

MIDWEST LAND GROUP PRESENTS

41.5 ACRES

OREGON COUNTY, MO

2731 COUNTY ROAD 250, THAYER, MISSOURI, 65791



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

COUNTRY LIVING AT ITS FINEST ON 41.5 +/- ACRES WITH A NEWLY REMODELED HOME & GUEST CABIN

Country living at its finest on 41.5 +/- acres featuring a newly remodeled home and guest cabin. The main home is a 2 story, 3 bedroom, 3 bathroom home, while the guest cabin includes 1 bedroom and 1 bathroom, making it perfect for family and guests. This property offers a great mix of comfort, functionality, and space to enjoy everything the outdoors has to offer.

As you drive down the private drive approaching the home, you are welcomed by a peaceful setting that truly captures the beauty of the Ozarks. Inside the main home, you will find beautiful hardwood floors paired with rustic, rough-sawn beams that give it that warm charm. The kitchen showcases outstanding craftsmanship from the custom cabinetry and countertops to the center island, along with a small vaulted ceiling and a chandelier over the dining area that really ties the space together. The living room features a wood stove that serves as a centerpiece while also having the capability to heat the entire home. Recent updates include new trim, windows, exterior doors, LVP flooring in the kitchen and bathrooms, updated vanities and toilets, along with electrical improvements to outlets and switches.

The property also includes multiple storage buildings, a small barn, a carport, and a large RV port, providing plenty of space for equipment, vehicles, and recreational gear. The guest cabin has also seen several improvements, including new LVP flooring and updates to the bathroom with new flooring, cabinet, countertop, and sink. It also features a loft area along with additional storage space, adding both functionality and versatility. The land offers a large yard area along with multiple fruit trees, including apple, pear, and peach trees. Located just 15 minutes from Thayer and only 25 minutes from access to the beautiful Eleven Point River, known for fishing, floating, camping, and other outdoor activities, this property is also home to a large number of deer and other wildlife. Whether you are looking for a private retreat or a place to enjoy the outdoors, this one checks all the boxes.

For more information or to schedule a private showing, contact listing agent Dustie Cook at (417) 818-2213.



PROPERTY FEATURES

COUNTY: **OREGON** | STATE: **MISSOURI** | ACRES: **41.5**

- 41.5 +/- acres of beautiful Ozarks land
- Newly remodeled 2 story home
- 3 bedroom, 3 bathroom main home
- Newly remodeled 1 bed, 1 bath guest cabin with loft
- Large yard with multiple fruit trees
- Two private wells on the property
- New mini split system
- Multiple outbuildings including barn, carport, and RV port
- Private drive with peaceful, secluded setting
- Abundant wildlife
- Just 15 minutes to Thayer and 25 minutes to the Eleven Point River



