MIDWEST LAND GROUP PRESENTS

103.2 ACRES
DOUGLAS COUNTY, MO

ROUTE 1 BOX 3530, AVA, MISSOURI 65608







MIDWEST LAND GROUP

MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

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

Tucked away in the rolling hills of Douglas County, Missouri, this 103.2+/- acre property offers an incredible combination of natural beauty, recreational opportunities, and privacy. Located approximately 15 minutes from Ava, this unrestricted tract features a diverse landscape of wooded ridges, scenic hilltops, and impressive rock formations. Honey Creek winds along the western boundary, while multiple natural springs add to the property's appeal. Whether you're looking for a private hunting retreat, a recreational getaway, or a place to build your dream home, this property offers plenty of possibilities.

For the outdoor enthusiast, this property provides excellent habitat for whitetail deer, wild turkey, and other native wildlife, including black bear. Established trails throughout the acreage make it convenient to explore the property, access hunting locations, or simply enjoy the surrounding Ozark countryside. The combination of timber, natural water sources, and varied terrain creates an appealing setting for hunting and outdoor recreation. Several scenic hilltop locations offer beautiful views of the surrounding countryside and potential building sites for a future home or cabin.

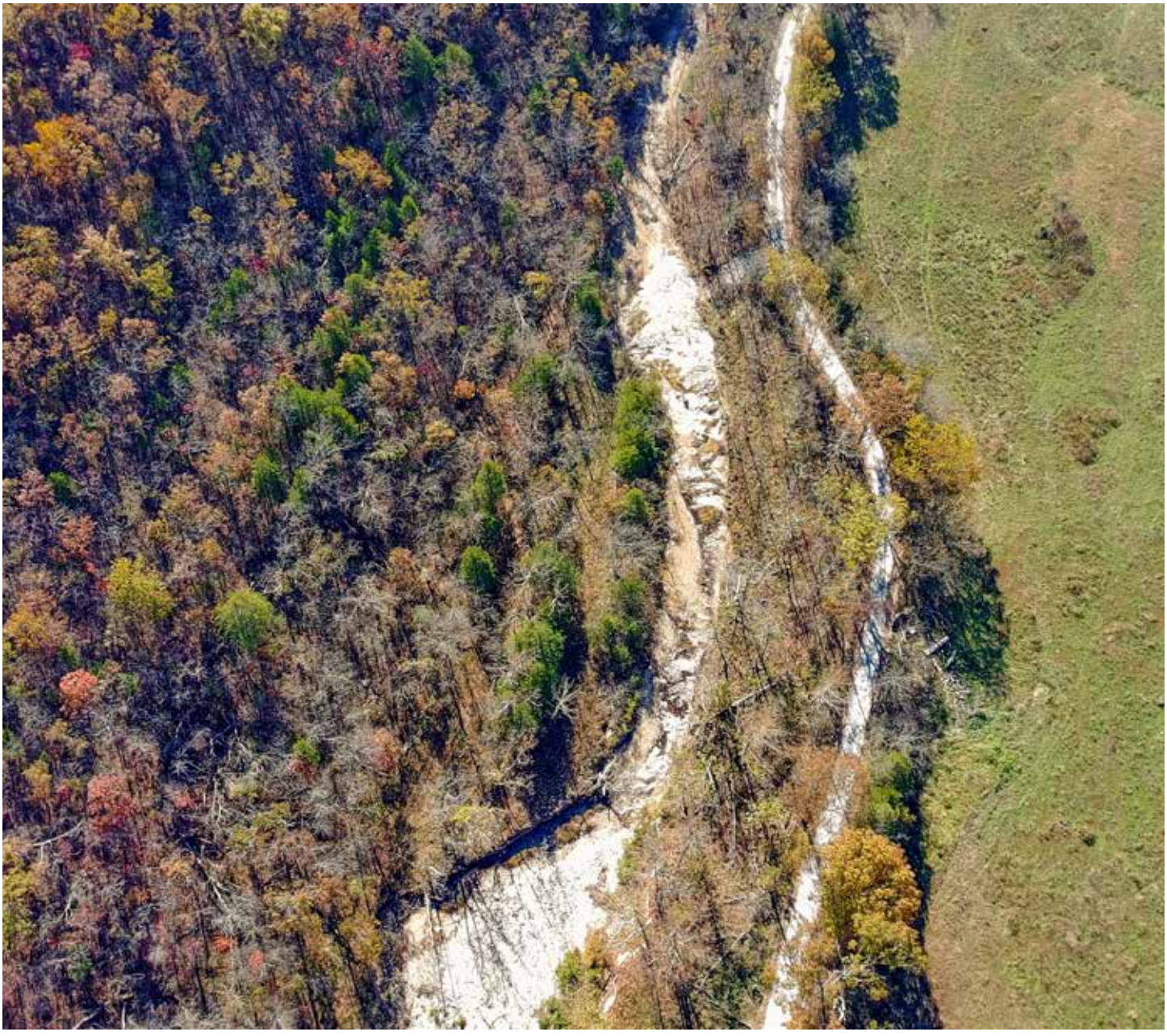
With county road frontage, no restrictions, and over 100 acres of Ozark landscape to call your own, this property offers the freedom to make it your own. Spend your mornings hunting the ridges, afternoons exploring the creek bottoms, and evenings enjoying the peaceful surroundings. Located just a short drive from Ava, this Douglas County property offers the seclusion of country living while remaining within reach of everyday conveniences.



