

MIDWEST LAND GROUP PRESENTS



BOLLINGER COUNTY, MO

96 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

FLAWLESS TURN-KEY SPORTSMAN'S COMPOUND: 96 +/- IMMACULATE ACRES

For the serious land manager and avid hunter, this immaculate 96 +/- acre tract in Bollinger County is the holy grail of recreational property. Situated on a private, dead-end county road, this farm offers the ultimate sanctuary from traffic and pressure, ensuring your wildlife stays put. Spanning both sides of the road with over 1,700 feet of road frontage, this acreage offers exceptional tactical access for any wind direction. The land boasts fantastic marketable timber, featuring a dense canopy of mature mast-producing hardwoods and towering pines that offer a great financial investment alongside elite wildlife bedding cover.

Water and habitat design are expertly dialed in. The property features three large food plot fields ready for your fall planting, a network of winding wet-weather creeks, and 4 ponds total. Two of these ponds are a full acre each, fully stocked with fish, and equipped with private docks for casting a line between hunts.

Navigating the entire estate is effortless thanks to a massive network of clean interior trail systems perfect for ATVs, side by sides, or tractors. The property is an absolute paradise for whitetail and wild turkey, covered in heavy sign, watering holes, and strategic treestands and vintage shooting houses.

After a long day in the woods, retreat to the 2,400 square foot, 4 bedroom, 2 bathroom home, which comes fully furnished as your ultimate hunting lodge. This home is in wonderful condition, equipped with a brand-new range and all the necessary appliances to satisfy your needs. Your gear and side-by-sides will have an ideal home in the exceptionally clean approximately 24'x48' shop, fully powered and complete with a large lean-to. As an added measure, to help maintain the food plots and trails, a tractor with implements is included in the sale. This is a rare, flawless, move-in-ready sportsman's compound.



PROPERTY FEATURES

COUNTY: **BOLLINGER** | STATE: **MISSOURI** | ACRES: **96**

- 96 +/- acres of timber & hunting ground
- 2,400 sq. ft., 4 bed/2 bath home - fully furnished
- Gated entrance for added security
- Ultimate privacy: located on a quiet dead-end county road
- Food plots & trails: 3 large food plot fields connected by extensive interior trails
- Water features: 4 ponds, wet-weather creeks, & watering holes
- Docks for access & fishing at ponds
- Tall timber: marketable hardwoods and mature tall pines
- Elite hunting setup: incredible deer and turkey density
- Vintage shooting houses and treestands included
- 24'x48' shop with a lean-to - perfect for hanging deer, wrenching on ATVs, and storing gear
- Implements Included: tractor and implements convey
- 1,700'+ of road frontage on both sides of County Road 853



