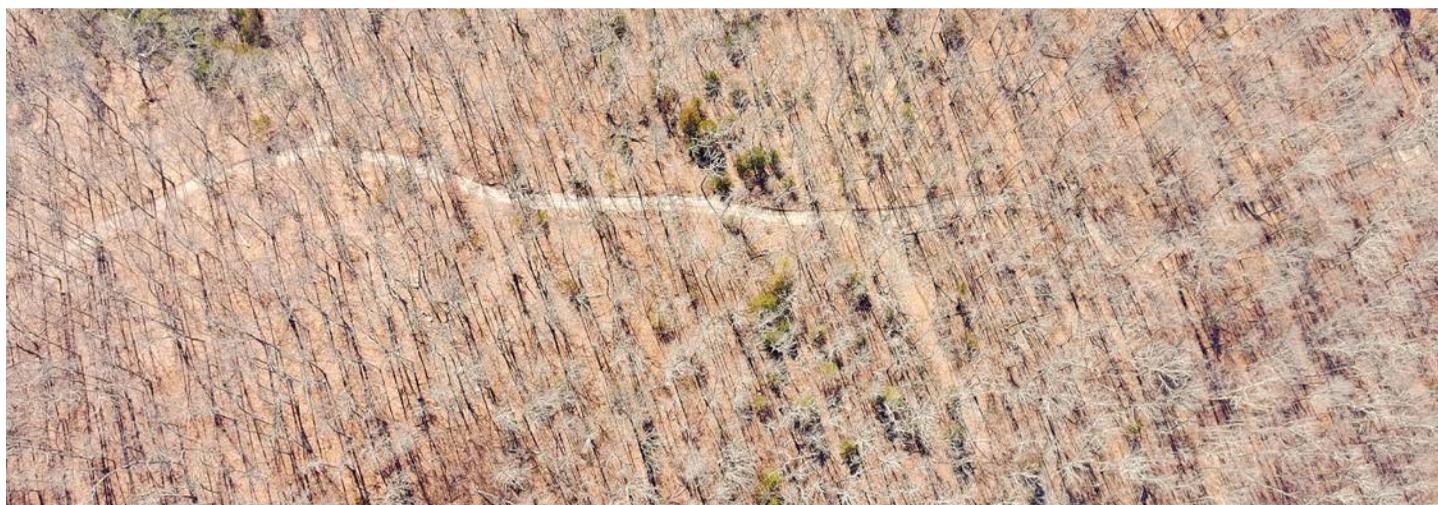
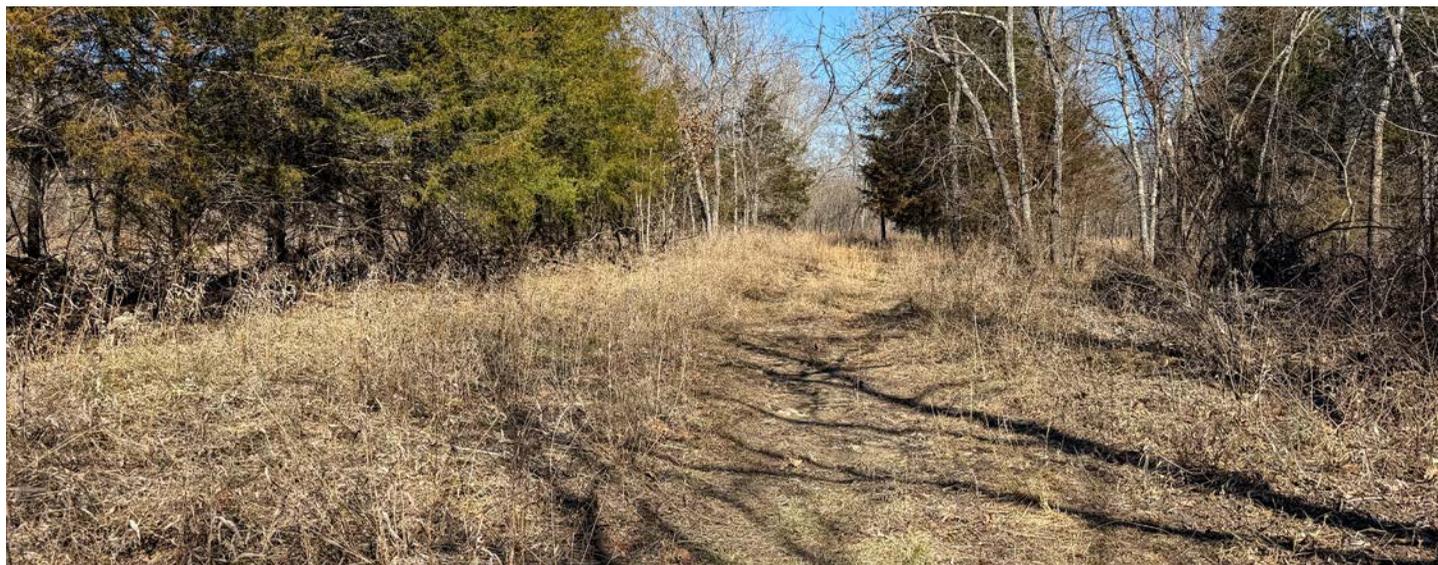
SCENIC BUILD SITES