PROPERTY FEATURES

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

- 103.2 acres in Douglas County, Missouri
- Approximately 15 minutes from Ava
- Beautiful rolling hills and scenic Ozark views
- Honey Creek runs along the western boundary
- Multiple natural springs throughout the property
- Excellent habitat for whitetail deer and wild turkey
- Black bear have also been spotted in the area
- Established trails throughout the property
- Multiple potential building sites with scenic hilltop views
- Unrestricted property with county road frontage
- Existing well, septic system, and electric on the property
- Mobile home on property can be removed by sellers



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.

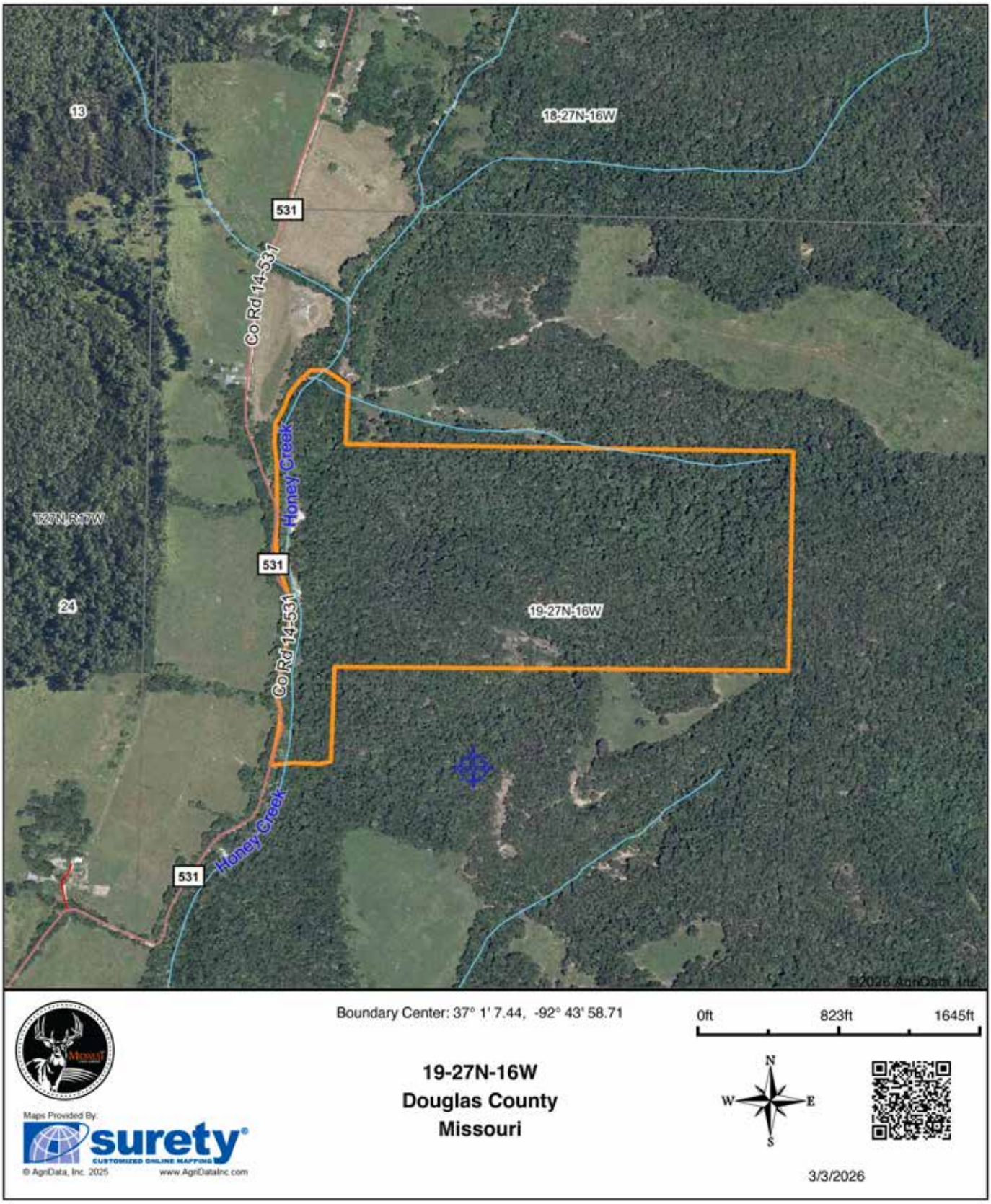








AERIAL MAP


13
18-27N-16W
531