2,400 SQ. FT., 4 BED/2 BATH HOME

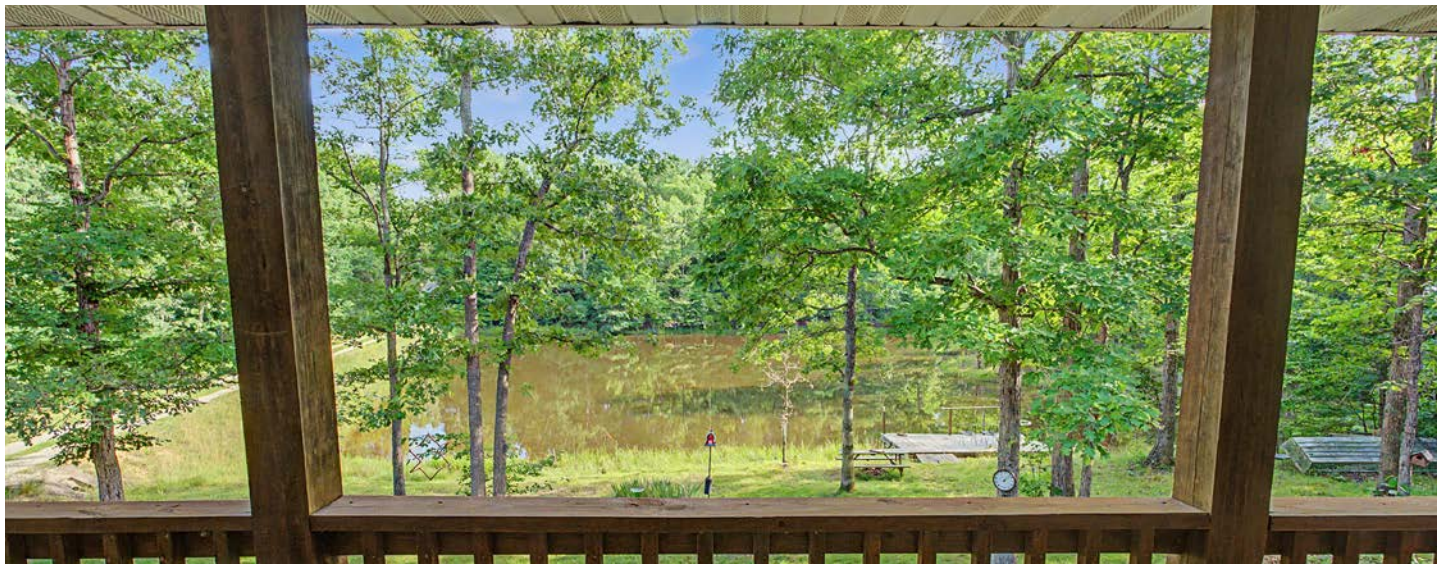
After a long day in the woods, retreat to the 2,400 square foot, 4 bedroom, 2 bathroom home, which comes fully furnished as your ultimate hunting lodge.