Rolling topography provides stunning hilltop views overlooking the surrounding countryside, and offers multiple potential build sites for your dream home or cabin.

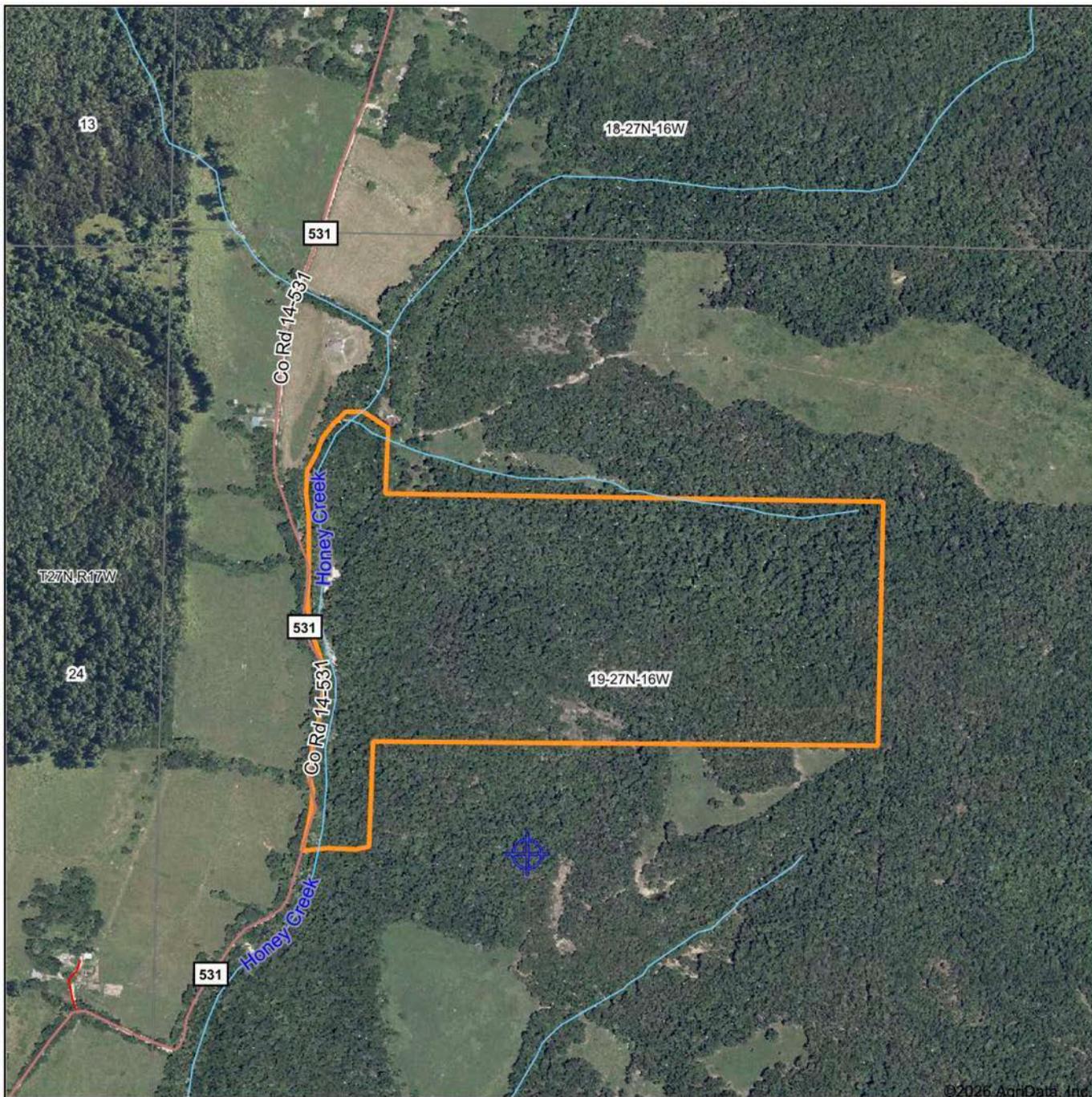


ESTABLISHED TRAIL SYSTEM

This beautiful and unrestricted 103 +/- acre property offers a diverse and scenic landscape with a