

MIDWEST LAND GROUP PRESENTS

325 ACRES

DOUGLAS COUNTY, MO

000 COUNTY ROAD DD 447, OLDFIELD, MISSOURI, 65720



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

325 +/- ACRE OZARKS HUNTING RETREAT WITH BEAVER CREEK FRONTAGE

Located in the heart of the Ozarks, this 325 +/- acre recreational property offers an exceptional combination of live water, productive ground, and outstanding wildlife habitat. With rare frontage along beautiful Beaver Creek, the property features lush creek-bottom hay fields, multiple springs, mature hardwood timber, and a well-established trail system that provides easy access throughout the farm.

The diverse landscape creates ideal habitat for deer and turkey, with excellent hunting opportunities and several

prime locations for food plots and stand sites. Beaver Creek and the natural springs provide a year-round water source for wildlife while adding to the property's scenic appeal.

Whether you're looking for a premier hunting property, a productive farm, or a private Ozarks retreat, this tract offers the size, water, and habitat rarely found in one package. From the fertile creek bottoms to the timbered ridges overlooking the valley, this is the kind of property that only gets better the more you explore it.



PROPERTY FEATURES

COUNTY: **DOUGLAS** | STATE: **MISSOURI** | ACRES: **325**

- Frontage on Beaver Creek
- Lush creek-bottom hay ground
- Multiple natural springs
- Mature hardwood timber
- Established trail system throughout the property
- Excellent deer and turkey hunting
- Prime food plot locations
- Diverse terrain with exceptional wildlife habitat
- Beautiful Ozarks setting with year-round water sources



FRONTAGE ON BEAVER CREEK

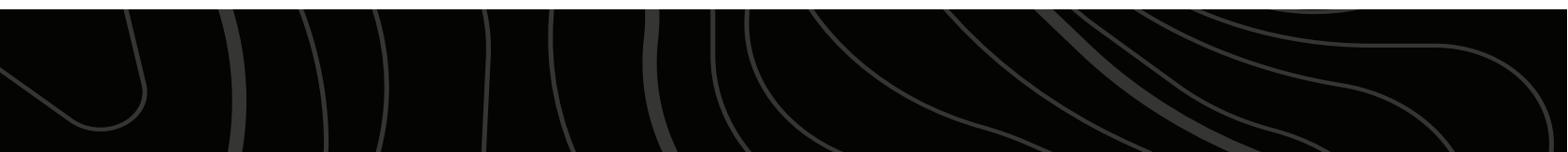
With rare frontage along beautiful Beaver Creek, the property features lush creek-bottom hay fields, multiple springs, mature hardwood timber, and a well-established trail system that provides easy access throughout the farm.