ADDITIONAL INTERIOR PHOTOS



ULTIMATE PRIVACY

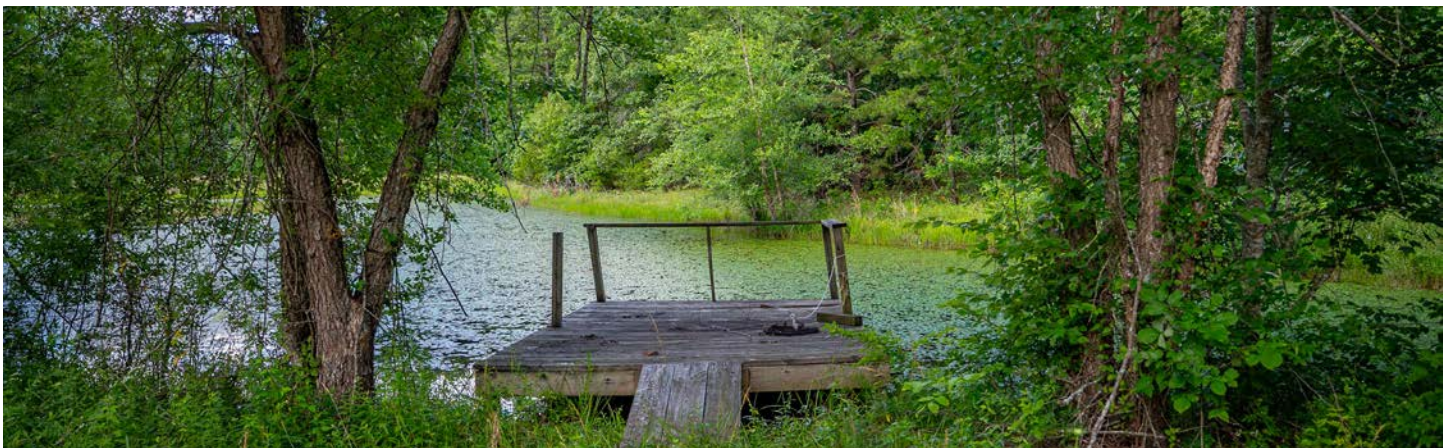


24'X48' SHOP WITH A LEAN-TO



