

MIDWEST LAND GROUP PRESENTS

198.4 ACRES IN

DOUGLAS COUNTY MISSOURI



9795 COUNTY ROAD W 76-506, AVA, MO 65608

MIDWEST LAND GROUP IS HONORED TO PRESENT

198.4 +/- ACRE FARM WITH 40'X60' SHOP, LIVING QUARTERS, PRIME HAY PRODUCTION, AND CREEK

A beautiful, long winding drive sets the tone as you enter this premier 198.4 +/- acre farm, leading you to a well-positioned 40'x60' shop with living quarters that sits atop a hill with a truly one-of-a-kind view. From the moment you arrive, it is clear this property has been carefully developed and exceptionally maintained. The living space features a kitchen, living area, one bedroom, and one bathroom, offering comfortable accommodations, while the shop is fully insulated with spray foam and includes a loft area for additional storage. Every improvement has been thoughtfully put in place, including new perimeter fencing and cross fencing, along with welded pipe gates and welded pipe corner posts, creating a turn-key setup ready for livestock or hay production.

The land itself is equally impressive, offering a strong combination of beauty and functionality with well-maintained pasture ground, gently rolling terrain, and long-range views in every direction. Multiple building

sites are scattered throughout the property, each providing a unique setting and excellent vantage points for a future home. Prairie Creek winds its way through the farm, adding both natural beauty and a reliable water source for livestock and wildlife. The property also features six ponds, one of which is stocked with fish, enhancing both its usability and recreational appeal. Freeze-free water spigots are strategically placed in portions of the pasture, adding convenience and efficiency for day-to-day operations. Mature walnut trees are spread throughout the property, and the farm supports an abundance of wildlife, including deer and turkey, making it as enjoyable as it is productive.

Located just outside of Ava, Missouri, this property offers a rare combination of quality, usability, and scenic beauty. Whether you are looking to expand an existing operation, establish a new farm, or invest in a premier piece of ground, this property stands out as a truly exceptional opportunity that is ready for its next owner.



PROPERTY FEATURES

COUNTY: **DOUGLAS** | STATE: **MISSOURI** | ACRES: **198.4**

- 40'x60' shop with living quarters
- Living quarters include a kitchen, a living area, 1 bedroom, and 1 bathroom
- Shop is fully spray foam insulated with a loft storage area
- Amazing hilltop views
- Beautiful, long, winding driveway
- Spray foamed well house
- New perimeter fencing and cross fencing throughout
- Welded pipe gates and welded pipe corner posts
- Well-maintained, highly productive pasture ground
- Excellent setup for cattle or hay production
- Prairie Creek runs through the property
- Six ponds, one stocked with fish
- Freeze-free water spigots in portions of the pasture
- Multiple building sites with outstanding views
- Mature, marketable walnut trees
- Abundant wildlife, including deer and turkey



40'X60' SHOP WITH LIVING QUARTERS

A well-positioned 40'x60' shop with living quarters that sits atop a hill with a truly one-of-a-kind view. The living space features a kitchen, living area, one bedroom, and one bathroom, offering comfortable accommodations, while the shop is fully insulated with spray foam and includes a loft area for additional storage.



