

MIDWEST LAND GROUP PRESENTS

27 ACRES

REYNOLDS COUNTY, MO

21530 HIGHWAY 49, BLACK, MISSOURI 63625



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BLACK RIVER BASECAMP: A 27 +/- ACRE SPORTSMAN'S RETREAT WITH DUAL HOMES

Located directly across the street and just 300 yards from the crystal-clear Black River, this exceptional 27 +/- acre property is a rare find that checks every box for outdoor enthusiasts, hunters, and savvy investors. Boasting incredible ecological diversity, the acreage lies beautifully, offering gently rolling, highly usable terrain with zero wasted space. The land features 25 acres of open pasture that transitions into mixed timber with some hardwoods, creating the ultimate "edge effect" that local whitetail deer and wild turkey frequent. This farm presents an opportunity as an outdoor enthusiast's basecamp and wild game travel corridor that is ready for your habitat management design.

A recreation oasis, step outside to your own beautifully designed and spring-fed 1/2-acre stocked pond, complete with a dedicated swimming area, dock, island, and a covered lakeside entertainment pavilion. Whether you are casting a line for fish, swimming on a hot summer day, or hosting a barbecue by the water, this on-site oasis provides endless family fun. The property functions as your ultimate outdoor basecamp, offering nearby outdoor excursions, top-tier potential

hunting right out your back door, effortless proximity to premier river floating and smallmouth bass fishing, and quick access to thousands of acres of the Mark Twain National Forest.

The primary residence is a charming 1,365 square foot farmhouse with wonderfully handcrafted artisan design, complemented by a secondary 1,000 square foot mobile home. Live in one and let vacationers pay your mortgage, or rent both out to river-goers and hunters. Complete with a pole barn storage building for side-by-sides, boats, and tractors, plus a metal carport, chicken coop, storage building with power, a concrete pad with nearby power access for your shop plans, and an opportunistic blank canvas to begin painting your own direction on this farmstead...this diverse tract is a rare Ozark powerhouse.

For the investor and multi-family buyer, maximize your return with an infrastructure setup built for total independence. The property features two separate homes with zero shared utilities—each boasting its own completely private well and individual electric meter.



PROPERTY FEATURES

COUNTY: **REYNOLDS** | STATE: **MISSOURI** | ACRES: **27**

- Highly diverse 27 +/- acre multi-residence tract in Black, MO
- 2 bed, 1 bath, 1,365 square foot farmhouse with local stone fireplace
- 3 bed, 2 bath, 1,000 square foot Southwest Mobile Home
- More than 1,000 feet of road frontage on Highway 49
- 300 yards from the Black River
- Private pond oasis: spring-fed 1/2-acre fully stocked
- Dedicated swimming area with an island
- Covered entertainment pavilion
- Whitetail deer & wild turkey
- Two homes with separate wells, septic systems, & utilities
- Metal carport, pole barn, and storage buildings
- 2 hours to Saint Louis