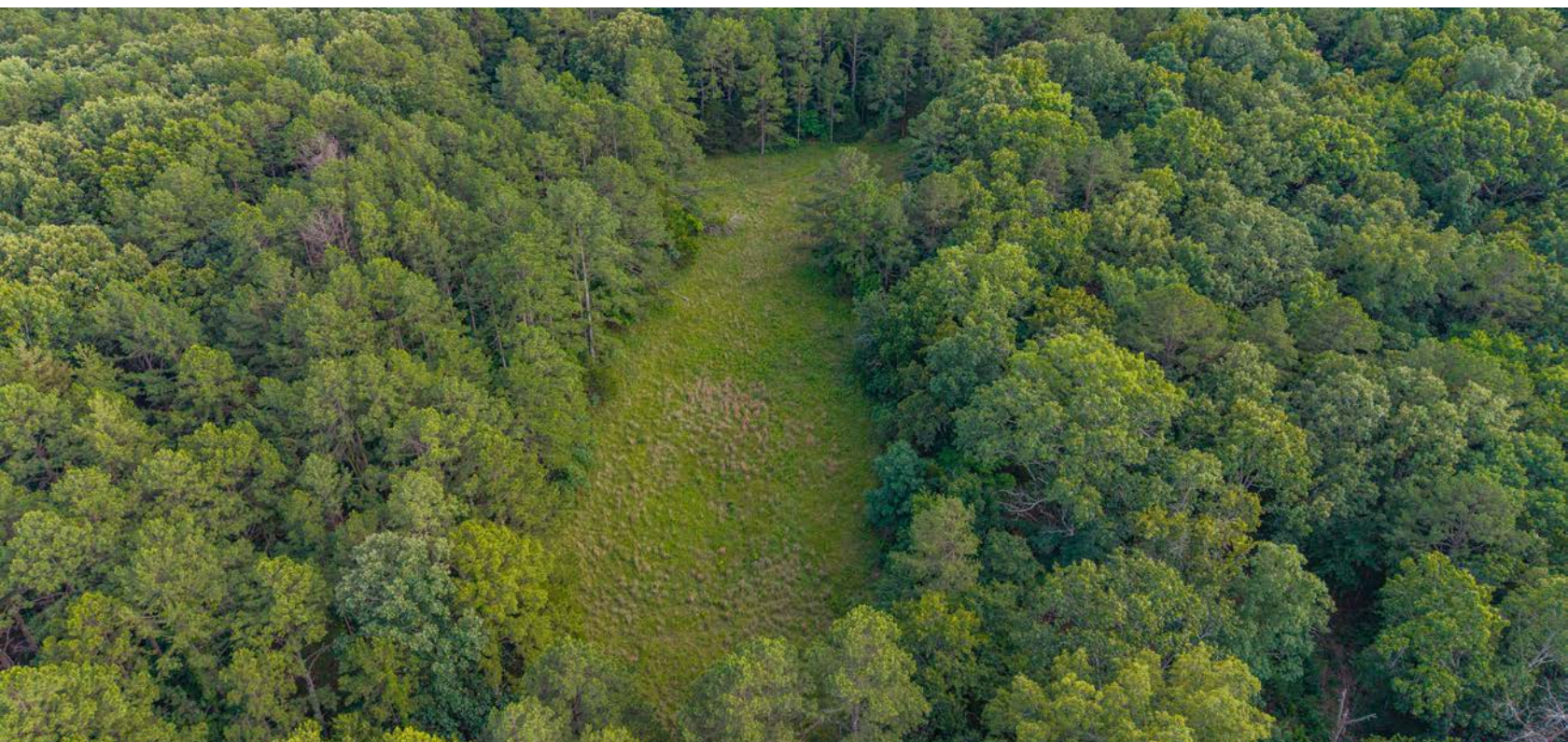
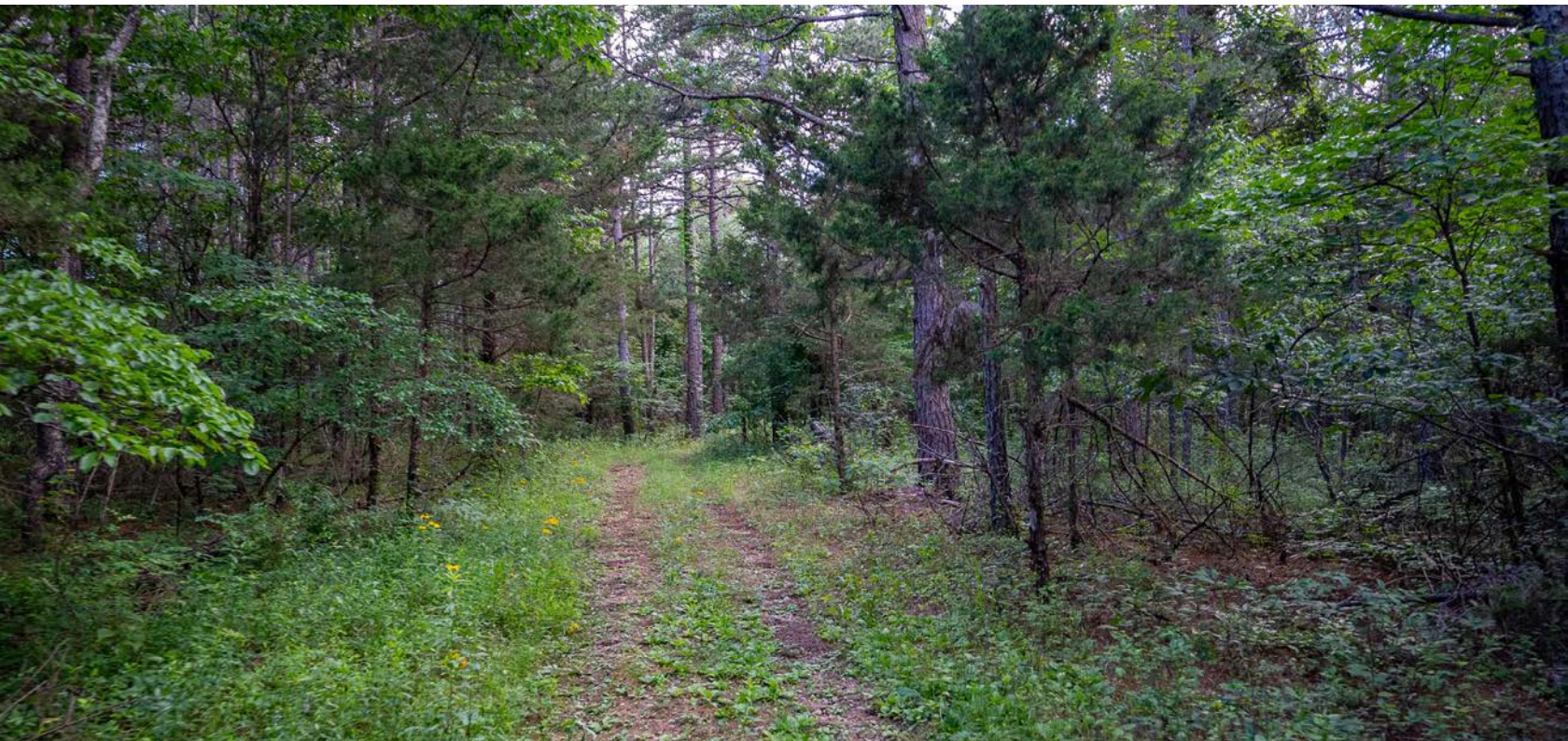
WATER FEATURES

