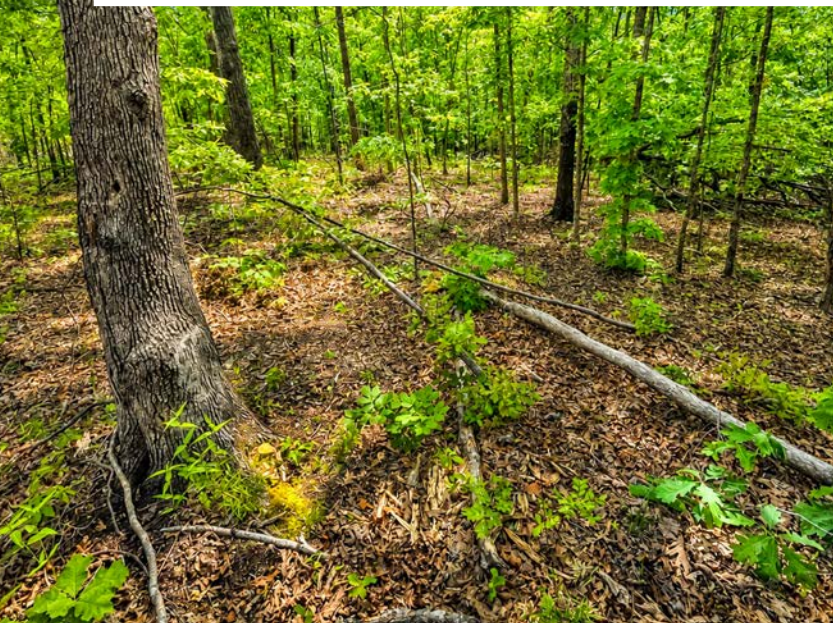


MIDWEST LAND GROUP PRESENTS



10 ACRES
REYNOLDS COUNTY, MO

955 County Road 900, Bunker, Missouri 63629



MIDWEST LAND GROUP IS HONORED TO PRESENT

RUSTIC 10 ACRE OZARK RETREAT & HANDCRAFTED CABIN

Experience authentic Ozark living on this unique 10 acre tract in Bunker, Missouri. A classic Ozark timber tract, featuring a mix of hardwoods that offer excellent privacy and natural habitat for local wildlife. Whether you are an outdoorsman looking for a private hunting honey-hole or a homesteader searching for a build-ready site with no restrictions, this property is a rare find in today's market. This isn't your standard shell; the on-site unfinished rustic cabin was thoughtfully handcrafted using local trees and rough-cut lumber, offering a level of character and durability rarely found in today's market. Relax on the spacious concrete front porch, designed for enjoyment and the quiet sights of the surrounding woodland. This tremendous opportunity is a "blank slate" for your homestead, hunting camp, or weekend retreat.

Inside this handcrafted cabin, the heavy lifting is well underway with some plumbing already roughed in, making the transition to a fully functional home or hunting lodge much faster. This timber tract has been selectively cut, maintaining its wooded privacy while creating natural visibility and healthy habitat for whitetail deer, turkey, and other game.

