

MIDWEST LAND GROUP PRESENTS

109 ACRES IN

REYNOLDS COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

109 +/- ACRE TURN-KEY OZARK CATTLEMAN'S POWERHOUSE & WOODSMAN'S SANCTUARY

Rarely does a property combine such “boots-on-the-ground” utility with an immaculate, high-standard residence. Situated directly across from the Black River in Black, Missouri, this 109 +/- acre estate is a masterclass in rustic elegance and functional ranching. At the heart of the rugged estate is an immaculate 1,200 square foot furnished home featuring 3 bedrooms and 2 bathrooms. The home has a wonderful two-car garage, topped with a fully covered deck and porch—the ultimate spot to enjoy panoramic views of the property. The entrance is marked by a gated wooden fence and a clean concrete driveway, ensuring privacy and curb appeal from the moment you arrive. A beautiful, rugged retreat that offers elite hunting, rotational grazing, herd management, and nearby river access.

This property is a dream for hobbyists, ranchers, outdoor enthusiasts, or business owners. It includes a 30'x40' +/- three-car garage/shop with an attached lean-to, an additional 30'x40' +/- covered space for easy access & storage, a massive 40'x50' +/- equipment (machine) shed, perfect for tractors and heavy machinery, and a hay barn that includes an attached corral, ready for livestock operations. With ample acres of timber, a host of acreage for pasture, and established cross fencing for livestock, this land is turn-key for cattle or horses. Hunters and nature lovers will appreciate the dedicated

shooting house in the back pasture, ideally positioned for Missouri's prime deer seasons. Additionally, this farmstead estate is just across the street from the Black River, providing world-class river access, gravel bar, and floating opportunities just seconds away. Whether you're looking for a working ranch, a hunting retreat, or a quiet Ozark farmstead, this Black, Missouri estate delivers it all.

This isn't just land, it's a functioning ecosystem for the hunter and rancher. From the gated and wood-fenced entry to the rugged timber in the back, every inch of this property has been handled with care. It is a turn-key sanctuary for those who value the rugged Missouri lifestyle without sacrificing quality. Nearby are recreational landmarks like Taum Sauk Mountain State Park, Mark Twain National Forest, and the popular Johnson Shut-Ins. Rarely does a property of this caliber come to market as a complete, turn-key package. This estate transitions seamlessly from an Ozark retreat to a working ranch from day one. Whether you're looking for a weekend hunting headquarters or a permanent homestead, this property is refined, rugged, and ready for you. This property is a rare find in the Black, Missouri area—offering the unique utility required by a working cattleman with the immaculate, move-in-ready standards of a quality hunting lodge.

PROPERTY FEATURES

COUNTY: **REYNOLDS** | STATE: **MISSOURI** | ACRES: **109**

- 3 bedroom, 2 bathroom, 1,200 sq. ft. home with covered deck & 2-car garage
- 55+ acres of prime Missouri pasture featuring established cross-fencing, allowing for immediate rotational grazing and herd management
- Large hay barn with an integrated corral makes sorting and loading stress-free
- Gated entrance and wooden fencing at the front & heavy-duty concrete driveway ensure your equipment and livestock stay secure
- 30'x40' +/- three-car garage/shop building
- Additional 30'x40' +/- attached lean-to for easy-access storage
- Massive 40'x50' +/- equipment shed, perfect for trailers, tractors and heavy machinery
- Hay barn with attached corral, ready for livestock operations
- 100+ acres of rotational ready timber & pasture with established cross fencing in place
- Over 50 acres of dense Missouri timber create a natural corridor for trophy whitetail, wild turkey and plentiful game
- Permanent shooting house, strategically positioned in the back pasture, offering a dry, elevated, and tactical advantage for the season
- Multiple water sources include watering holes in the timber, wet-weather creeks, and two established ponds
- Steps from the Black River, providing world-class access for fishing and recreation within minutes
- Immaculate home comes mostly furnished, allowing you to move from the river or the woods straight into comfort