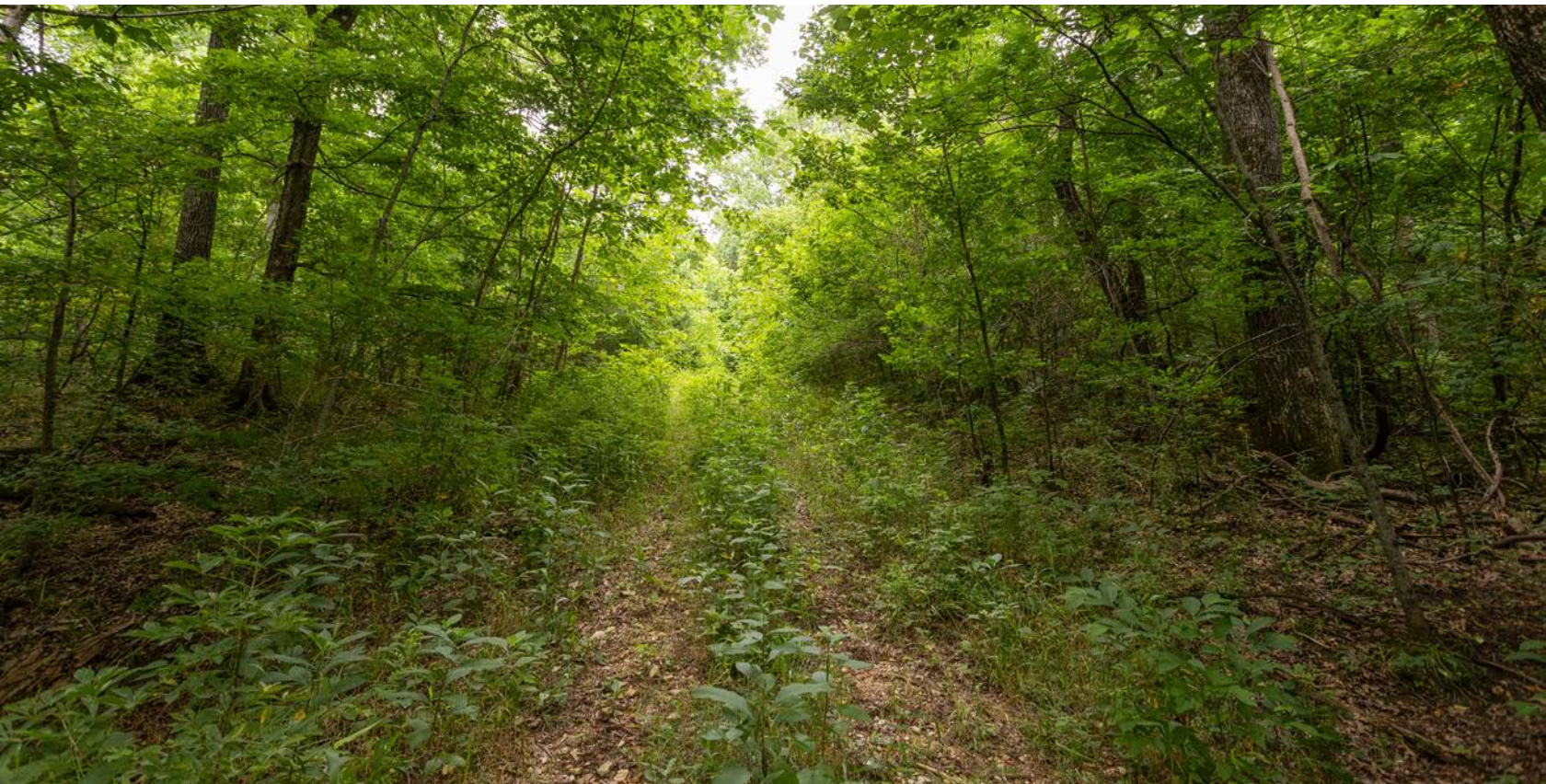
MATURE HARDWOOD TIMBER



LUSH CREEK-BOTTOM HAY GROUND



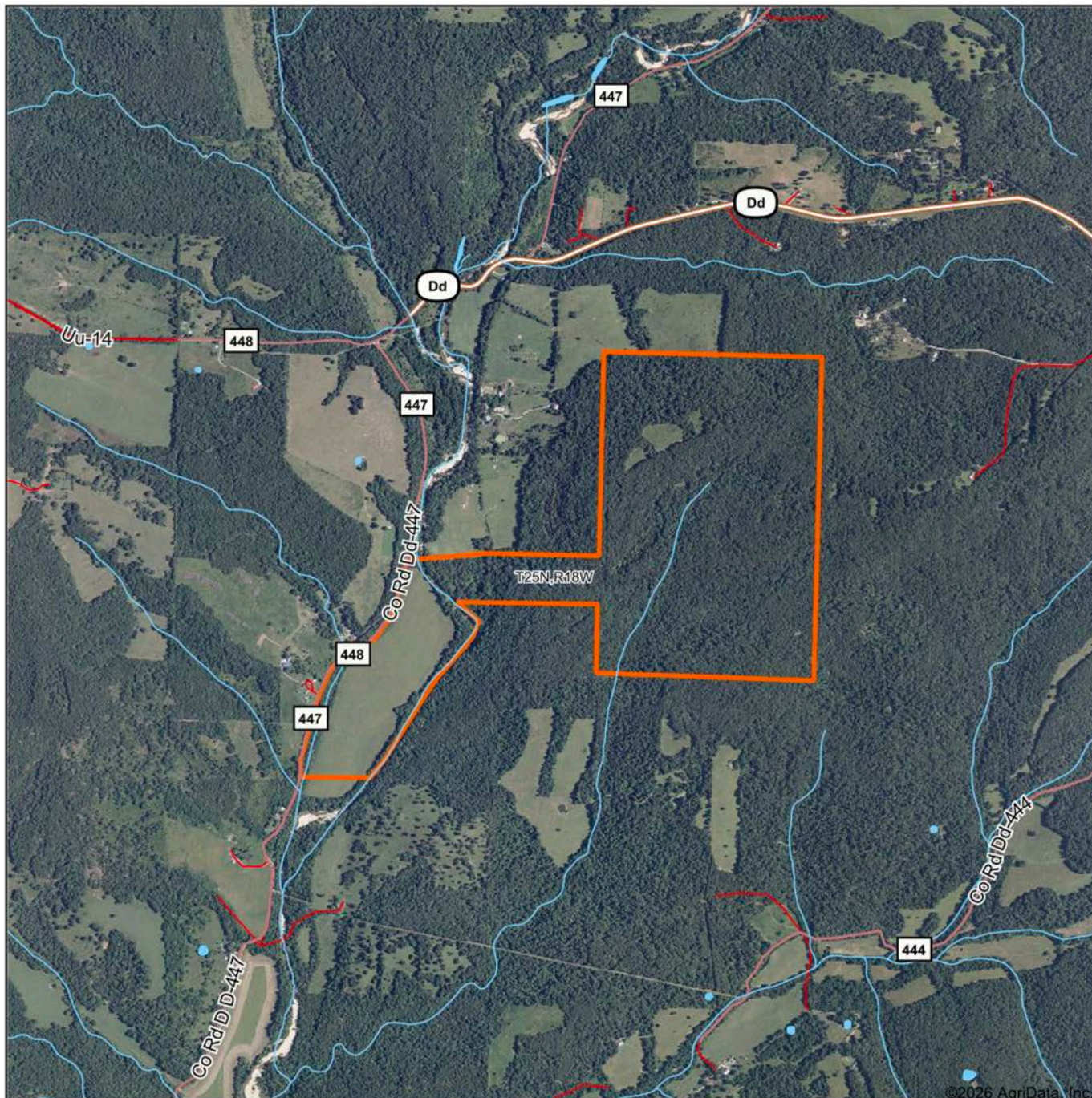
ESTABLISHED TRAIL SYSTEM



EXCELLENT DEER AND TURKEY HUNTING



AERIAL MAP



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Boundary Center: 36° 50' 43.13, -92° 53' 31.96

0ft 1919ft 3839ft



Maps Provided By:



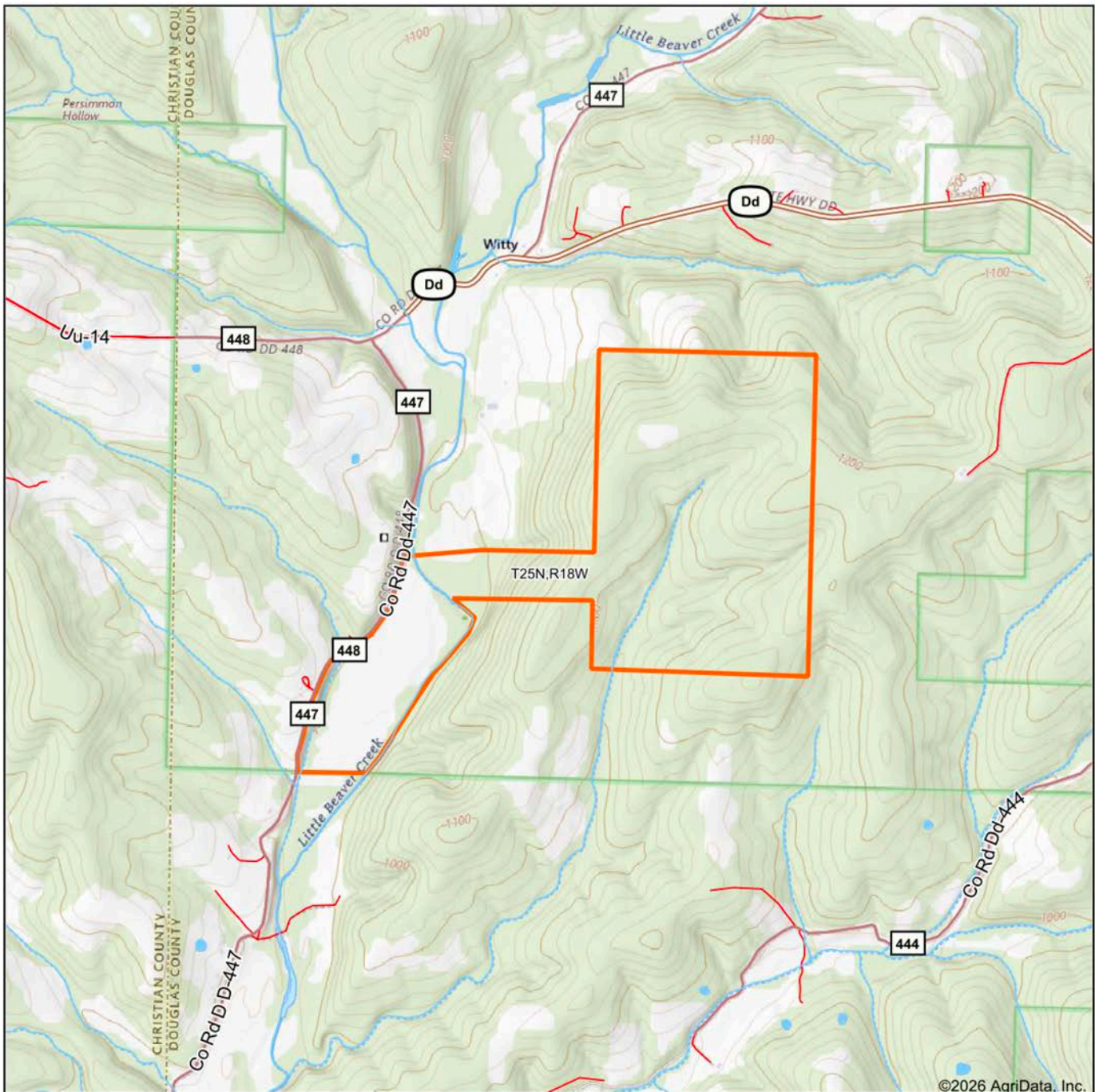
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22-25N-18W
Douglas County
Missouri



6/8/2026

TOPOGRAPHY MAP



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Map Center: 36° 50' 44.55, -92° 53' 33.18