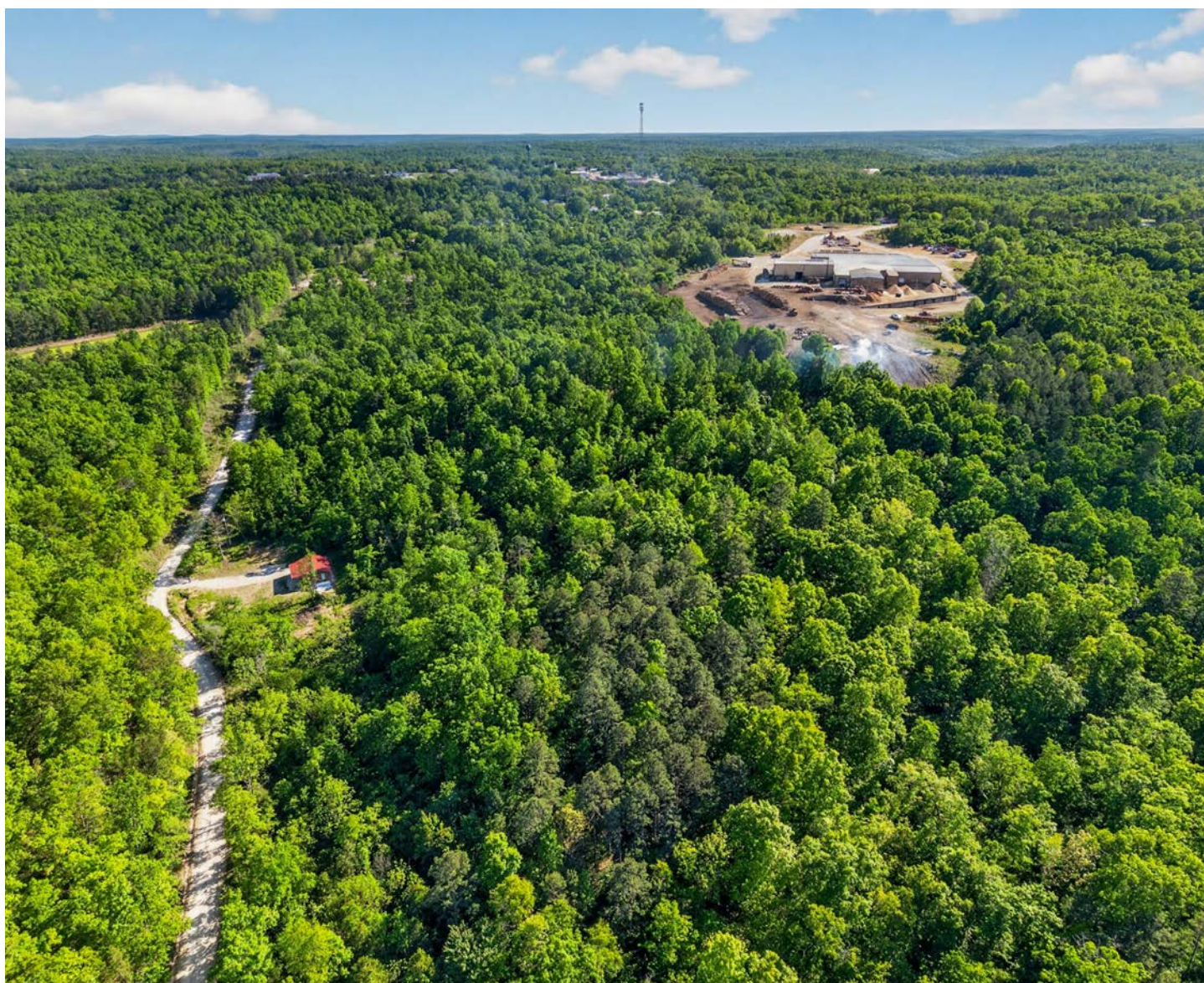
Utility savings: with a private water well already in place and electric access at the pole on the property, this tract is uniquely positioned as a "roughed-in" project ready for your final touches. These improvements represent a massive savings in both time and money for the next owner. Whether you're looking for a premier hunting camp or a secluded artisan homestead, the foundation for your dream is already here.



PROPERTY FEATURES

COUNTY: **REYNOLDS** | STATE: **MISSOURI** | ACRES: **10**

- Custom cabin shell crafted from local lumber and timber
- Roughed-in plumbing, private well, and electric at the line
- Outdoor living: concrete front porch perfect for relaxation
- Hunting: 10 acres of habitat for deer, turkey, and wildlife
- Ideal setup for homestead
- Managed timber: selectively cut for better wildlife habitat and building ease
- Secluded location: private setting in Bunker, MO, without restrictions
- Recreation: ATVs, hunting, or off-grid living in the Bunker area
- Clear canvas: opportunity to develop/utilize raw Ozark land
- Value: thousands of dollars in infrastructure costs already covered