1,200 SQ. FT. HOME

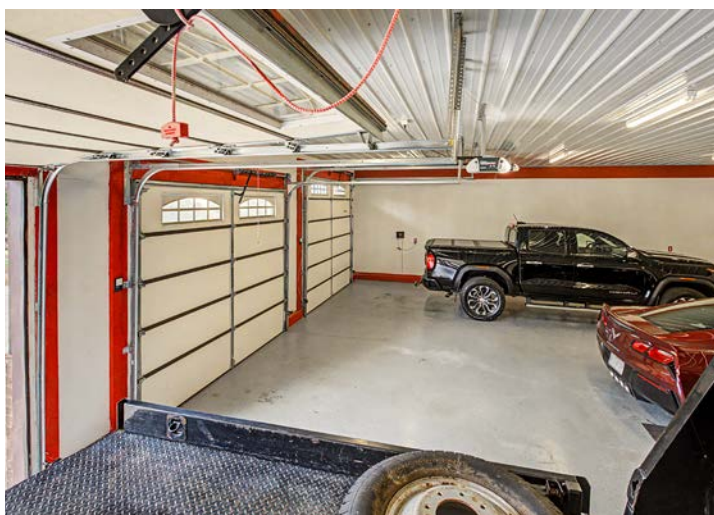
At the heart of the rugged estate is an immaculate furnished home featuring 3 bedrooms and 2 bathrooms.