22-25N-18W
Douglas County
Missouri



6/8/2026

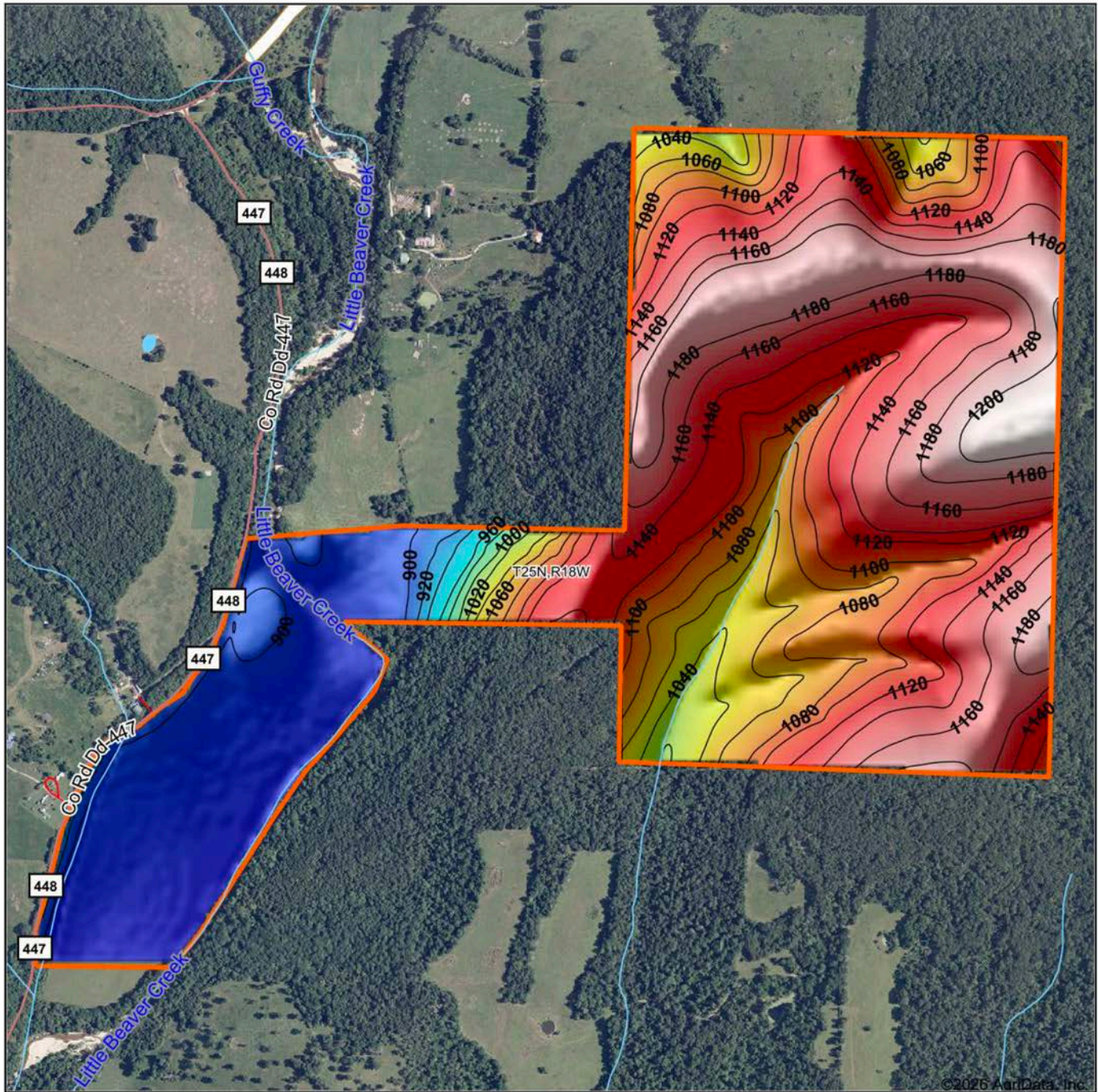


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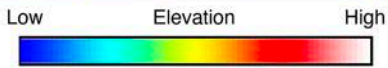


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HILLSHADE MAP



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Maps Provided By:
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Source: USGS 10 meter dem
 Interval(ft): 20
 Min: 880.4
 Max: 1,210.1
 Range: 329.7
 Average: 1,073.9
 Standard Deviation: 104.4 ft