NEWLY REMODELED 2 STORY HOME



PRIVATE DRIVE



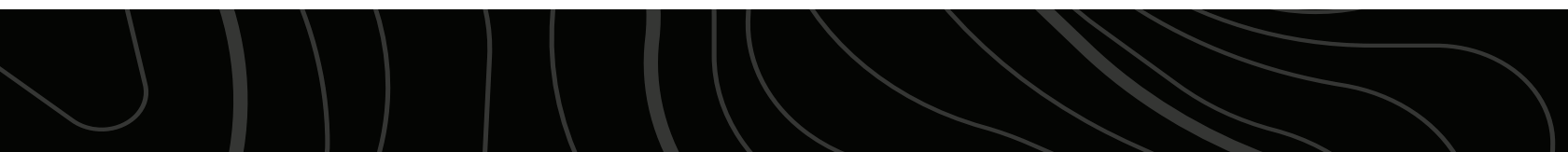
BARN



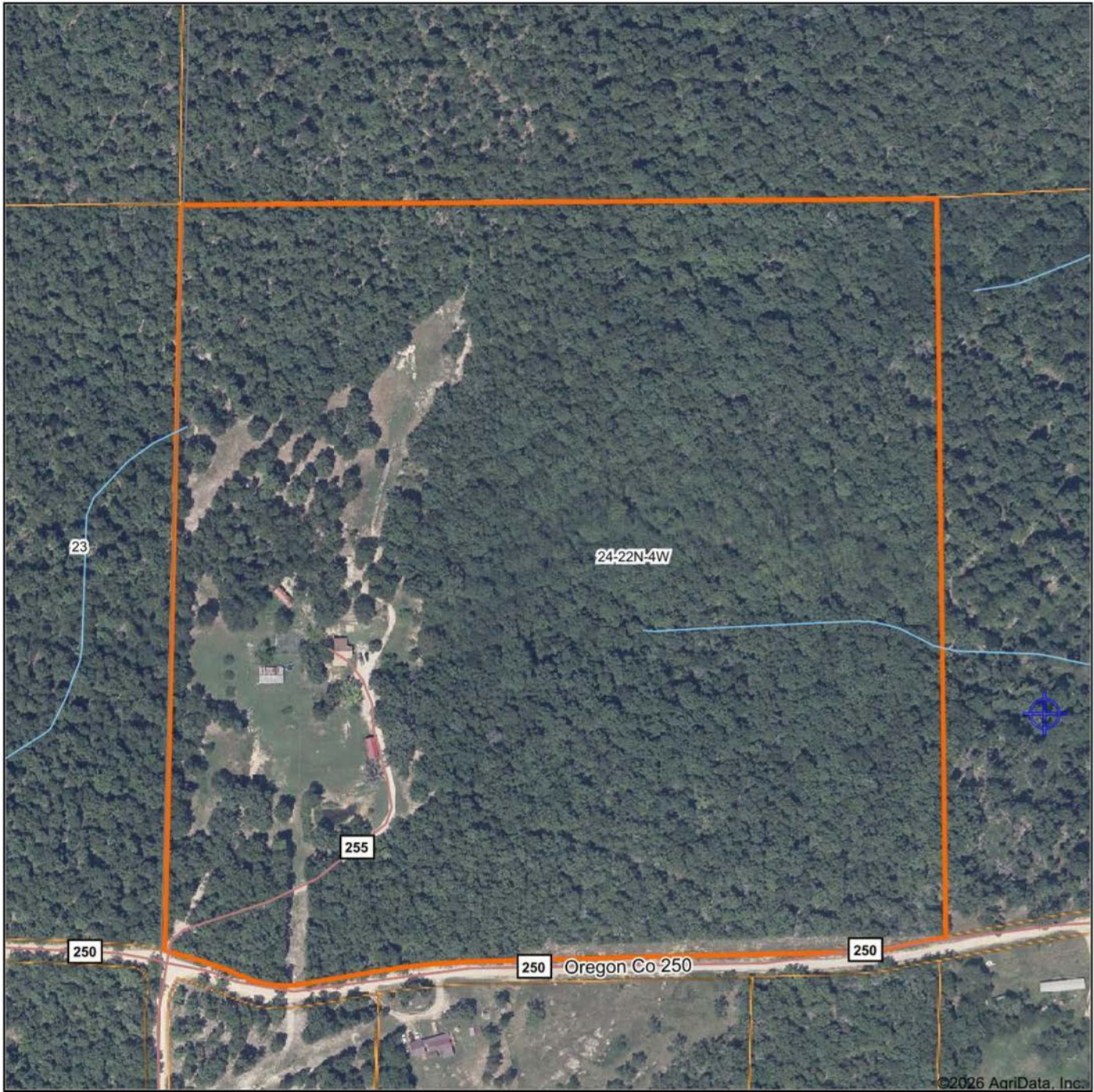
1 BED, 1 BATH GUEST CABIN WITH LOFT



BEAUTIFUL OZARKS LAND



AERIAL MAP



©2026 AgriData, Inc.