FARMHOUSE AND MOBILE HOME

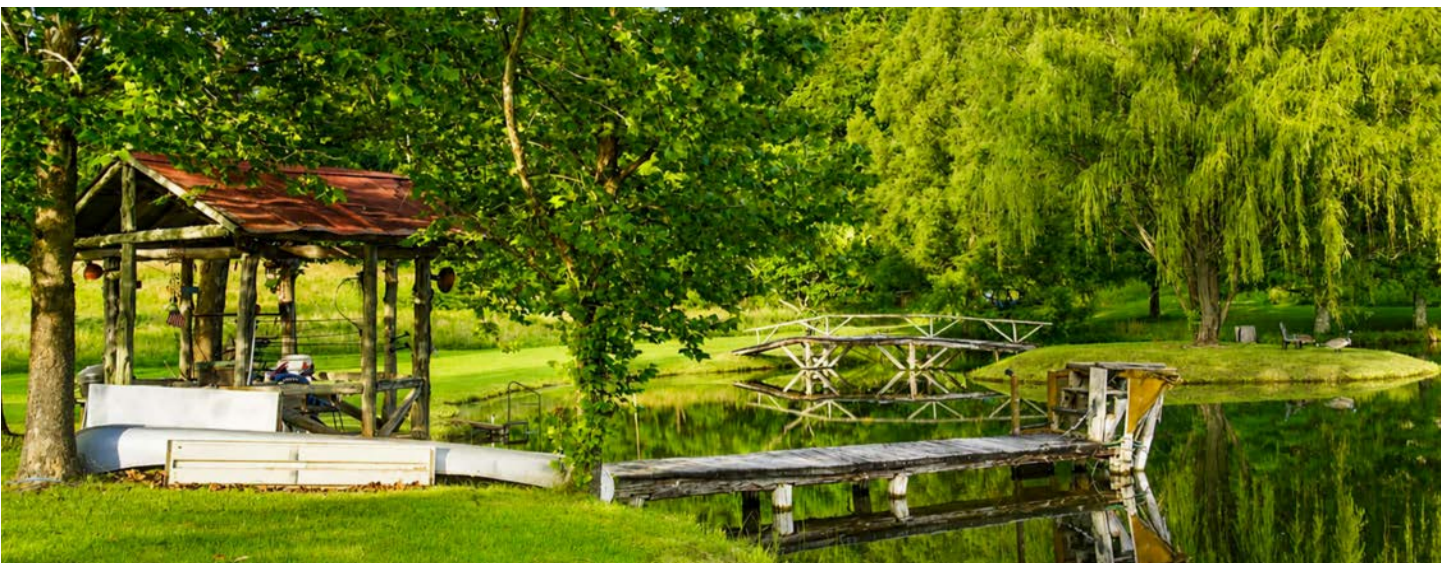
The primary residence is a charming 1,365 square foot farmhouse with wonderfully handcrafted artisan design, complemented by a secondary 1,000 square foot mobile home.