well-established trail system winding throughout the land, making it easy to explore by foot, ATV, or horseback.



AERIAL MAP



Boundary Center: 37° 1' 7.44, -92° 43' 58.71

0ft 823ft 1645ft



Maps Provided By:



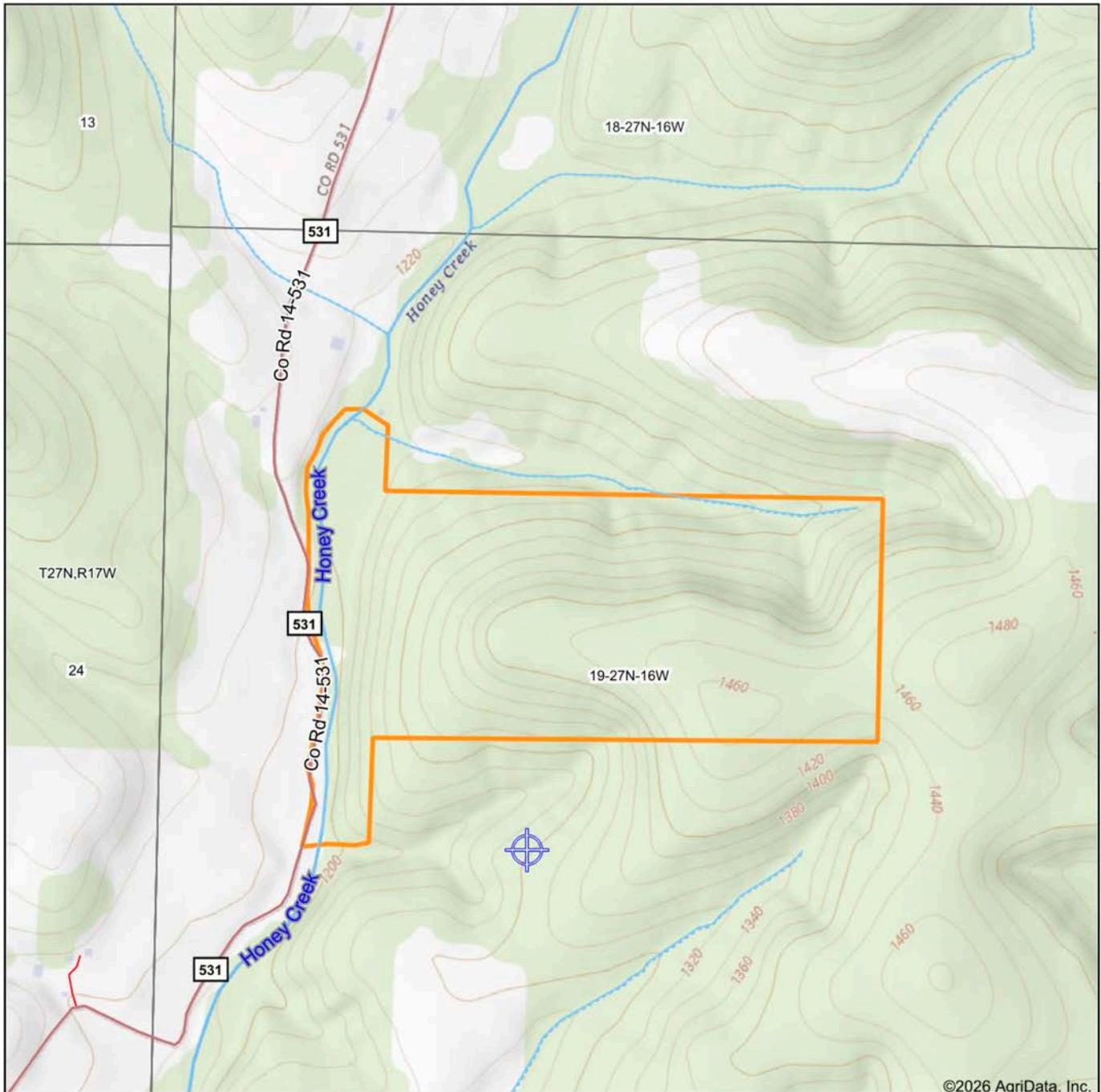
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19-27N-16W
Douglas County
Missouri



