

MIDWEST LAND GROUP PRESENTS



75 ACRES
RIPLEY COUNTY, MO

BB Highway, Fairdealing, Missouri 63945



MIDWEST LAND GROUP IS HONORED TO PRESENT

LITTLE BLACK RIVER & MUDDPUPPY WILDERNESS RETREAT - RAW OZARK HUNTING & TIMBER

Discover a hunter's paradise in Ripley County, Missouri. Located in the Fairdealing area, this premier 75 +/- acre recreational tract offers maturing Ozark timber, strategic water sources, and exceptional privacy right next door to world-class public land. Outdoor recreation opportunities abound in the area, making this an exceptional year-round destination for outdoor sports enthusiasts. This premium Ripley County acreage delivers an excellent blend of dense holding cover and turn-key hunting features. Accessing the property is easy, located just north of Highway 160 in Fairdealing. Follow Highway BB until the blacktop transitions into a maintained gravel road for approximately 3 miles, leading you directly to your private retreat. With over 1,600 feet of county road frontage, the property offers fantastic accessibility and multiple potential entry points. Electric power can be accessible at the road, making this a prime candidate for a future cabin, hunting camp, or camper hookup.

Navigating the rolling Ozark terrain is seamless via the clean interior trail system, allowing you to quietly slip into

stands, ride ATVs, or hike the property. The land is highly dynamic, featuring several seasonal creeks and wet-weather runoffs that act as vital water sources and natural travel funnels for local wildlife.

Food plot management is already simplified with two large, pre-cleared locations positioned strategically to capitalize on natural deer and wildlife movement. Because this property sits right in the path of the expansive, 1,404 acre Mudpuppy Conservation Area - which terminates at the end of Highway BB - your acreage benefits from a massive, protected wildlife buffer. Outdoor recreation options expand significantly with the Little Black River flowing nearby. This designated outstanding state water resource provides an incredible aquatic buffer, excellent local fishing, floating and kayaking opportunities. It creates a continuous sanctuary packed with heavy deer sign, active scrapes, and roosting turkeys, offering private-land exclusivity with endless room to roam just up the road.



PROPERTY FEATURES

COUNTY: **RIPLEY** | STATE: **MISSOURI** | ACRES: **75**

- 75 total acres: thick maturing Ozark timber providing excellent bedding cover
- 1,600+ feet of frontage: extensive, easily accessible county road frontage
- Two large food plots: established, cleared openings ready for seasonal planting
- Abundant wildlife: high-density corridor famous for whitetail deer and wild turkey
- Interior trail system: wide, cleared trails for ATVs, hiking, and game retrieval
- Live water features: several seasonal creeks and wet-weather runoff streams on site
- Electric/power is available at road frontage
- Mudpuppy Conservation Area & River proximity: sits moments from the 1,404 acre Mudpuppy Conservation Area and the beautiful Little Black River
- Pockets of mature pines mixed with hardwoods



THICK MATURING OZARK TIMBER

This premier 75 +/- acre recreational tract offers maturing Ozark timber, strategic water sources, and exceptional privacy right next door to world-class public land.



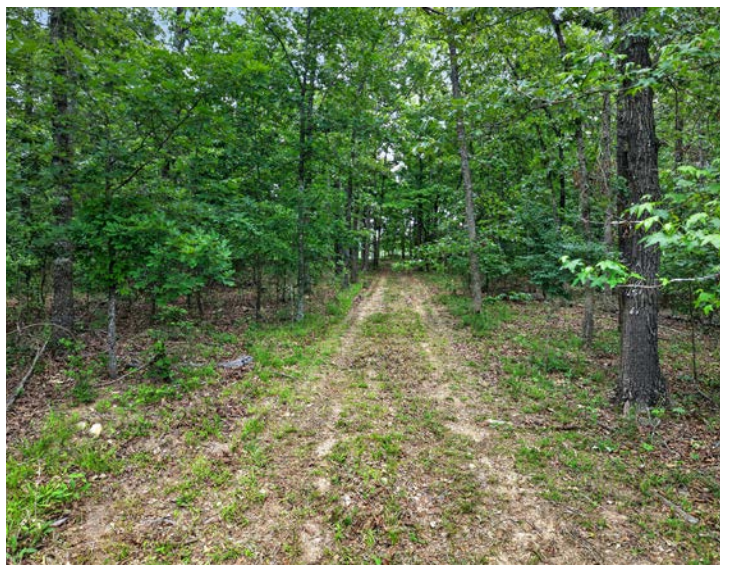
1,600+ FEET OF ROAD FRONTAGE



TWO LARGE FOOD PLOTS



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 36° 43' 46.76, -90° 41' 38.5