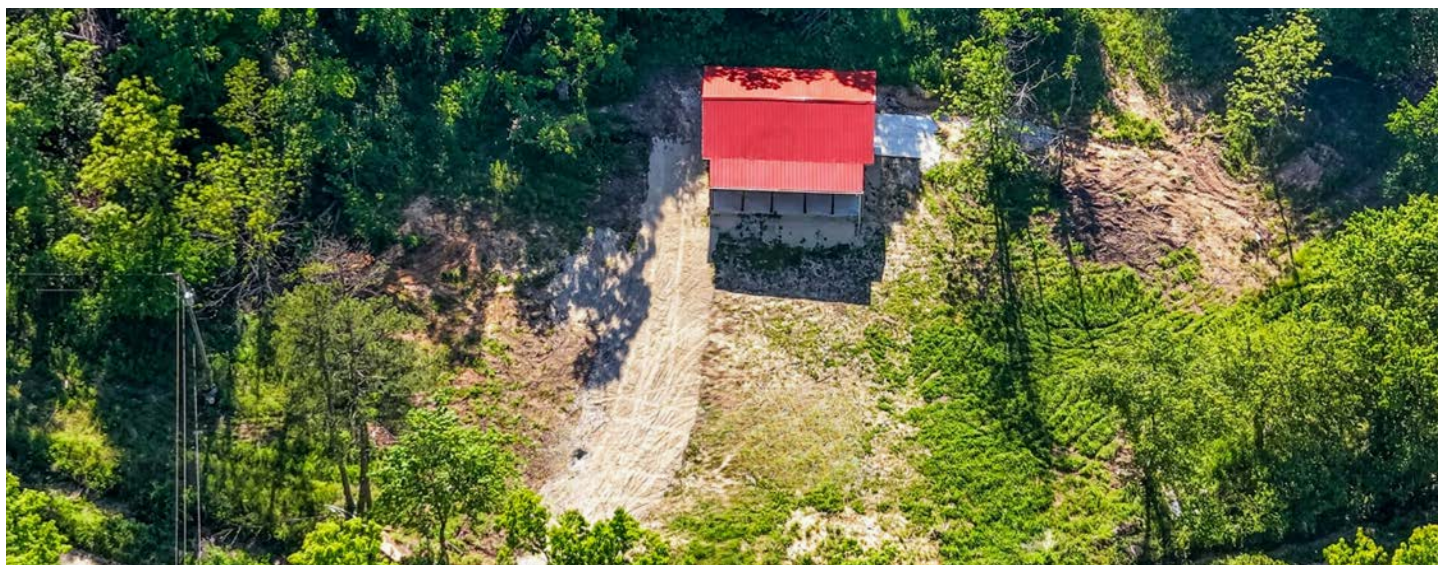


CUSTOM CABIN

Inside this handcrafted cabin, the heavy lifting is well underway with some plumbing already roughed in, making the transition to a fully functional home or hunting lodge much faster.



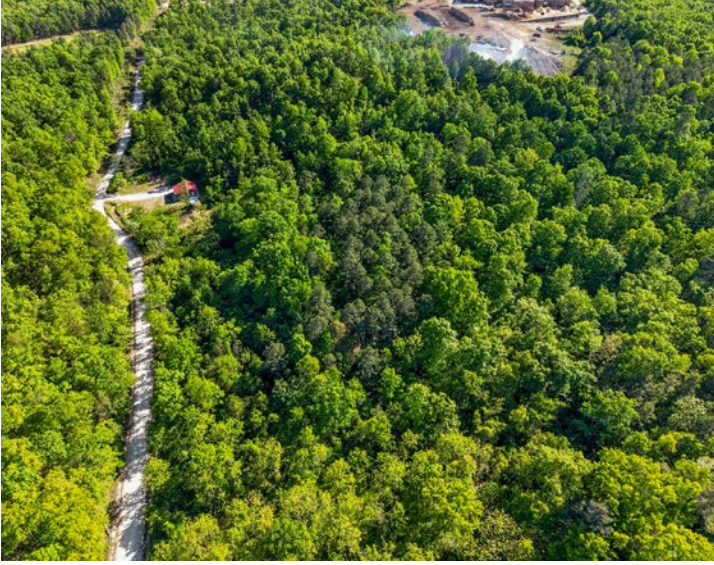
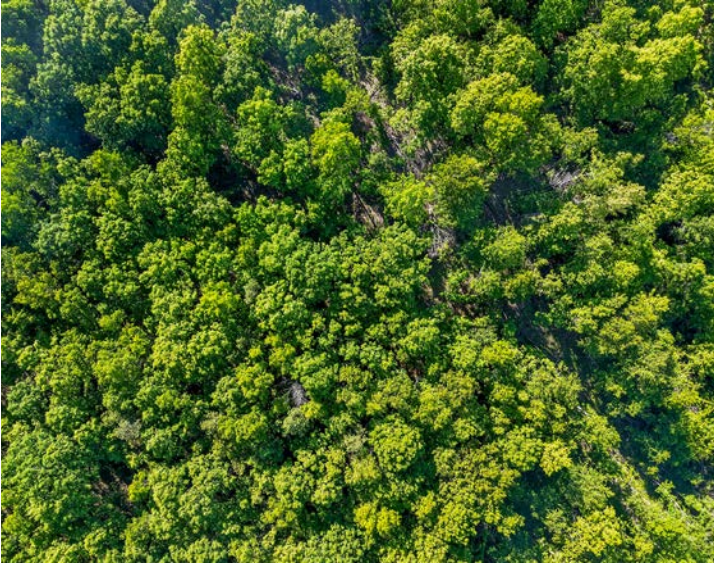
IDEAL SETUP FOR HOMESTEAD