Boundary Center: 36° 32' 54.76, -91° 21' 30.46

0ft 274ft 548ft



Maps Provided By:



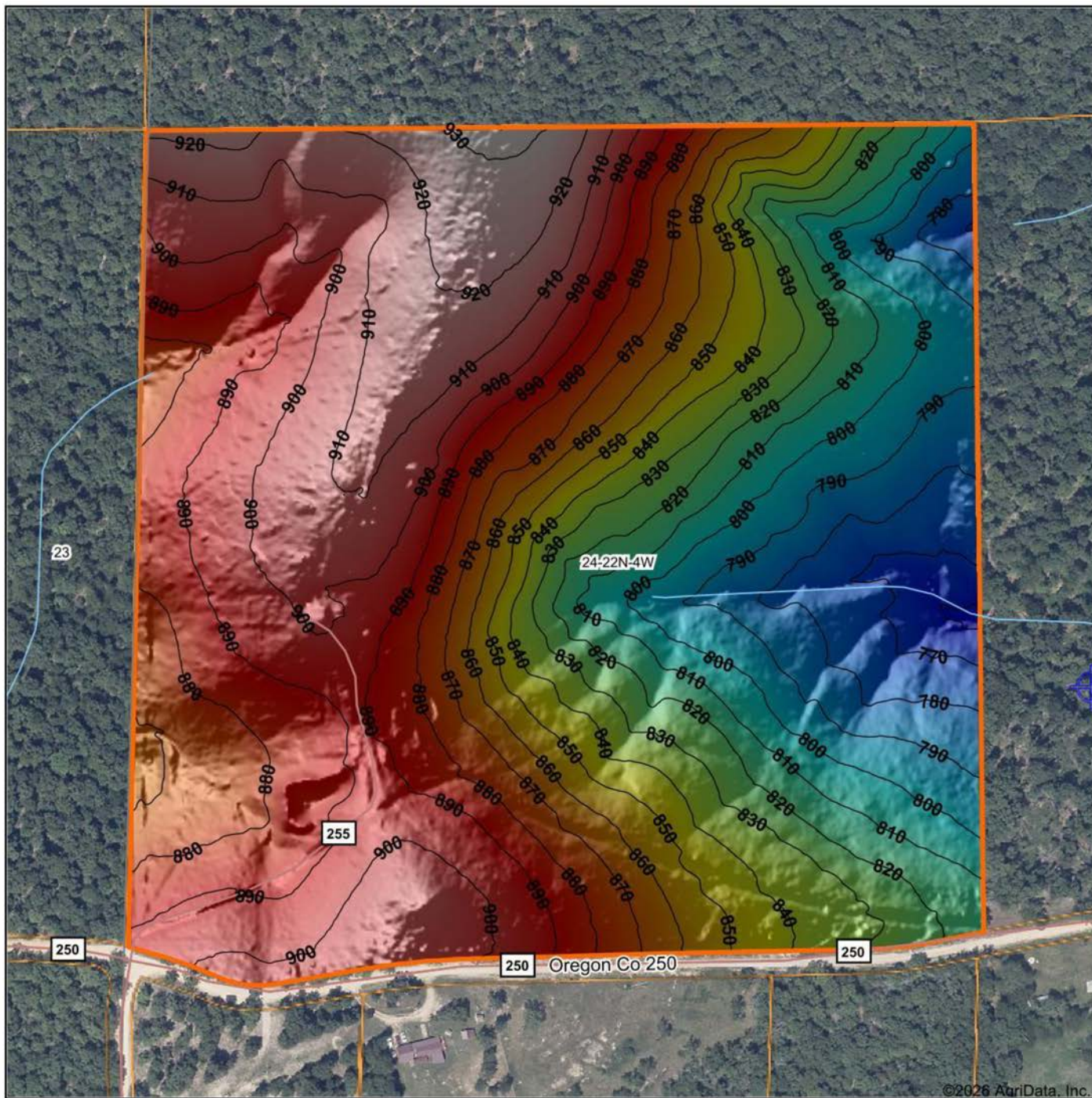
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

24-22N-4W
Oregon County
Missouri



4/1/2026

HILLSHADE MAP



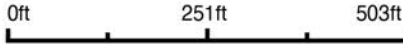
©2026 AgriData, Inc.