Co Rd 14-531
Honey Creek
T27N-R17W
531
24
19-27N-16W
Co Rd 14-531
Honey Creek
531
©2025 AgriData, Inc
Boundary Center: 37° 1' 7.44, -92° 43' 58.71
0ft
823ft
1645ft
19-27N-16W
Douglas County
Missouri
N
W
E
S
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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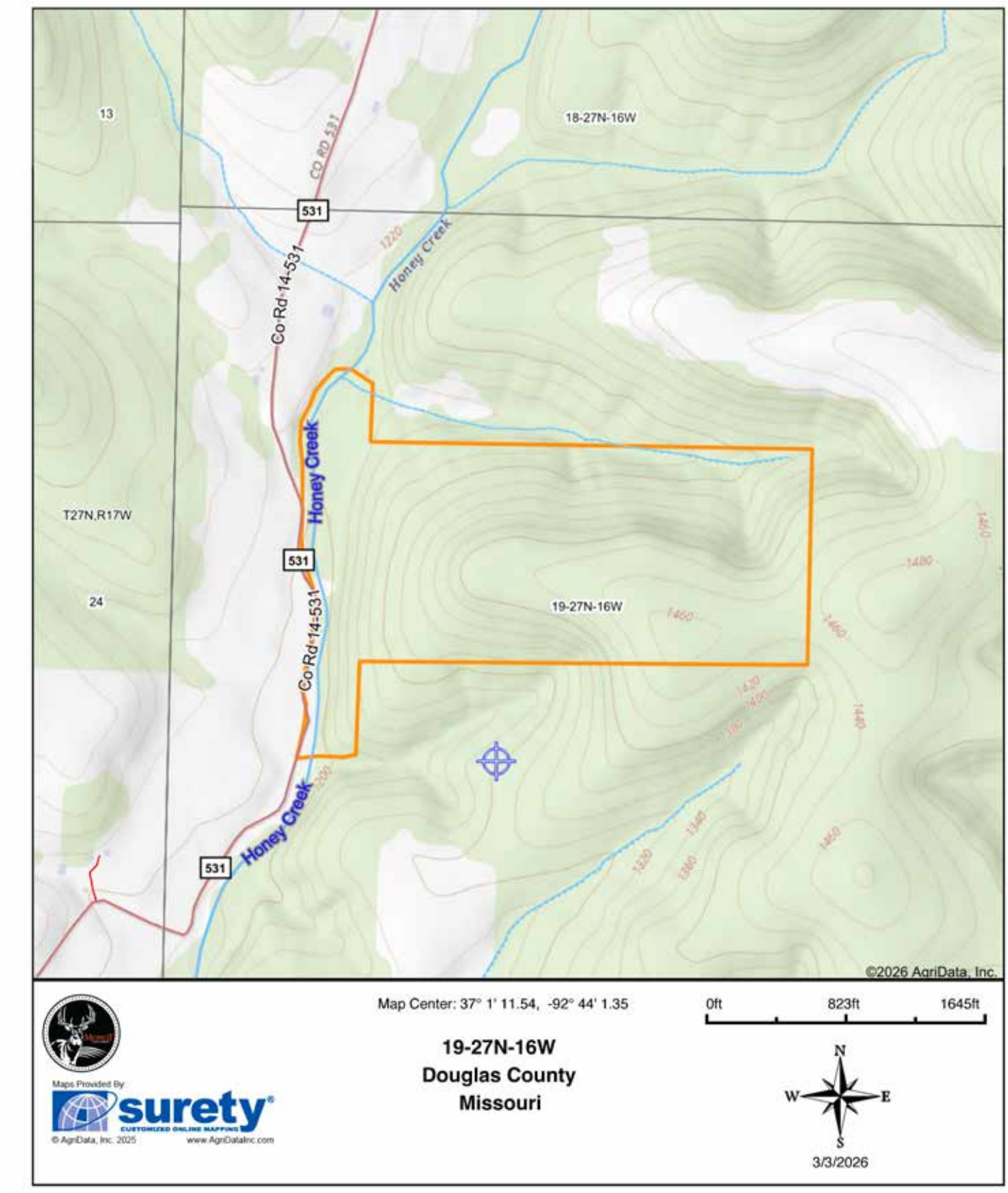
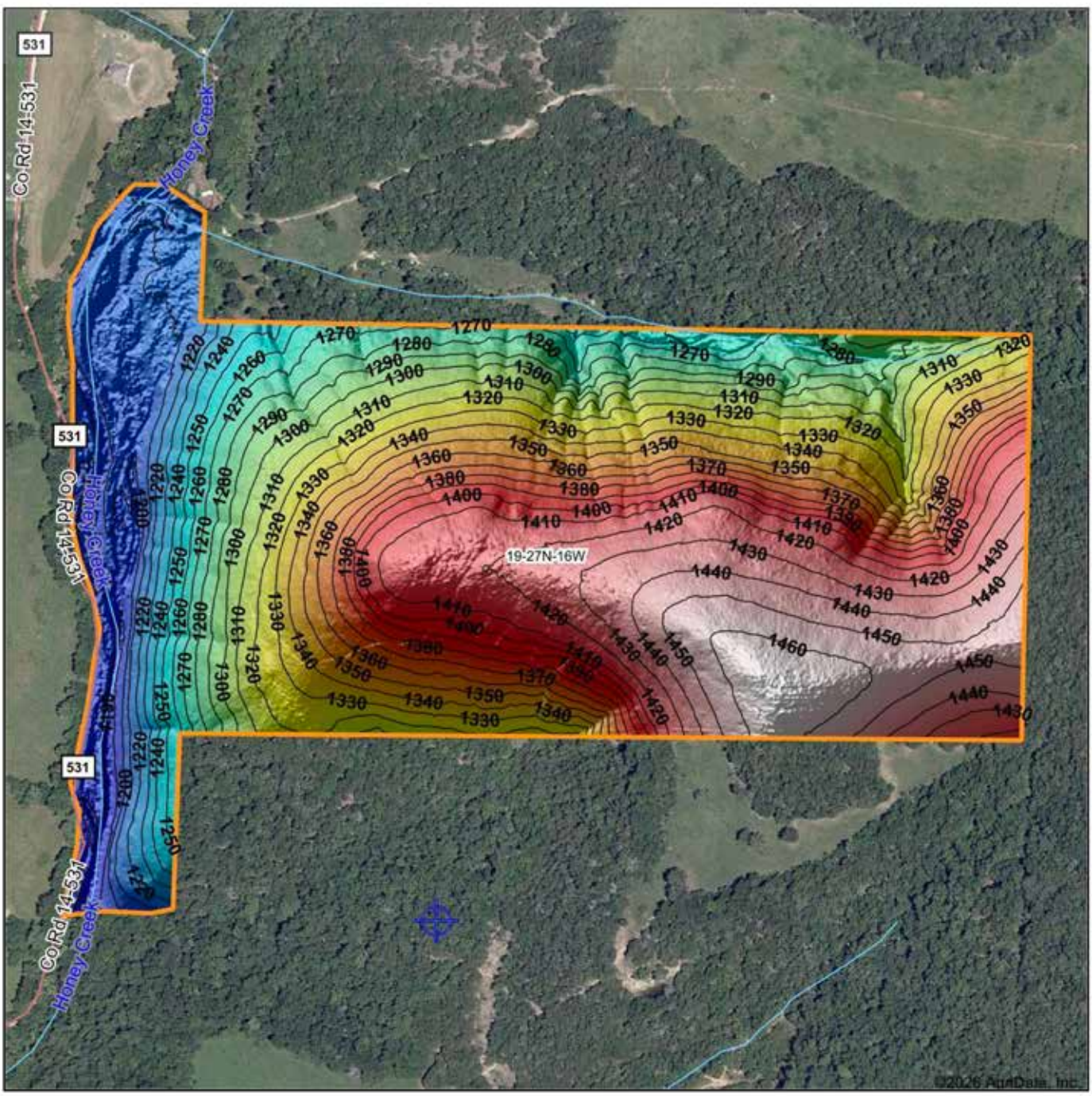
3/3/2026