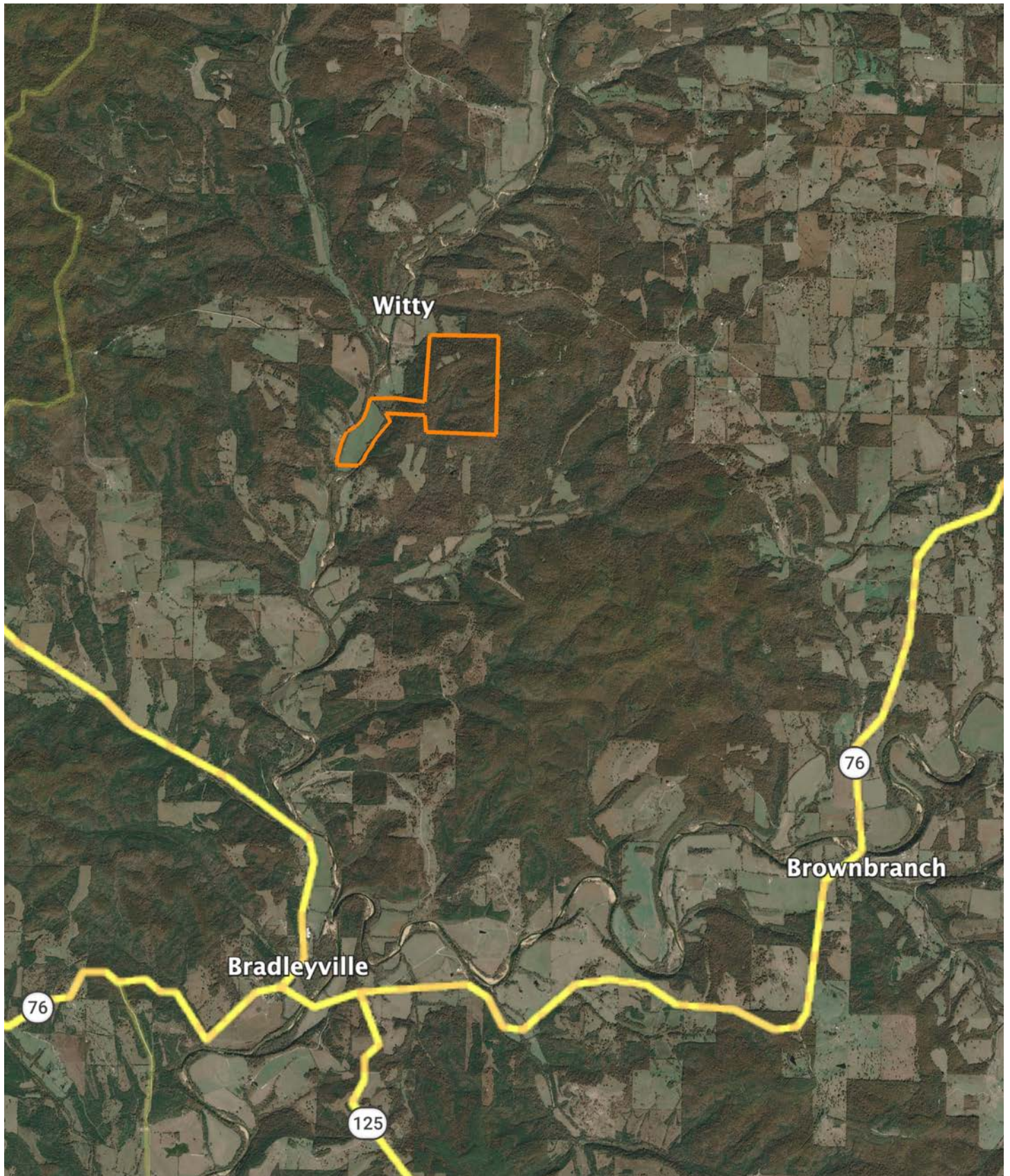


6/8/2026

22-25N-18W
Douglas County
Missouri

Boundary Center: 36° 50' 43.13, -92° 53' 31.96

OVERVIEW MAP



AGENT CONTACT

Looking for land or selling a piece of property can be stressful or overbearing, but not if you're working with the right agent. Bjorn Wilkerson is all about making sure each client has an enjoyable experience from start to finish. A lifelong lover of the outdoors, Bjorn has a background in agriculture and a passion for all things outdoors. This includes hunting, fishing, camping, traveling, hiking, and land management, not to mention his personal favorites: spring turkey hunting, whitetail hunting, and bowfishing. Born in West Plains, Missouri, Bjorn attended Couch High School and graduated from Missouri State University—Springfield with a degree in Wildlife Management. Before coming to Midwest Land Group, he worked in agriculture and operations with Archer Daniels Midland (ADM), a human and animal nutrition company specializing in agricultural origination and processing, where he worked his way around the company, serving in a variety of positions, everything from trainee, plant manager, and recruiter to new manager development specialist and continuous improvement practitioner. Being a service to someone looking for hunting or farming property is what drives Bjorn. He wants each experience to not only be enjoyable, but seamless as well. If you're in the market to sell or buy land, give Bjorn a call.



BJORN WILKERSON,
LAND AGENT

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