Water and habitat design are expertly dialed in. The property features three large food plot fields ready for your fall planting, a network of winding wet-weather creeks, and 4 ponds total. Two of these ponds are a full acre each, fully stocked with fish, and equipped with private docks for casting a line between hunts.



FOOD PLOTS & TRAILS

Navigating the entire estate is effortless thanks to a massive network of clean interior trail systems perfect for ATVs, side by sides, or tractors.



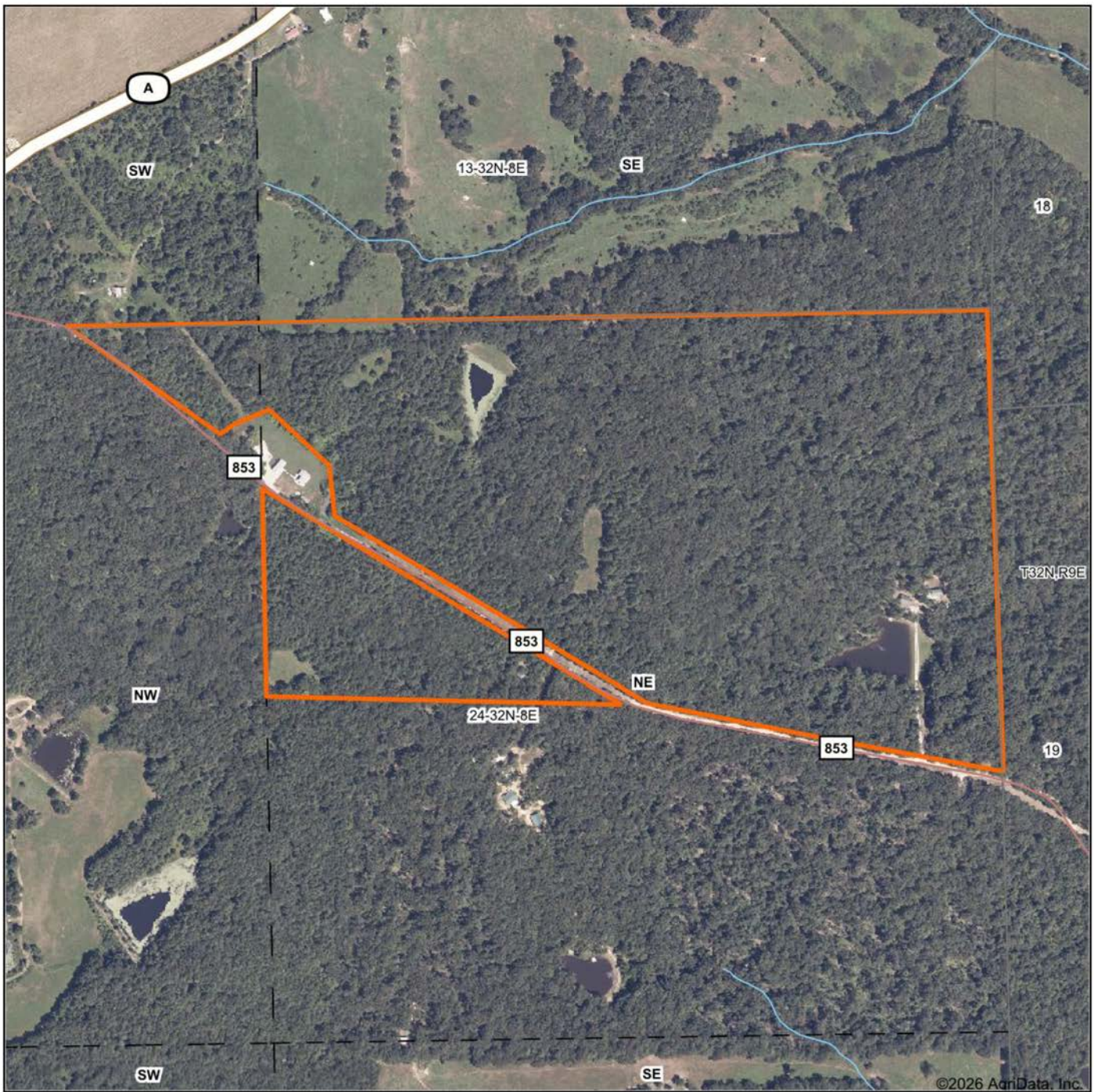
ELITE HUNTING SETUP



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 37° 26' 54.56, -90° 6' 43.77

0ft 585ft 1170ft



Maps Provided By:



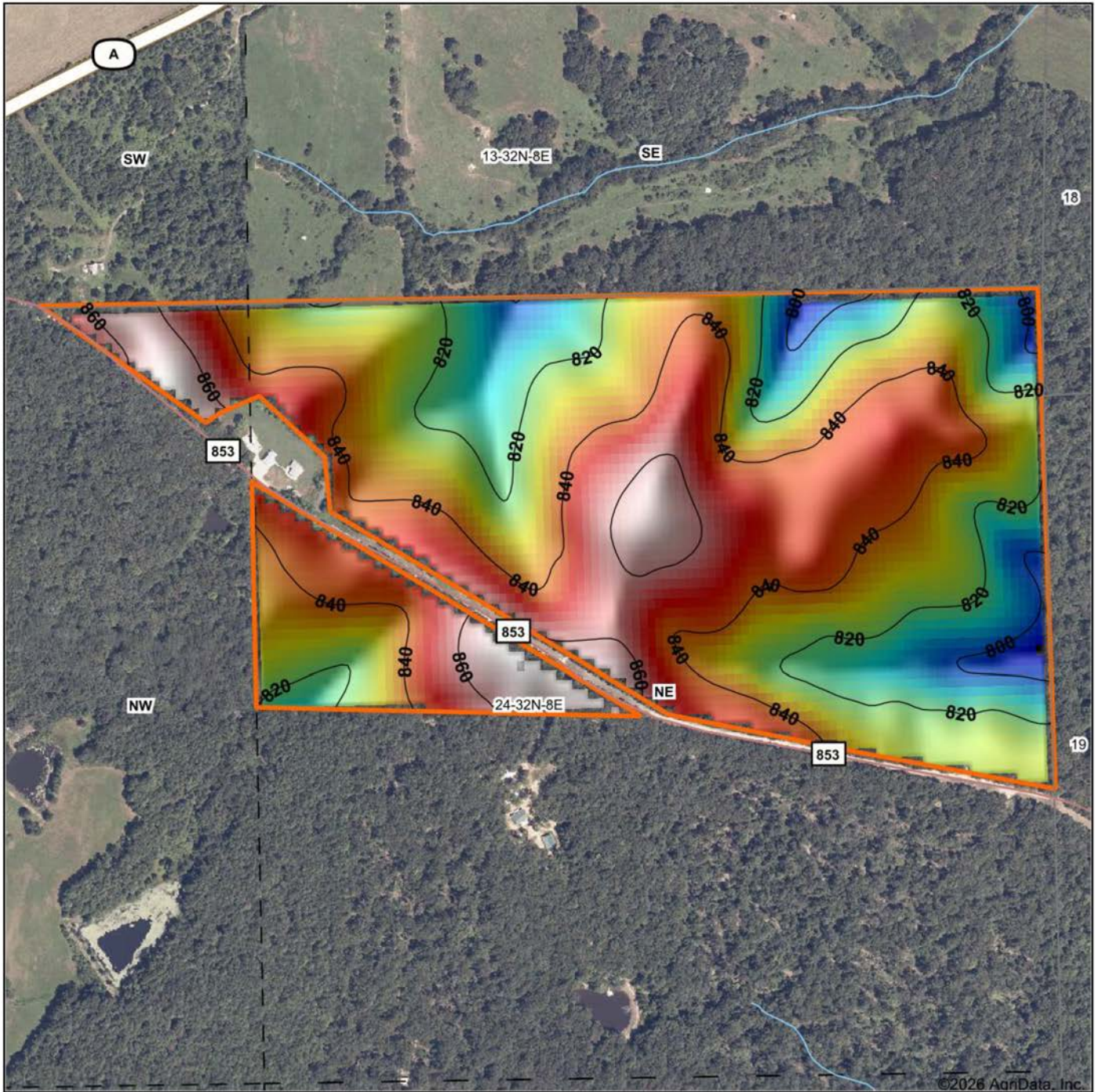
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24-32N-8E
Bollinger County
Missouri