TOPOGRAPHY MAP



HILLSHADE MAP



Low Elevation High

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

0ft 489ft 977ft

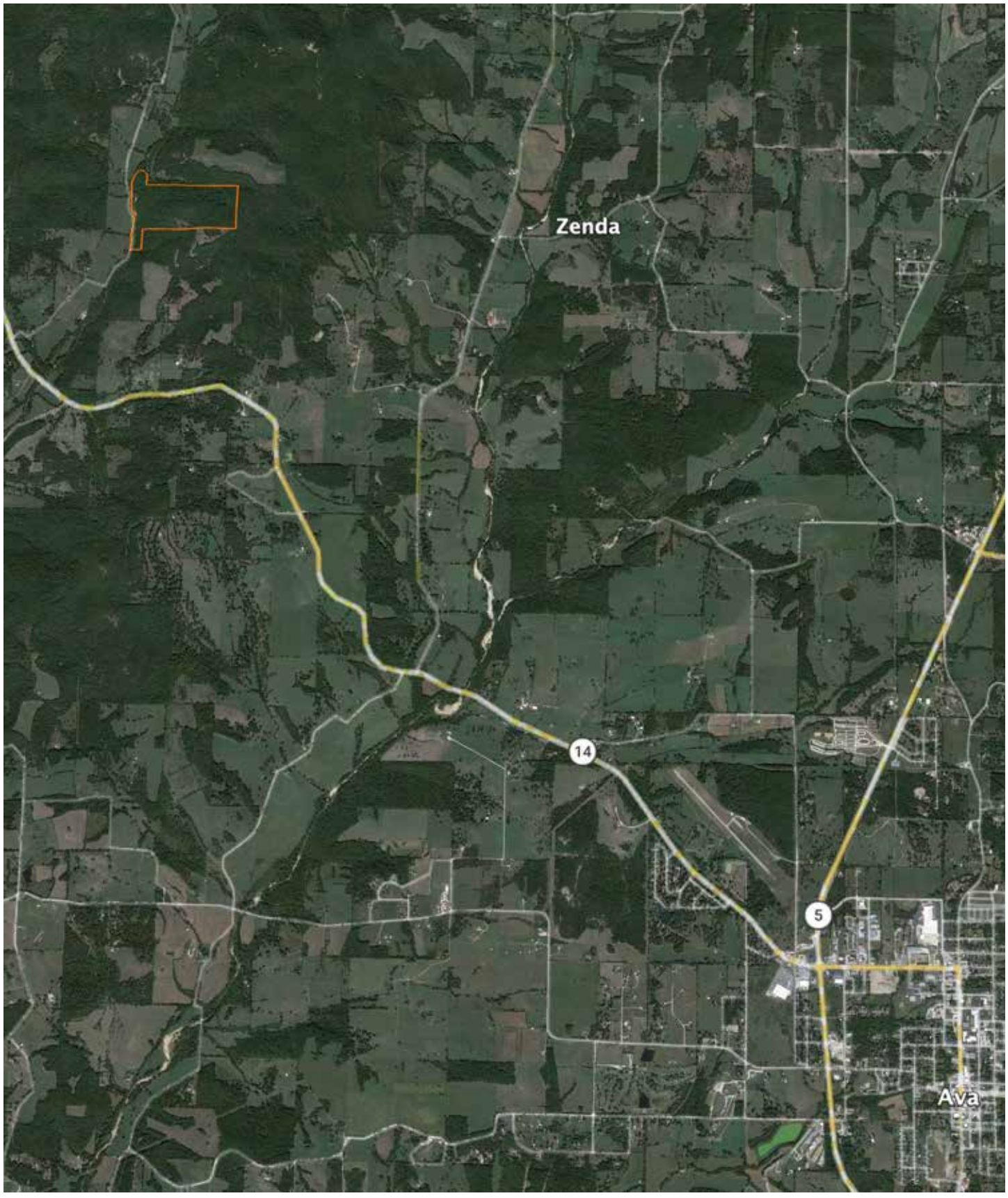
N W E S

3/3/2026

19-27N-16W
Douglas County
Missouri

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

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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