Low Elevation High



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 757.1
 Max: 932.8
 Range: 175.7
 Average: 857.8
 Standard Deviation: 45.37 ft

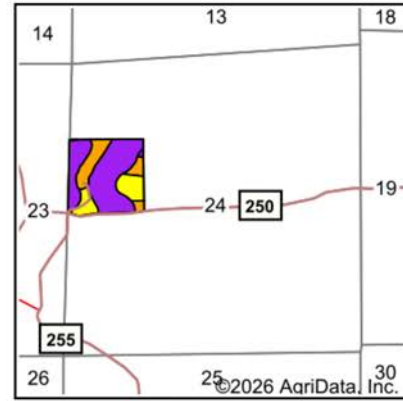
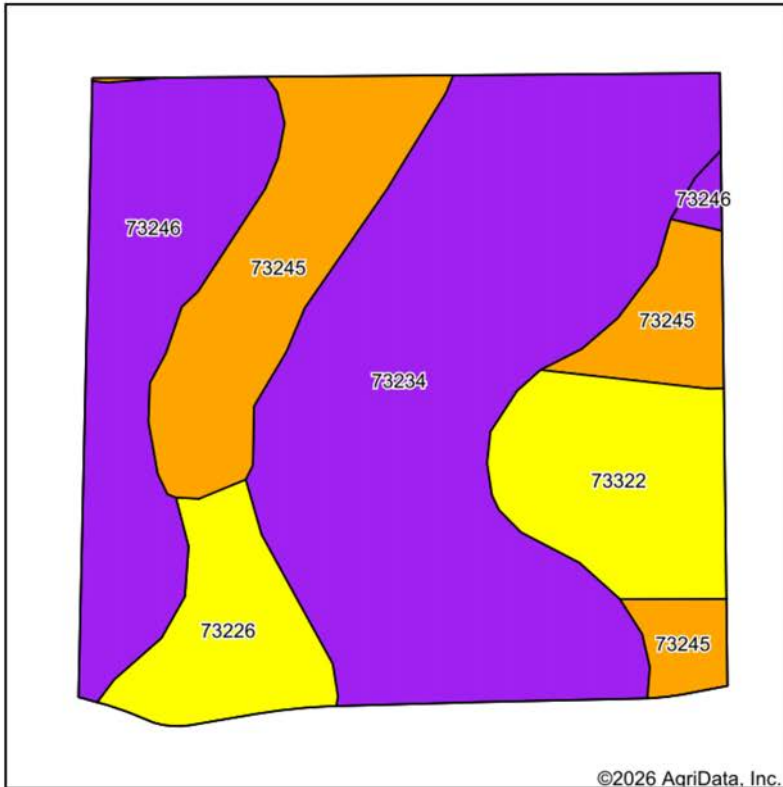


4/1/2026

24-22N-4W
Oregon County
Missouri

Boundary Center: 36° 32' 54.76, -91° 21' 30.46

SOILS MAP



State: **Missouri**
 County: **Oregon**
 Location: **24-22N-4W**
 Township: **Jeff**
 Acres: **41.77**
 Date: **4/1/2026**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com