COVERED DECK & PORCH



3-CAR GARAGE/SHOP WITH LEAN-TO



HAY BARN WITH INTEGRATED CORRAL

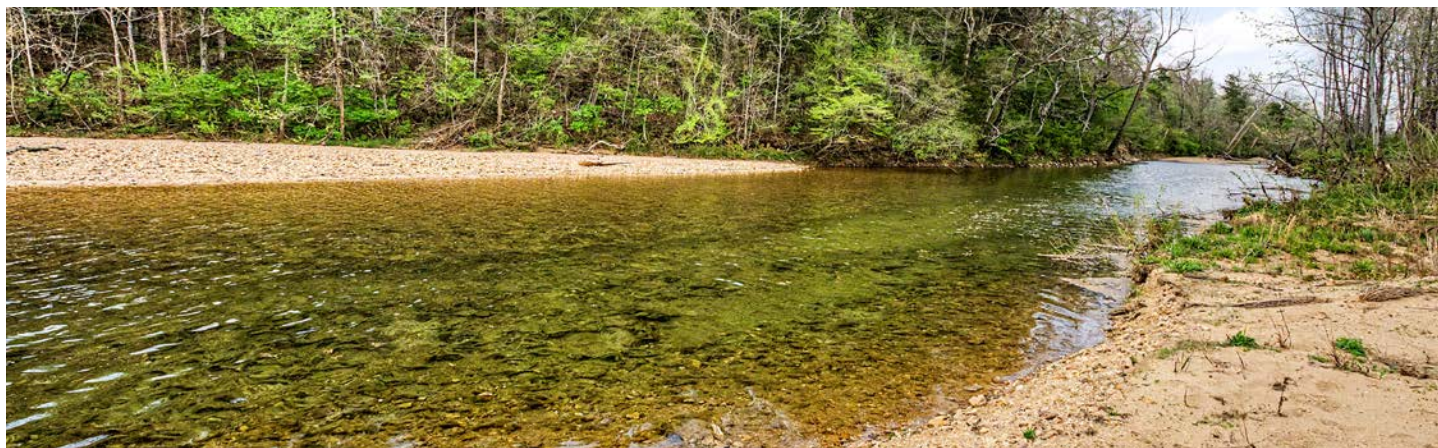


MASSIVE 40'X50' EQUIPMENT SHED



MULTIPLE WATER SOURCES

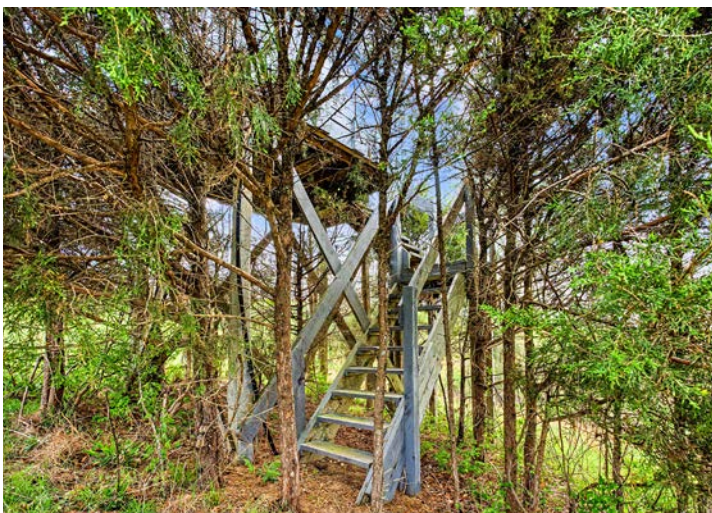
The property features multiple water sources include watering holes in the timber, wet-weather creeks, and two established ponds. Additionally, this farmstead estate is just across the street from the Black River, providing world-class river access, gravel bar, and floating opportunities just seconds away.



DENSE MISSOURI TIMBER



PERMANENT SHOOTING HOUSE



AERIAL MAP



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Boundary Center: 37° 32' 31.67, -90° 54' 54.86



Maps Provided By:



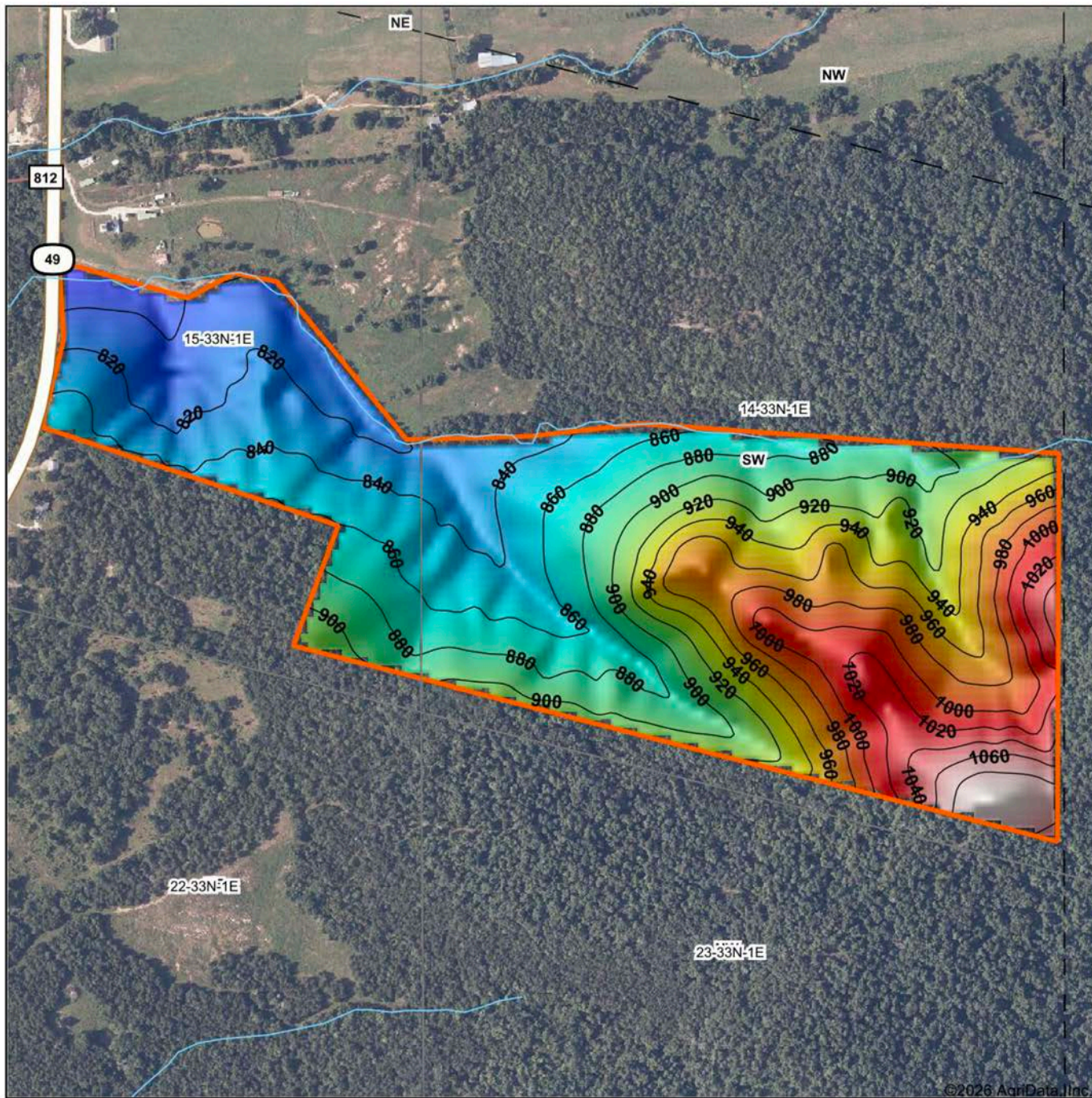
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14-33N-1E
Reynolds County
Missouri