4/11/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

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Source: USGS 10 meter dem

Interval(ft): 20

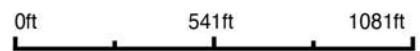
Min: 792.7

Max: 866.1

Range: 73.4

Average: 833.9

Standard Deviation: 16.01 ft

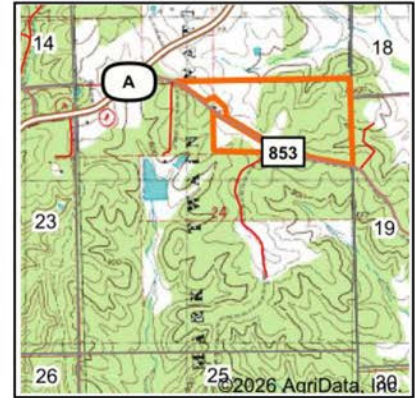
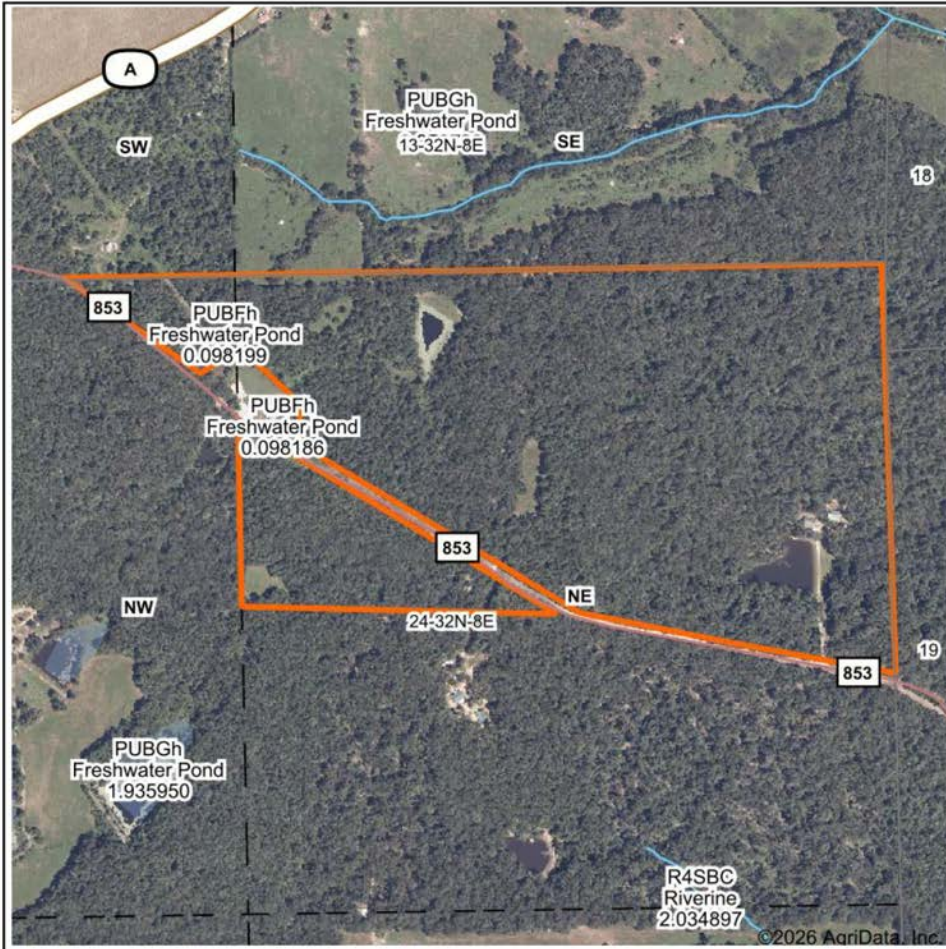


4/11/2026

24-32N-8E
Bollinger County
Missouri

Boundary Center: 37° 26' 54.56, -90° 6' 43.77

WETLANDS MAP



State: **Missouri**
 Location: **24-32N-8E**
 County: **Bollinger**
 Township: **Crooked Creek**
 Date: **4/11/2026**