AMAZING HILLTOP VIEWS

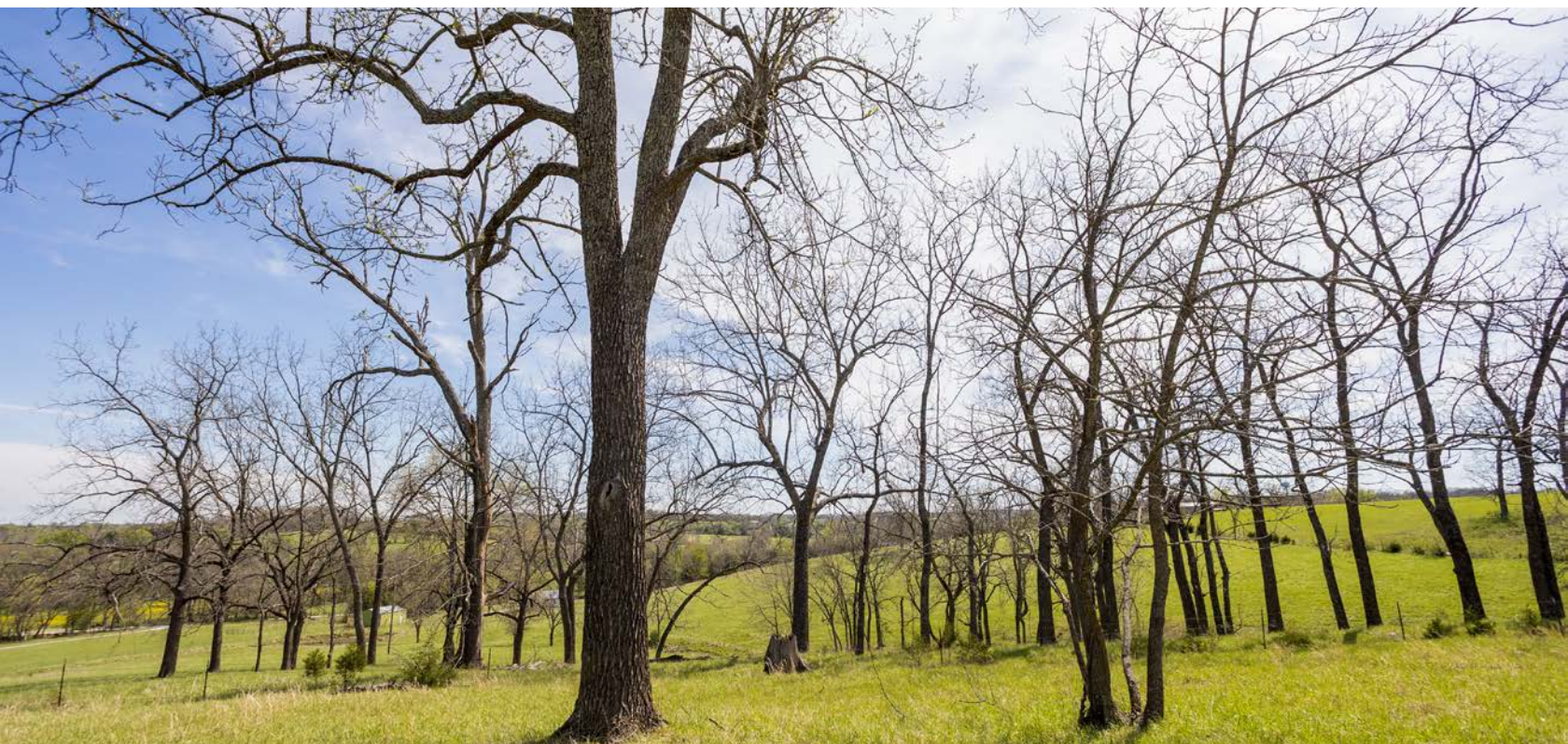


PRAIRIE CREEK



MATURE MARKETABLE WALNUT TREES

Mature walnut trees are spread throughout the property, and the farm supports an abundance of wildlife, including deer and turkey, making it as enjoyable as it is productive.



EXCELLENT SETUP FOR CATTLE OR HAY

Every improvement has been thoughtfully put in place, including new perimeter fencing and cross fencing, along with welded pipe gates and welded pipe corner posts, creating a turn-key setup ready for livestock or hay production.

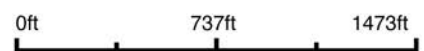


AERIAL MAP



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Boundary Center: $36^{\circ} 56' 41.77$, $-92^{\circ} 41' 0.58$



Maps Provided By:



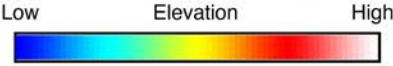
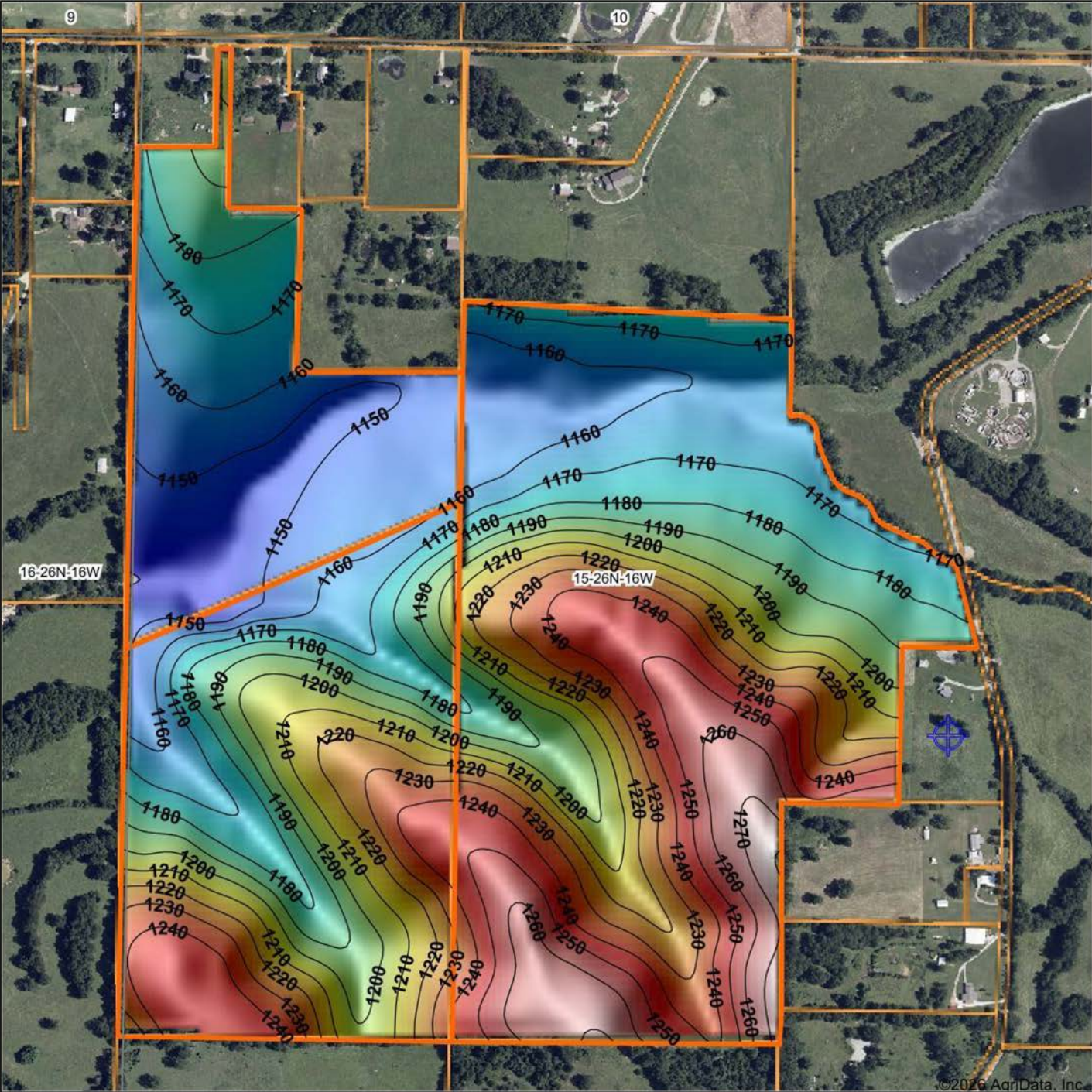
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15-26N-16W
Douglas County
Missouri

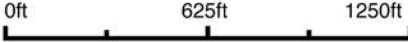


4/9/2026

HILLSHADE MAP



Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 1,136.5
 Max: 1,289.8
 Range: 153.3
 Average: 1,203.8
 Standard Deviation: 37.47 ft