0ft 633ft 1266ft



Maps Provided By:



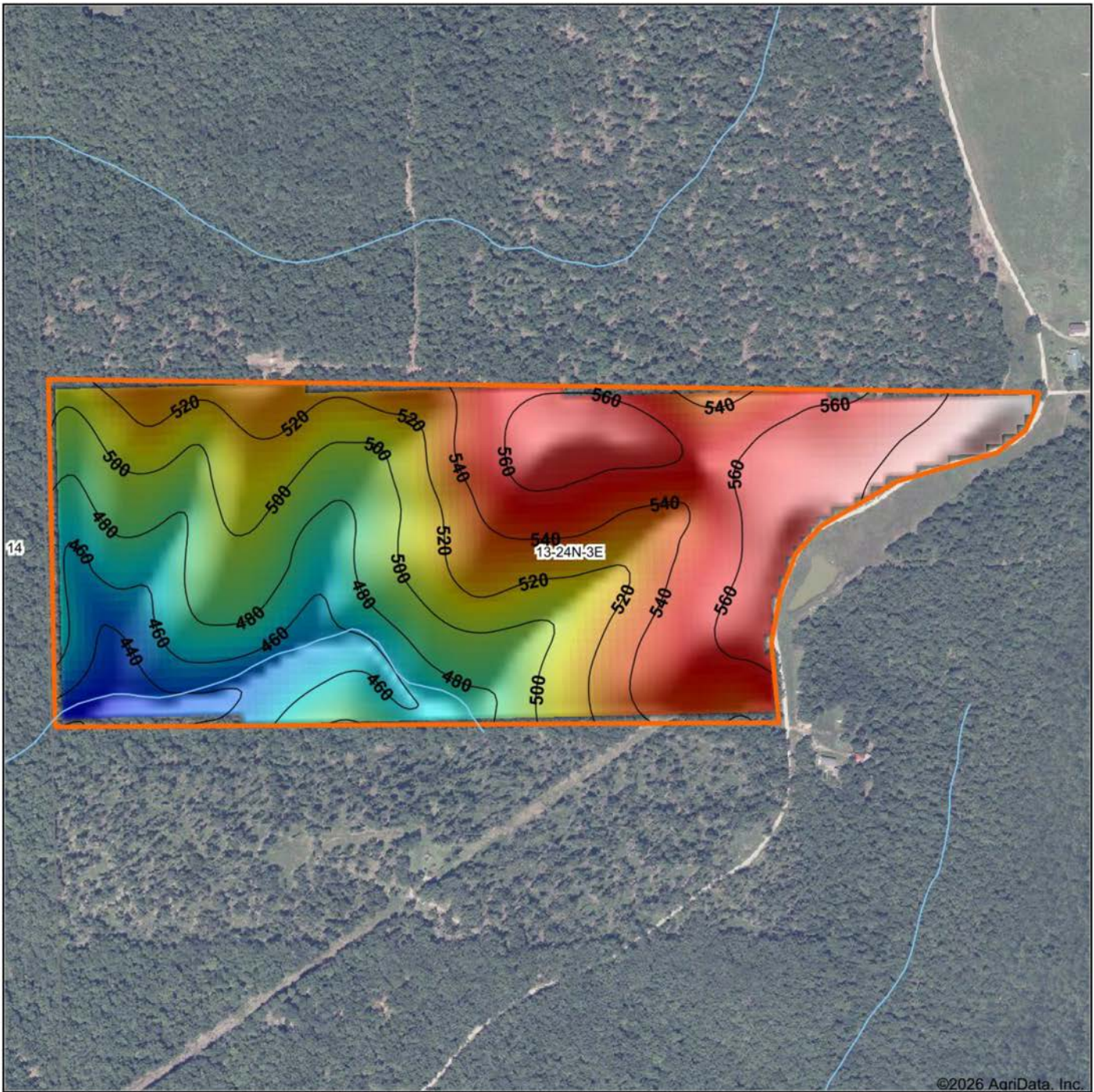
© AgriData, Inc. 2025 www.AgriDataInc.com