SECLUDED LOCATION



MANAGED TIMBER



AERIAL MAP



©2026 AgriData, Inc.

Boundary Center: 37° 27' 52.29, -91° 12' 22.54

0ft 301ft 603ft



Maps Provided By:



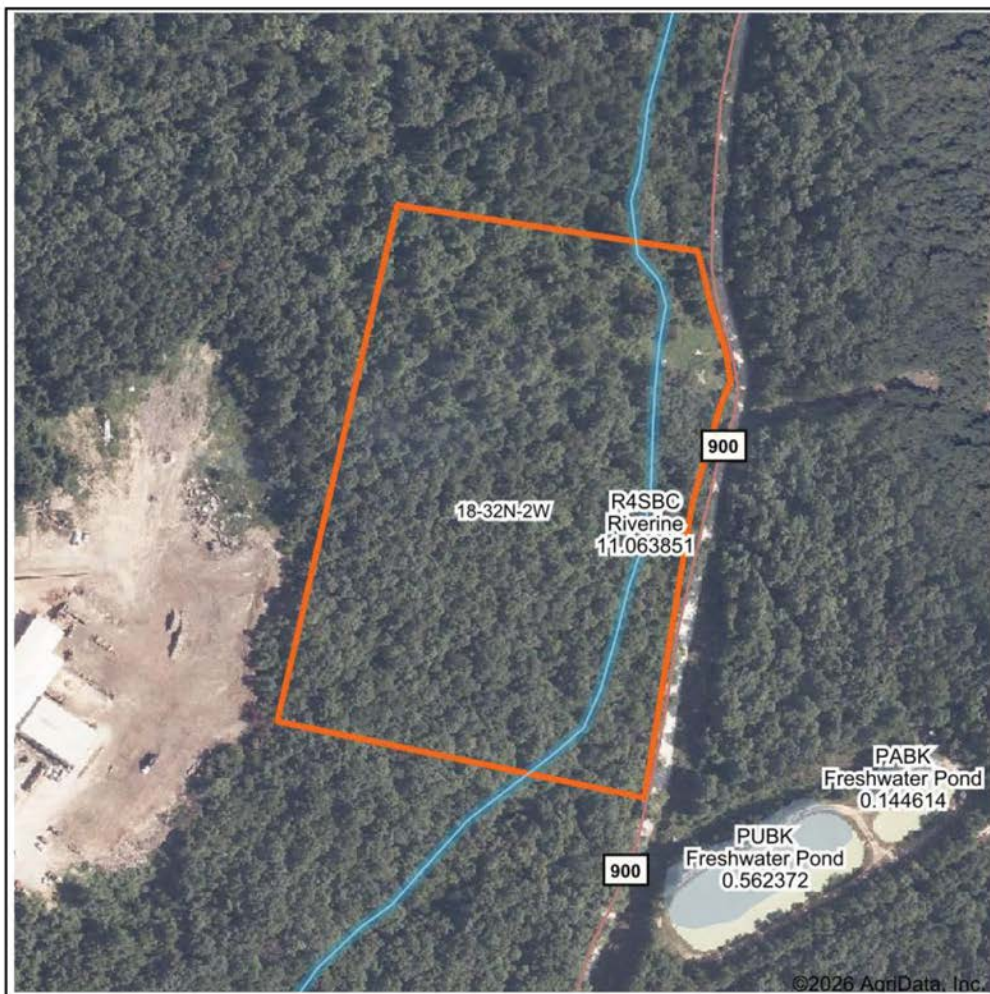
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18-32N-2W
Reynolds County
Missouri



4/30/2026

WETLANDS MAP



State: **Missouri**
 Location: **18-32N-2W**
 County: **Reynolds**
 Township: **Carroll**
 Date: **4/30/2026**