4/9/2026

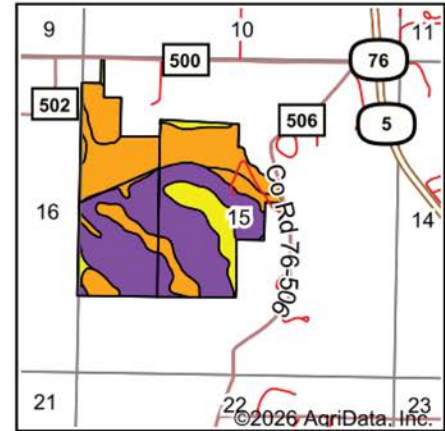
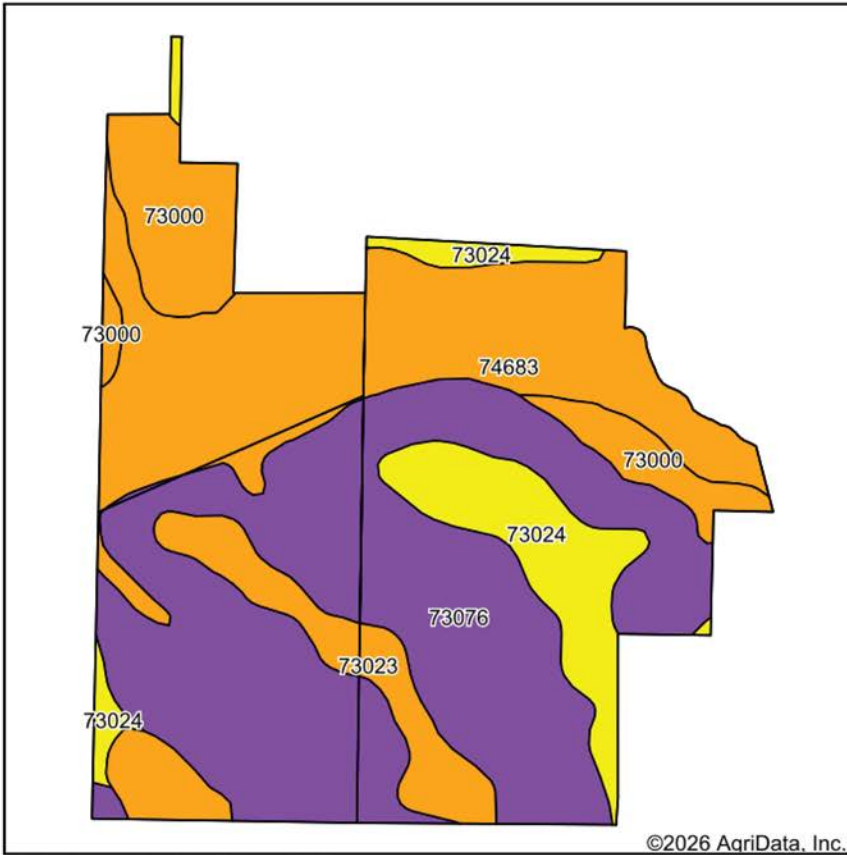
15-26N-16W
 Douglas County
 Missouri

Boundary Center: 36° 56' 41.77, -92° 41' 0.58



Maps Provided By:
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SOILS MAP



State: **Missouri**
 County: **Douglas**
 Location: **15-26N-16W**
 Township: **Benton**
 Acres: **199.35**
 Date: **4/9/2026**



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Soils data provided by USDA and NRCS.