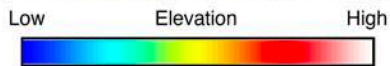


3/28/2026

HILLSHADE MAP



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Maps Provided By:



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Source: USGS 10 meter dem
 Interval(ft): 20
 Min: 782.0
 Max: 1,099.7
 Range: 317.7
 Average: 904.4
 Standard Deviation: 72.7 ft

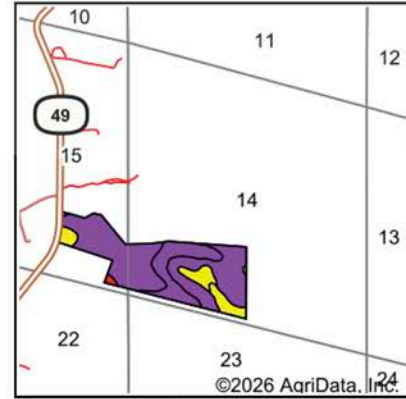
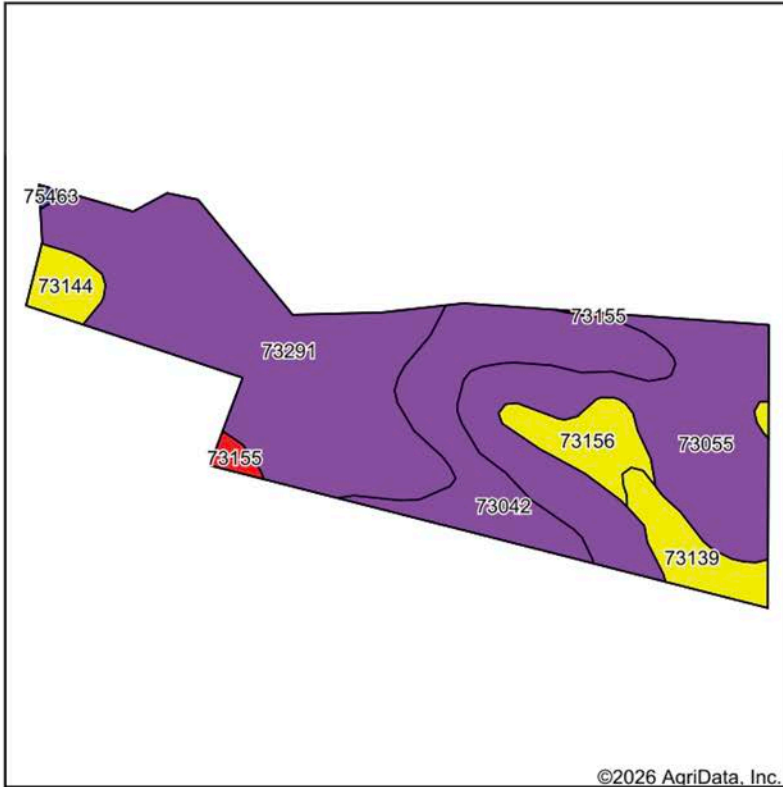