1/2-ACRE STOCKED POND



DEDICATED SWIMMING AREA WITH ISLAND



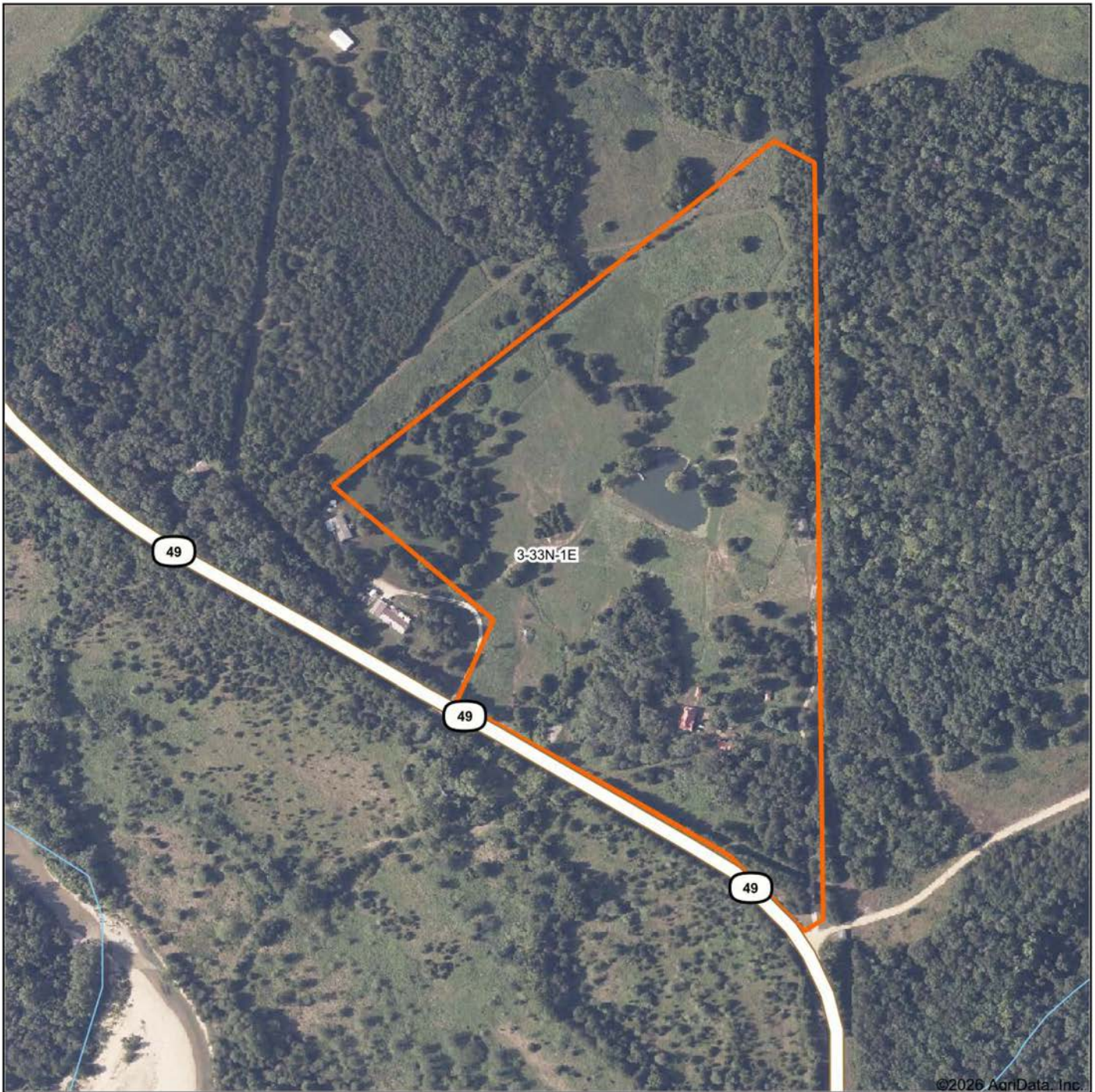
HIGHLY DIVERSE 27 +/- ACRES



CARPORT, CHICKEN COOP, AND STORAGE



AERIAL MAP



Boundary Center: 37° 34' 38.44, -90° 55' 38.33

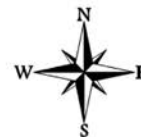


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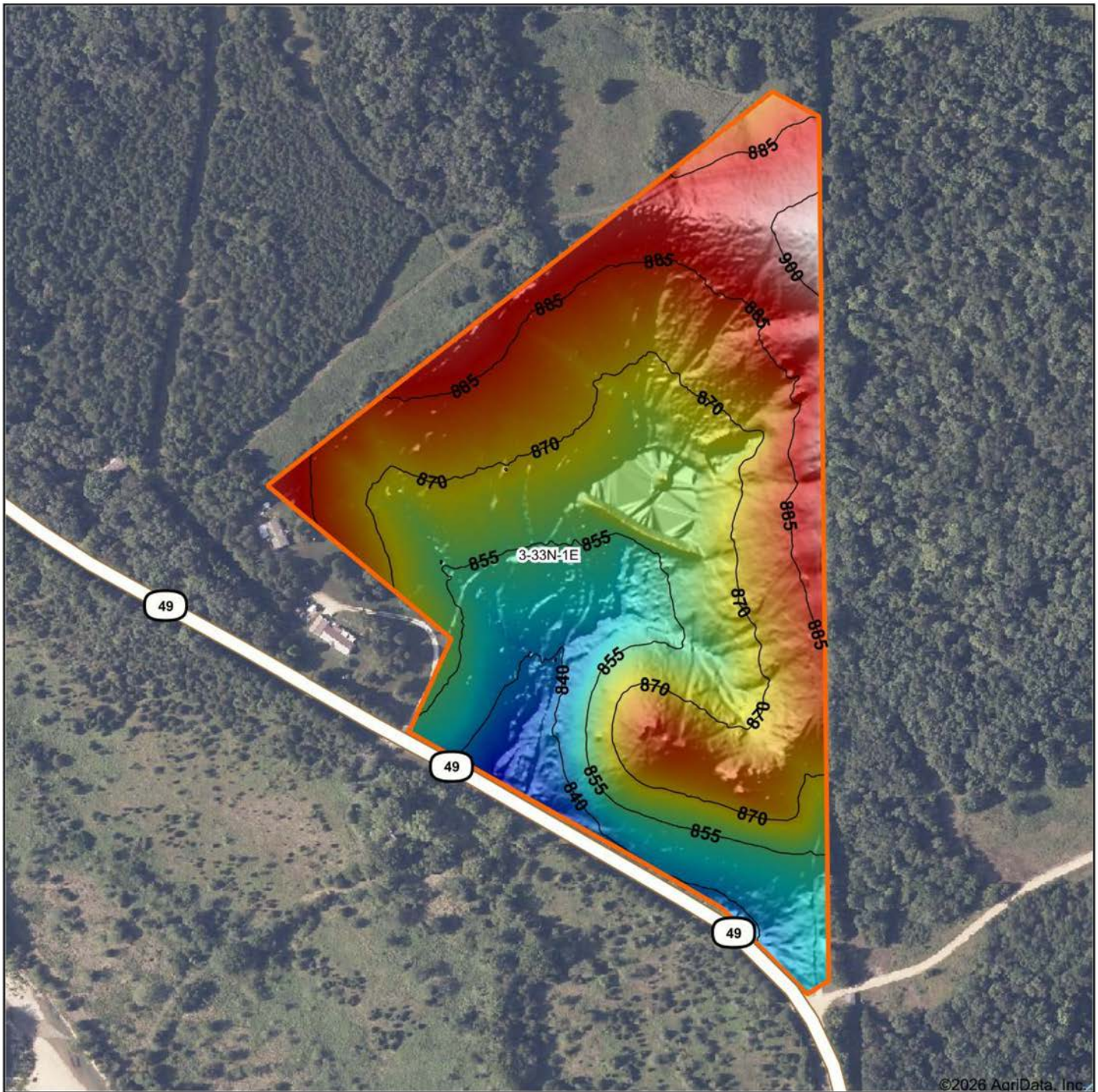
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3-33N-1E
Reynolds County
Missouri