13-24N-3E
Ripley County
Missouri



5/3/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 10 meter dem

Interval(ft): 20

Min: 419.7

Max: 599.0

Range: 179.3

Average: 513.9

Standard Deviation: 41.31 ft

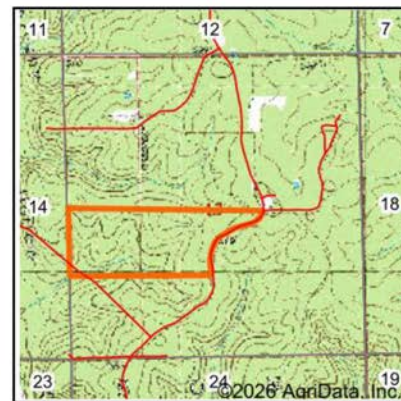


5/3/2026

13-24N-3E
Ripley County
Missouri

Boundary Center: 36° 43' 46.76, -90° 41' 38.5

WETLANDS MAP



State: **Missouri**
 Location: **13-24N-3E**
 County: **Ripley**
 Township: **Johnson**
 Date: **5/3/2026**



Maps Provided By:



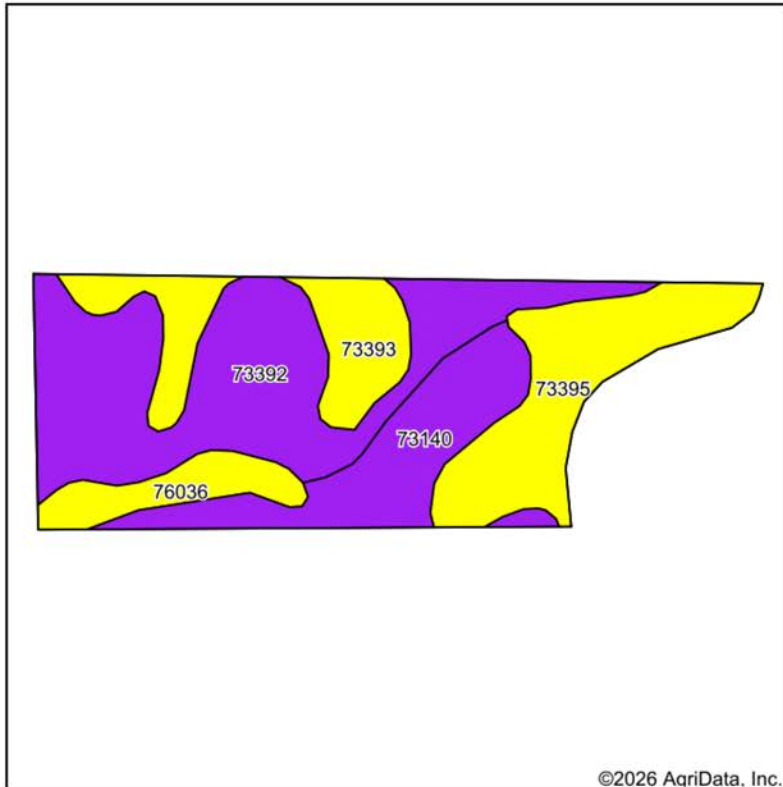
© AgriData, Inc. 2025 www.AgriDataInc.com



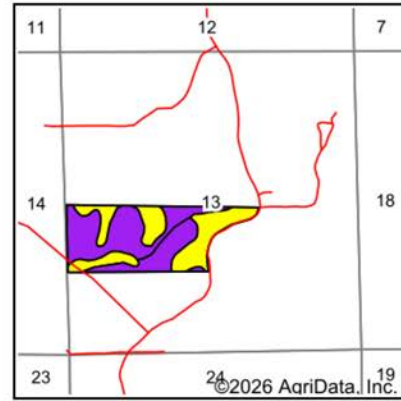
| Classification Code | Type | Acres |
|---------------------|----------|-------|
| R4SBC | Riverine | 0.75 |
| Total Acres | | 0.75 |

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

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Ripley**
 Location: **13-24N-3E**
 Township: **Johnson**
 Acres: **75**
 Date: **5/3/2026**



Maps Provided By:



Area Symbol: MO181, Soil Area Version: 26

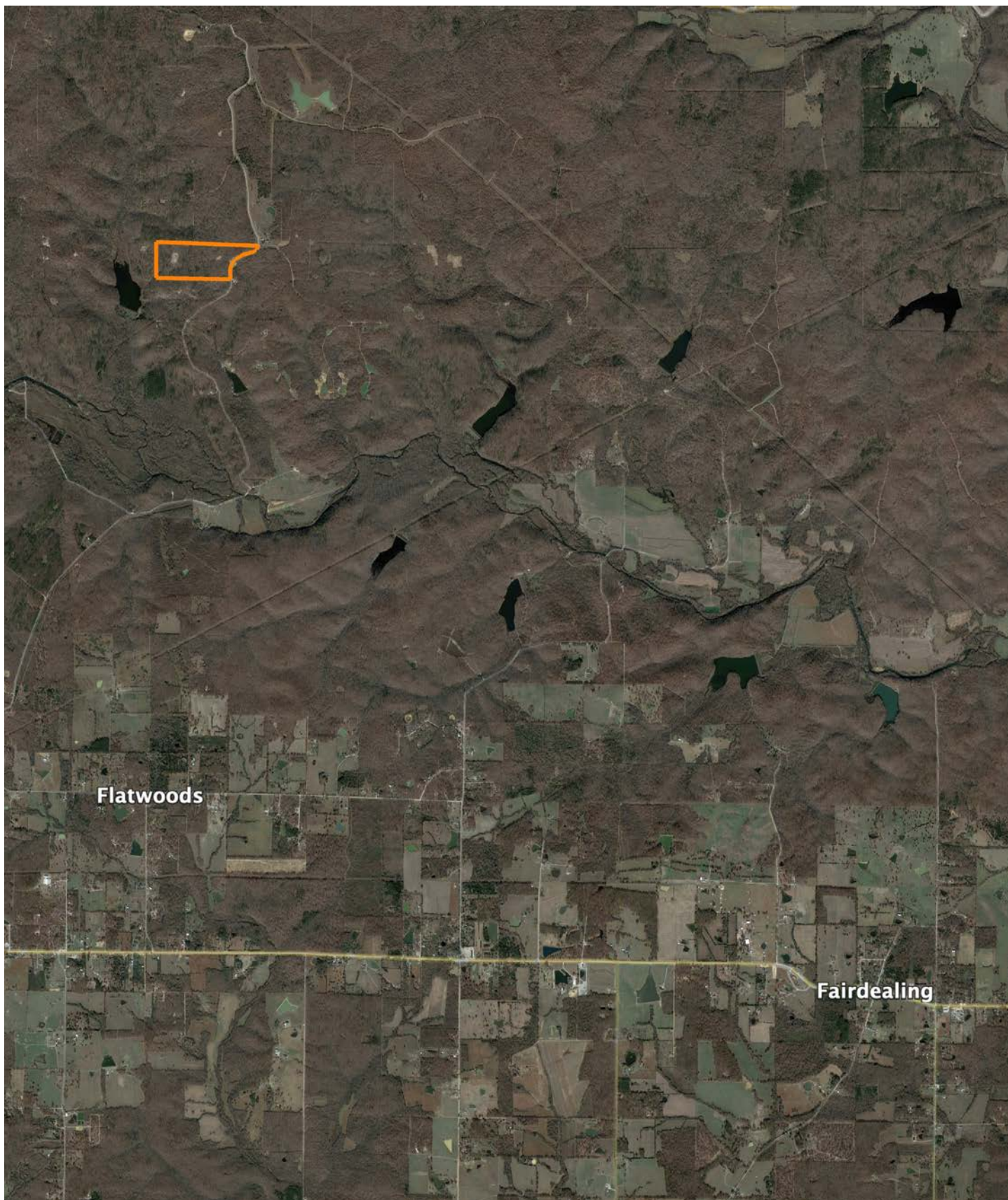
| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Soil Drainage | Non-Irr Class *c | *n NCCPI Overall | *n NCCPI Corn | *n NCCPI Small Grains | *n NCCPI Soybeans |
|-------------------------|---|-------|------------------|----------------------|------------------------------|------------------|------------------|----------------|-----------------------|-------------------|
| 73392 | Clarksville very gravelly silt loam, 15 to 35 percent slopes, stony | 30.58 | 40.8% | | Somewhat excessively drained | VI _s | 11 | 11 | 9 | 5 |
| 73395 | Clarksville very gravelly silt loam, 3 to 8 percent slopes | 15.08 | 20.1% | | Somewhat excessively drained | IV _e | 49 | 46 | 39 | 35 |
| 73140 | Clarksville-Scholten complex, 15 to 45 percent slopes, very stony | 13.53 | 18.0% | | Somewhat excessively drained | VI _s | 15 | 15 | 12 | 7 |
| 73393 | Clarksville very gravelly silt loam, 8 to 15 percent slopes, stony | 10.57 | 14.1% | | Somewhat excessively drained | IV _s | 47 | 45 | 40 | 34 |
| 76036 | Midco very gravelly loam, 1 to 3 percent slopes, occasionally flooded | 5.24 | 7.0% | | Somewhat excessively drained | IV _w | 55 | 55 | 41 | 34 |
| Weighted Average | | | | | | 5.18 | *n 27.5 | *n 26.6 | *n 22.2 | *n 17.5 |

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OVERVIEW MAP



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

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, North Dakota, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.