3/28/2026

14-33N-1E
Reynolds County
Missouri

Boundary Center: 37° 32' 31.67, -90° 54' 54.86

SOILS MAP



State: **Missouri**
 County: **Reynolds**
 Location: **14-33N-1E**
 Township: **Black River**
 Acres: **106**
 Date: **3/28/2026**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MO179, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
73291	Gatewood-Aaron complex, 8 to 15 percent slopes, severely eroded	40.53	38.2%		Moderately well drained	Vle	44	40	35	29	
73055	Alred-Rueter complex, 15 to 35 percent slopes, very stony	30.44	28.7%		Well drained	Vls	14	13	11	5	
73042	Niangua-Bardley complex, 15 to 50 percent slopes, extremely stony	19.56	18.5%		Well drained	Vlle	15	15	8	6	
73139	Poynor-Clarksville-Scholten complex, 8 to 15 percent slopes, stony	5.69	5.4%		Well drained	IVs	48	46	41	35	
73156	Alred-Gepp complex, 8 to 15 percent slopes, stony	5.54	5.2%		Well drained	IVs	48	44	41	37	
73144	Courtois silt loam, 8 to 15 percent slopes	2.97	2.8%		Well drained	IVs	66	65	59	55	
73155	Gasconade-Rock outcrop complex, 3 to 35 percent slopes	0.99	0.9%		Somewhat excessively drained	Vllls	23	23	17	15	
75463	Huzzah sandy loam, 0 to 3 percent slopes, rarely flooded	0.28	0.3%		Well drained	lls	77	67	57	52	
Weighted Average							5.92	*n 31	*n 28.8	*n 24.3	*n 19.3

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

AGENT CONTACT

Rooted in a lifelong love for the outdoors and a deep commitment to people, Andy Ogle brings passion, leadership, and integrity to every land transaction. Born in Knoxville, Tennessee and raised on a farm in Lenoir City, Andy grew up exploring springs, fishing a 10-acre pond, and learning firsthand the value of working and stewarding the land. Today, he and his wife, Olivia, along with their three children, Wyatt, Boone, and Josie—call Cape Girardeau, Missouri home, where their family life continues to center around faith, family, and the outdoors.

For nearly 25 years, Andy served in full-time ministry, including 22 years on staff with Young Life, building teams, leading organizations, and investing deeply in people. His professional background also includes outside sales in construction materials, general management of a motorcycle dealership, national account management within the outdoor industry, deer management services, and owning and operating a Christmas tree farm. These roles refined his ability to lead, negotiate, solve problems, and follow through with consistency.

Andy is an avid whitetail hunter, Certified Hunt Master in Tennessee, and hands-on land manager who understands habitat improvement, property potential, and the long-term value of ground. He believes knowing a property means walking it, learning its story, understanding its neighbors, and maximizing its strengths. As he often says, "If I don't know it, I'll find out."

His relational approach, business acumen, and unwavering work ethic position him to serve his clients with excellence. If you're ready to buy or sell land, Andy Ogle is ready to work relentlessly on your behalf and steward your property as if it were his own.



ANDY OGLE

LAND AGENT

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