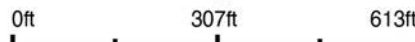


Maps Provided By:



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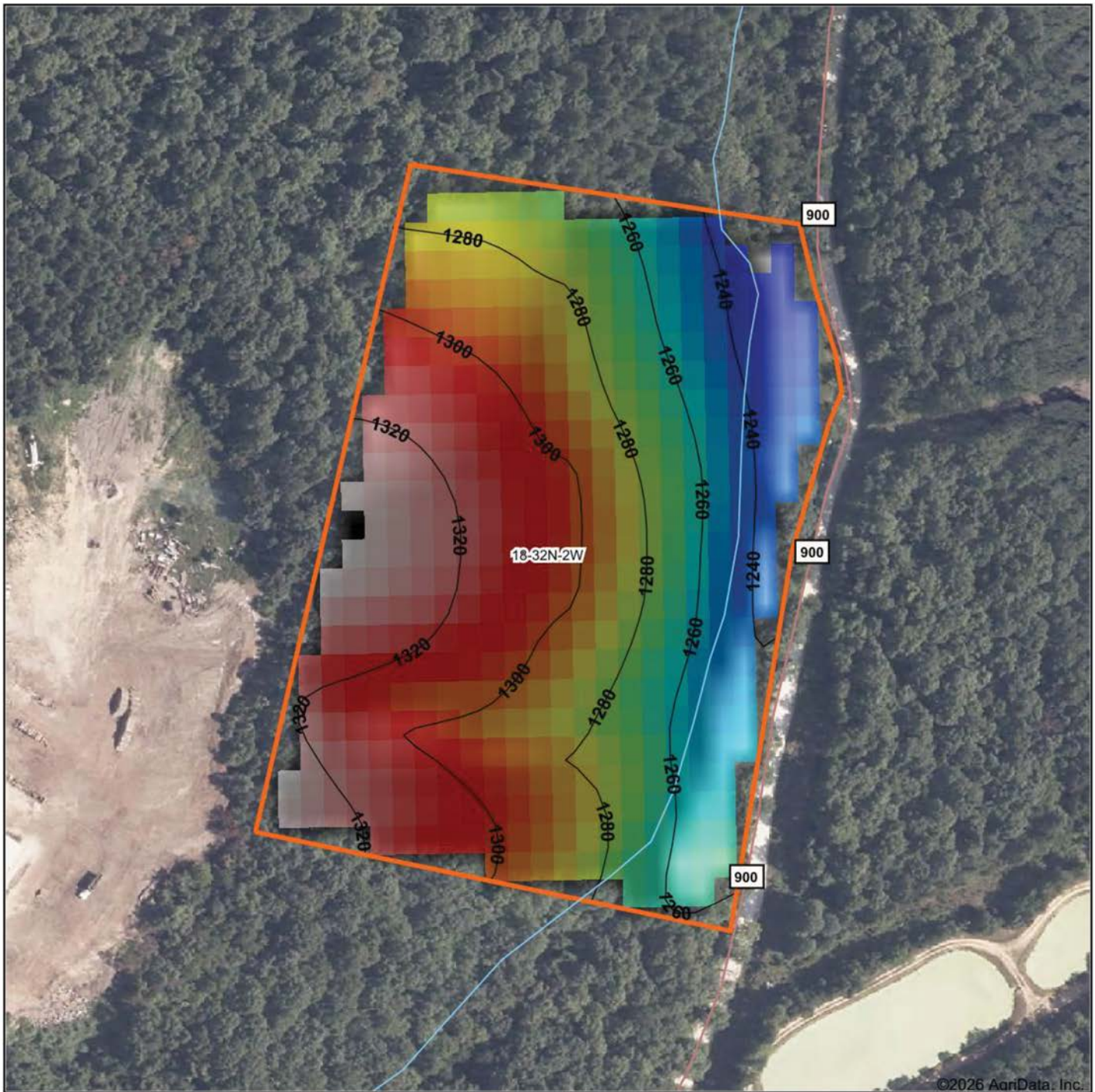
www.AgrDataInc.com



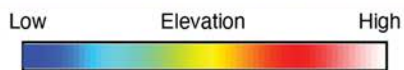
Classification Code	Type	Acres
R4SBC	Riverine	0.40
	Total Acres	0.40