Maps Provided By:

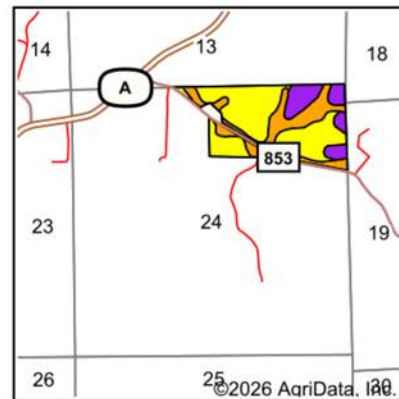
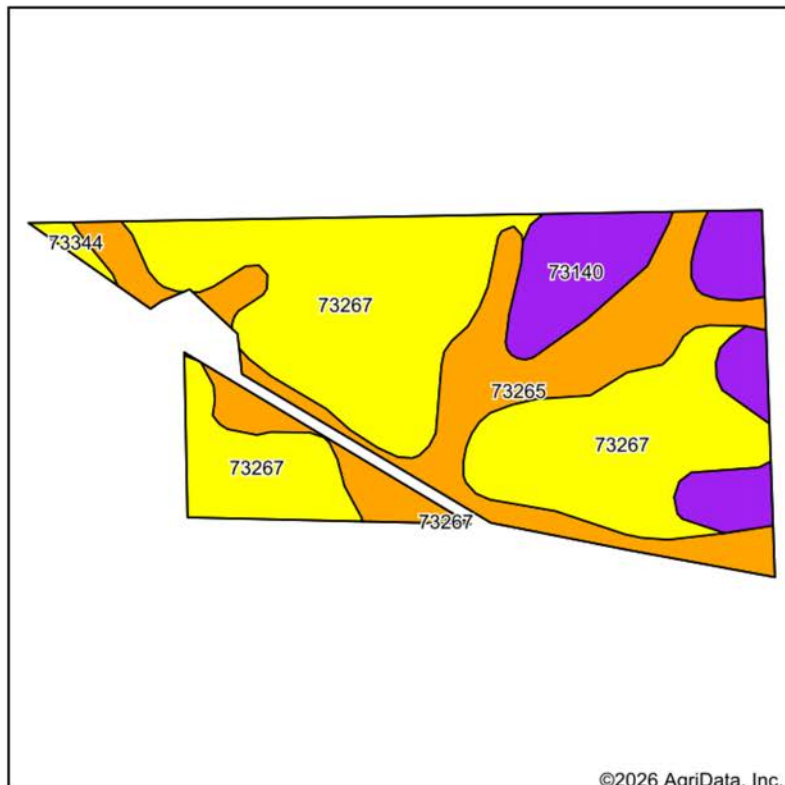


0ft 830ft 1660ft

Classification Code	Type	Acres
PUBFh	Freshwater Pond	0.10
Total Acres		0.10

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

SOILS MAP



State: **Missouri**
 County: **Bollinger**
 Location: **24-32N-8E**
 Township: **Crooked Creek**
 Acres: **96.9**
 Date: **4/11/2026**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MO017, Soil Area Version: 40

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
73267	Yelton-Scholten complex, 8 to 15 percent slopes	53.53	55.3%		Moderately well drained	IVs	47	44	42	33
73265	Captina-Scholten complex, 3 to 8 percent slopes	24.43	25.2%		Moderately well drained	IIIs	49	44	41	33
73140	Clarkville-Scholten complex, 15 to 45 percent slopes, very stony	15.15	15.6%		Somewhat excessively drained	VIIs	15	15	12	7
73157	Captina silt loam, 3 to 8 percent slopes	3.04	3.1%		Moderately well drained	IIIs	50	45	43	35
73344	Captina silt loam, 8 to 15 percent slopes, moderately eroded	0.75	0.8%		Moderately well drained	IVe	45	40	38	35
Weighted Average						4.03	*n 42.6	*n 39.5	*n 37.1	*n 29

*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

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