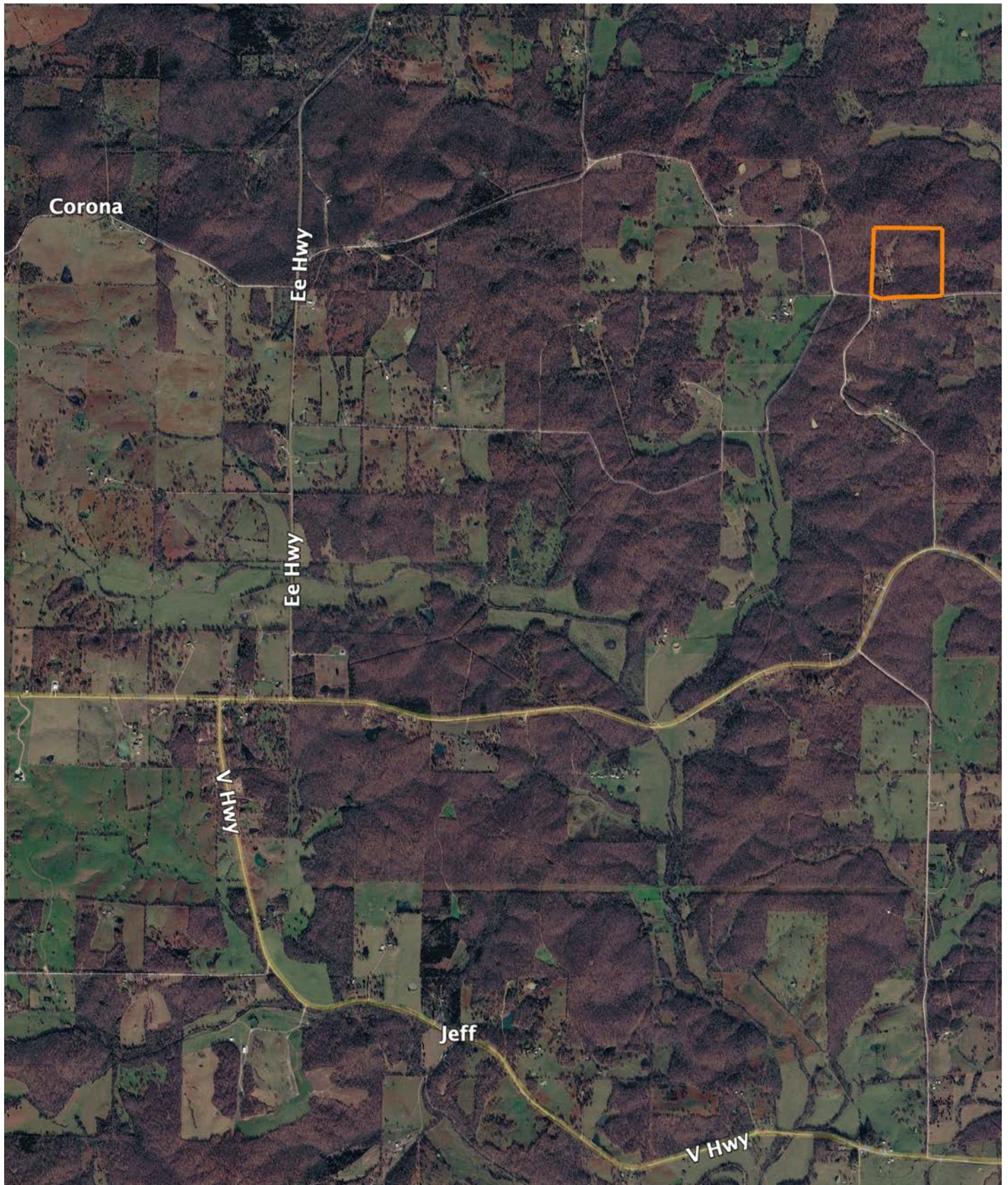
Soils data provided by USDA and NRCS.

Area Symbol: MO149, Soil Area Version: 26

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
73234	Alred-Gatewood complex, 15 to 35 percent slopes, stony	18.93	45.3%		2.2ft. (Strongly contrasting textural stratification)	Vlle	14	13	7
73245	Alred very gravelly silt loam, 1 to 8 percent slopes	7.77	18.6%		2.7ft. (Strongly contrasting textural stratification)	Ille	63	52	49
73246	Alred very gravelly silt loam, 8 to 15 percent slopes	7.29	17.5%		2.7ft. (Strongly contrasting textural stratification)	Vle	59	49	45
73322	Alred-Gatewood complex, 8 to 15 percent slopes	4.59	11.0%		2.5ft. (Strongly contrasting textural stratification)	IVe	47	43	36
73226	Ocie-Gatewood complex, 3 to 15 percent slopes, stony	3.19	7.6%		2ft. (Strongly contrasting textural stratification)	IVe	51	50	38
Weighted Average						5.52	*n 37.4	*n 32.7	*n 27

*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.