3/3/2026

TOPOGRAPHY MAP



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Map Center: 37° 1' 11.54, -92° 44' 1.35

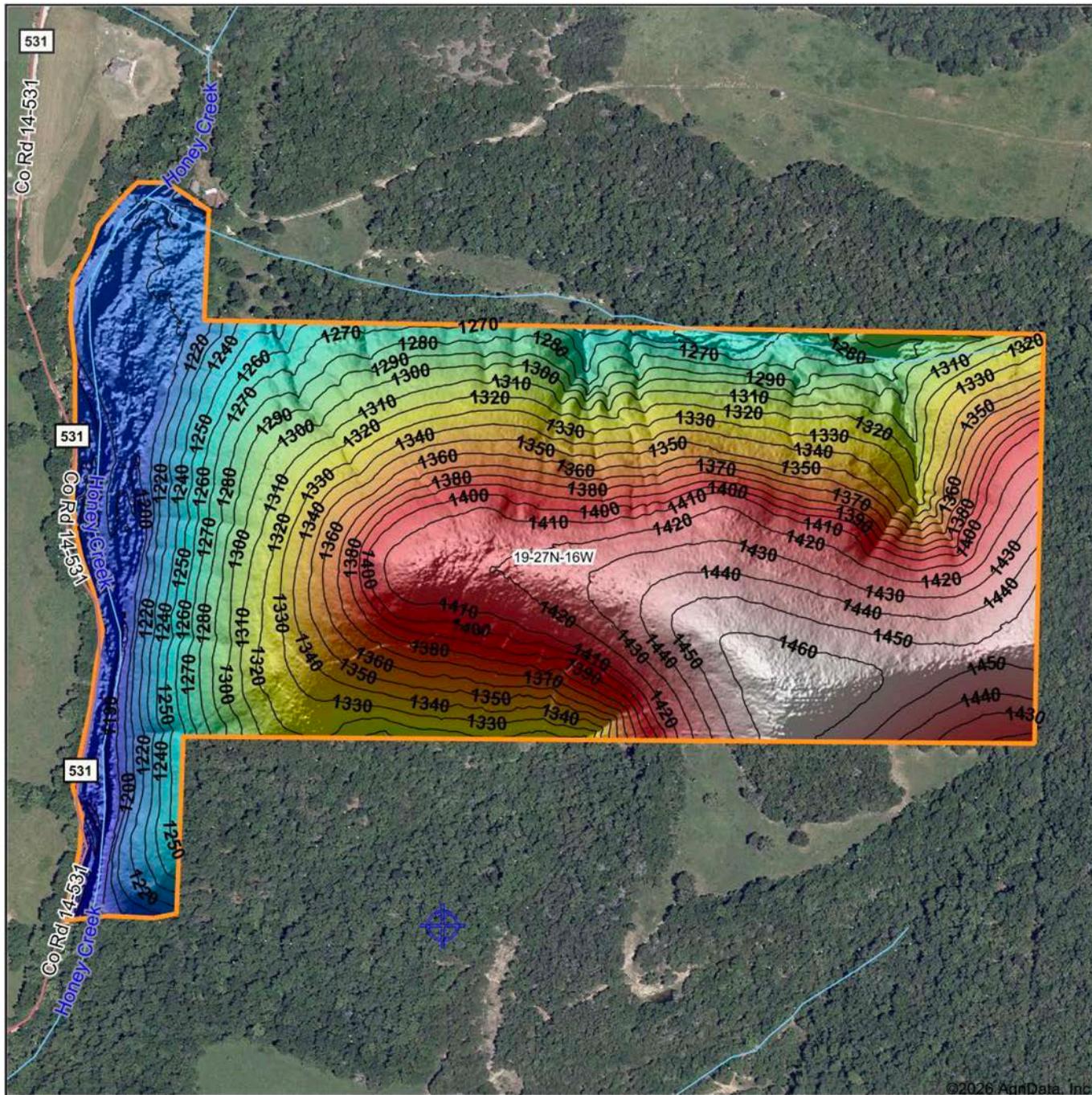
0ft 823ft 1645ft

19-27N-16W
Douglas County
Missouri



3/3/2026

HILLSHADE MAP



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 1,183.9
 Max: 1,466.9
 Range: 283.0
 Average: 1,336.4
 Standard Deviation: 81.43 ft