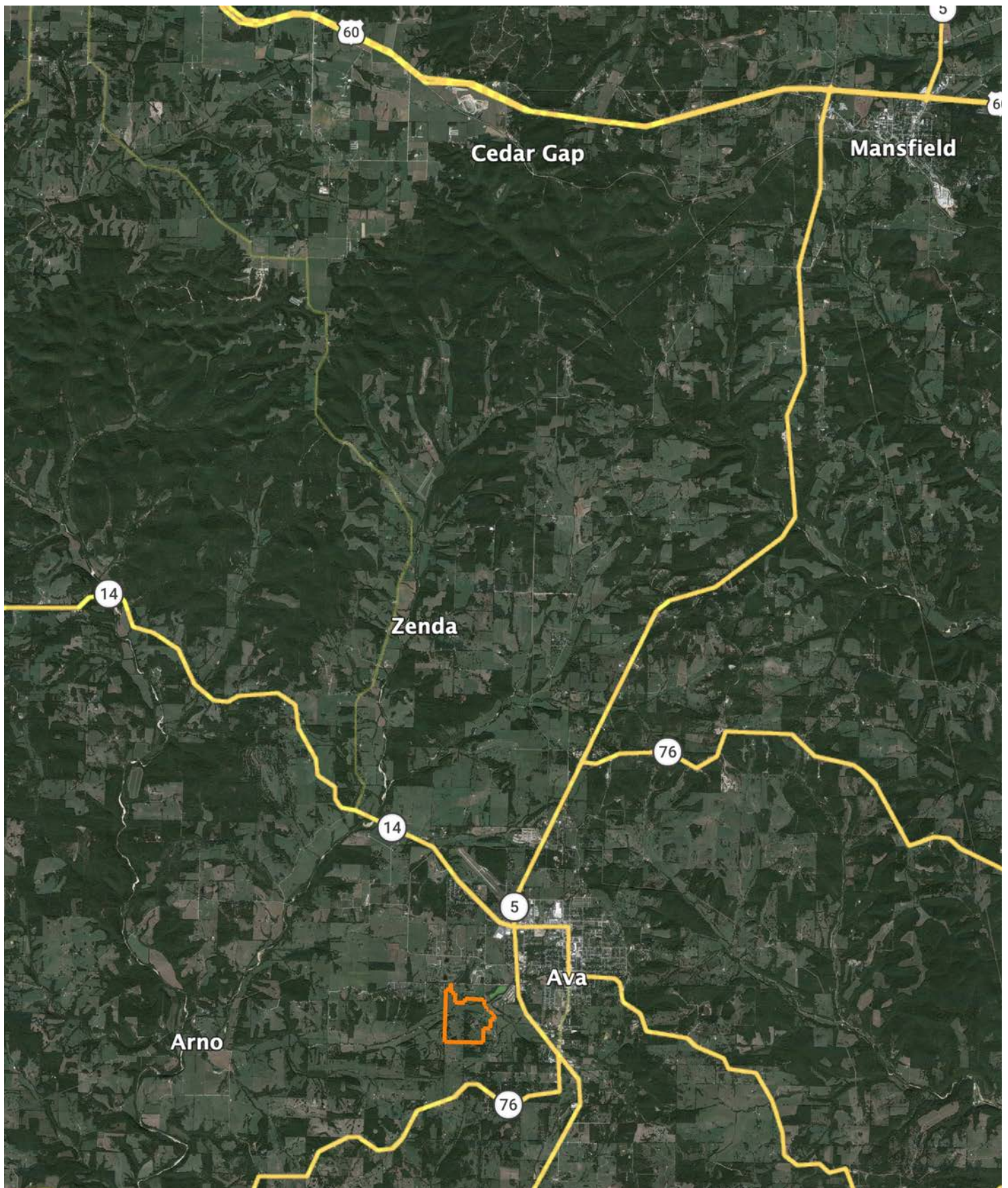
Area Symbol: MO067, Soil Area Version: 29

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
73076	Mano-Ocie complex, 15 to 35 percent slopes, stony	91.62	45.9%		2.7ft. (Strongly contrasting textural stratification)	Vle	14	13	6
74683	Cedargap-Razort complex, 0 to 2 percent slopes, frequently flooded	52.40	26.3%		> 6.5ft.	Illw	66	63	46
73024	Mano-Ocie complex, 8 to 15 percent slopes, stony	20.92	10.5%		2.7ft. (Strongly contrasting textural stratification)	IVe	56	48	38
73000	Pomme silt loam, 3 to 8 percent slopes	17.94	9.0%		> 6.5ft.	IIle	69	66	52
73023	Mano-Ocie complex, 1 to 8 percent slopes	16.47	8.3%		2.7ft. (Strongly contrasting textural stratification)	IIle	60	53	47
Weighted Average						4.48	*n 40.8	*n 37.9	*n 27.4

*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.



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