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

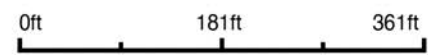
HILLSHADE MAP



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Source: USGS 10 meter dem
 Interval(ft): 20
 Min: 1,226.9
 Max: 1,334.1
 Range: 107.2
 Average: 1,283.2
 Standard Deviation: 29.07 ft



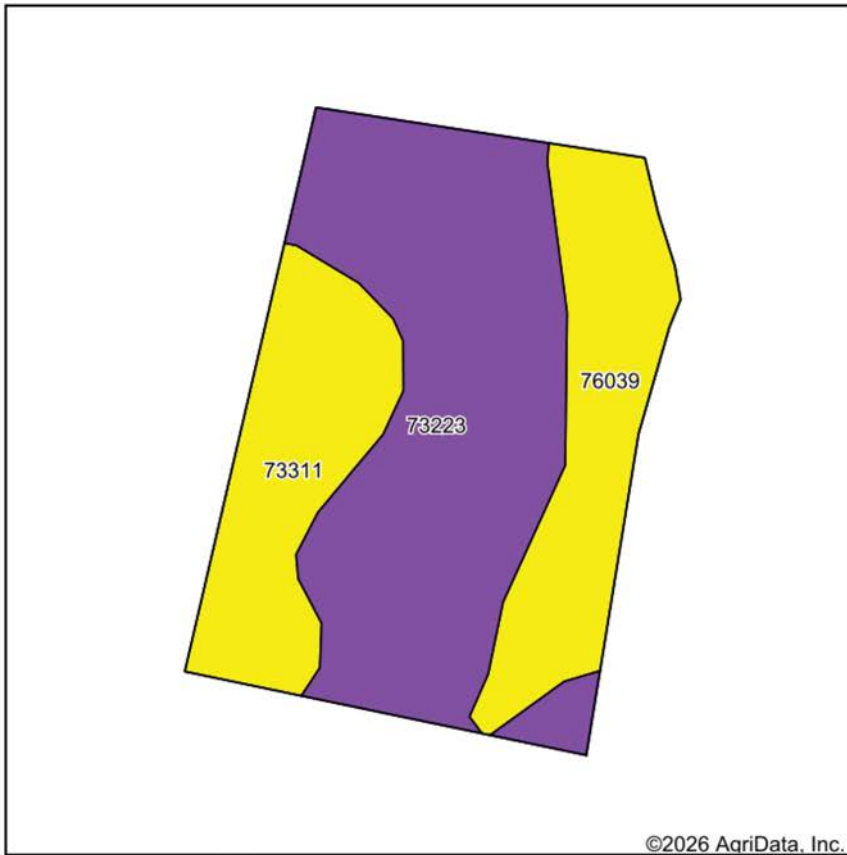
18-32N-2W
Reynolds County
Missouri

Boundary Center: 37° 27' 52.29, -91° 12' 22.54

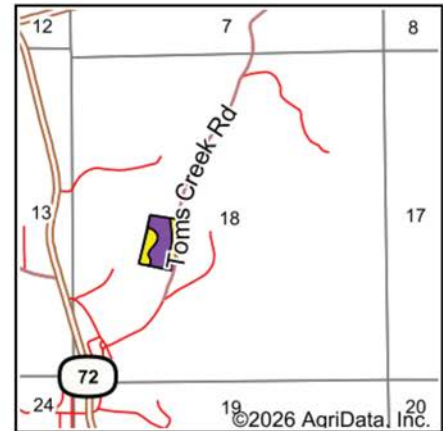


Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Reynolds**
 Location: **18-32N-2W**
 Township: **Carroll**
 Acres: **10**
 Date: **4/30/2026**



Maps Provided By:



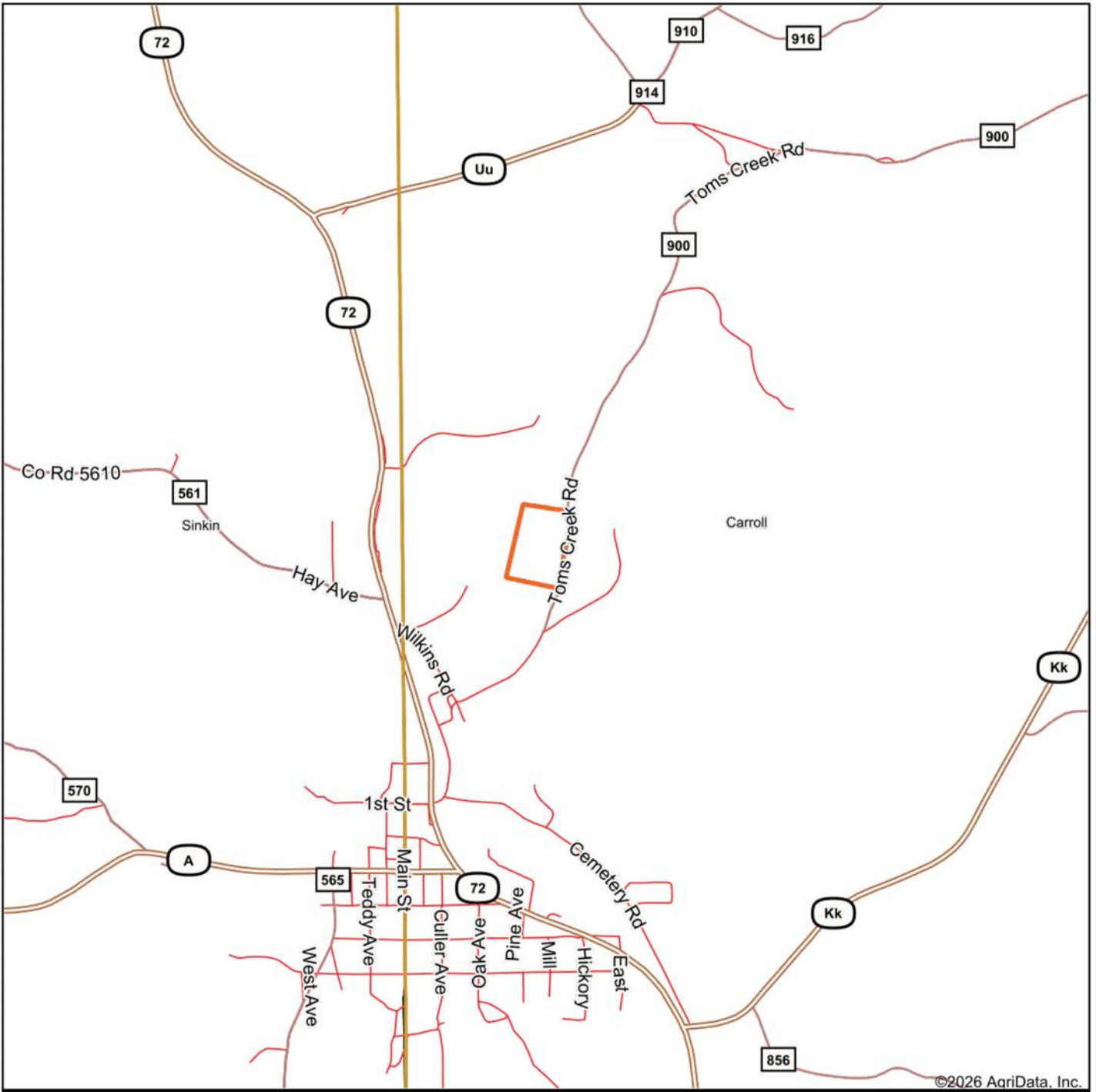
Area Symbol: MO179, Soil Area Version: 29

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	
73223	Coulstone-Bender complex, 15 to 50 percent slopes, very stony	5.47	54.7%		Somewhat excessively drained	VI s	7	7	6	2	
76039	Relfe gravelly sandy loam, 1 to 3 percent slopes, rarely flooded	2.34	23.4%		Excessively drained	IV s	37	37	33	22	
73311	Scholten-Bendavis-Poynor complex, 8 to 15 percent slopes	2.19	21.9%		Moderately well drained	IV e	40	37	33	26	
Weighted Average							5.09	*n 21.2	*n 20.6	*n 18.2	*n 11.9

*n: The aggregation method is "Weighted Average using all components"

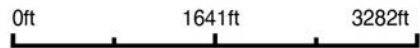
*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



©2026 AgriData, Inc.

Map Center: 37° 27' 52.27, -91° 12' 21.54



4/30/2026



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CUSTOMIZED ONLINE MAPPING
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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

573.290.2293

Aogle@MidwestLandGroup.com



MidwestLandGroup.com

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