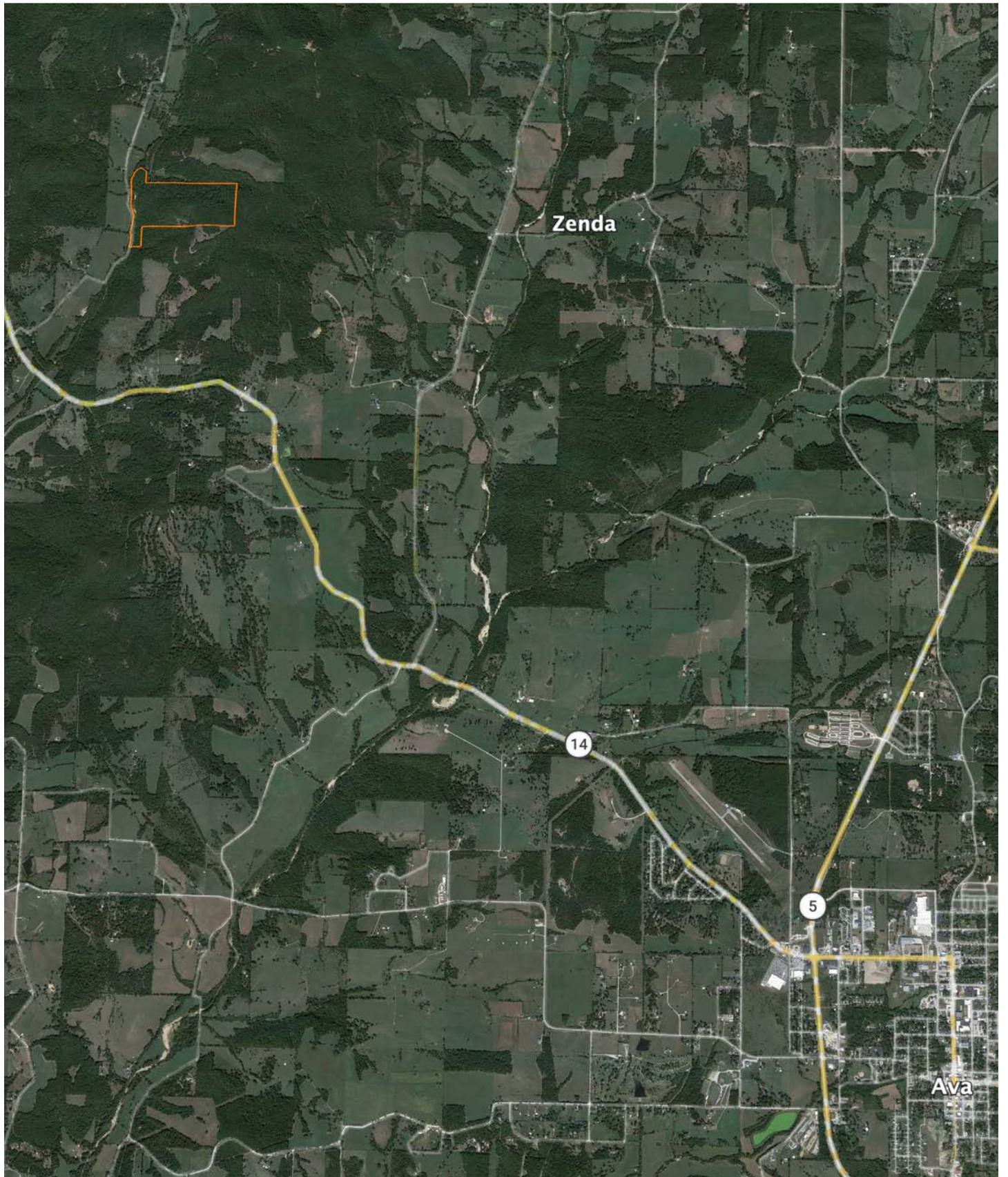
3/3/2026

19-27N-16W
Douglas County
Missouri

Boundary Center: 37° 1' 7.44, -92° 43' 58.71

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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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