6/17/2026

TOPOGRAPHY MAP



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Maps Provided By:
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Source: USGS 1 meter dem
Interval(ft): 15
Min: 827.8
Max: 907.2
Range: 79.4
Average: 868.5
Standard Deviation: 16.01 ft

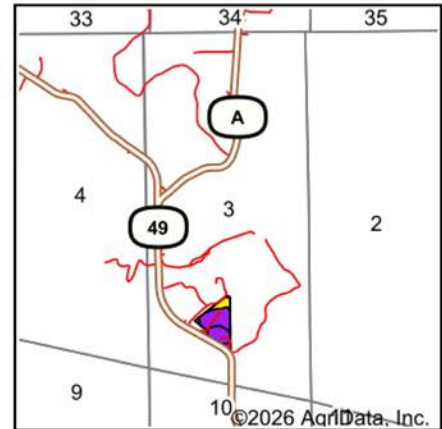
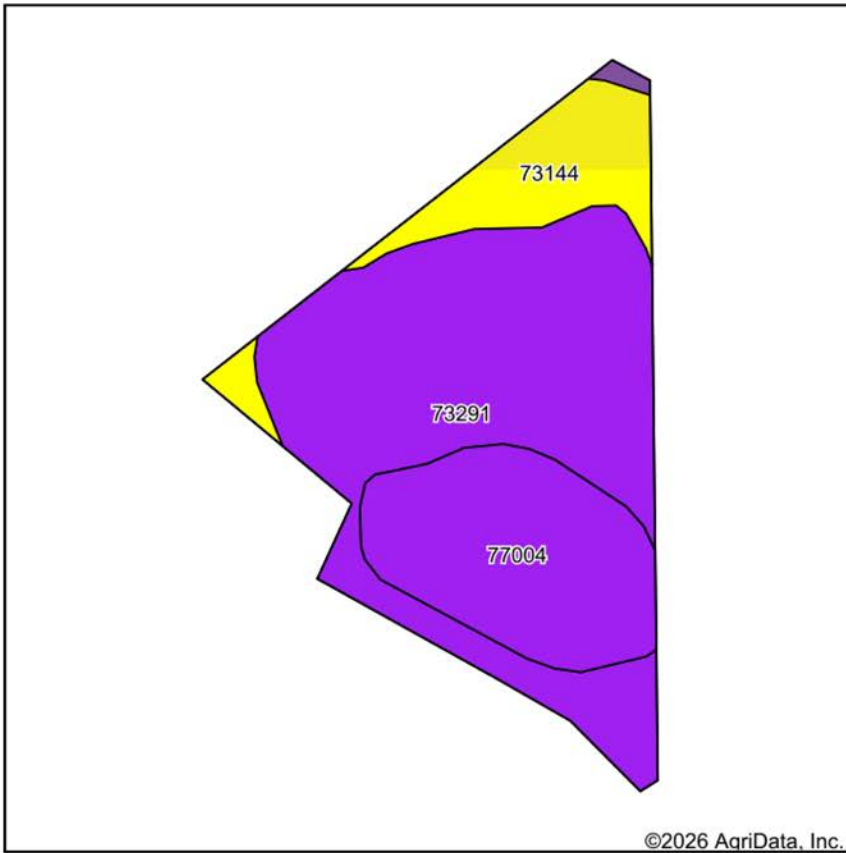


6/17/2026

3-33N-1E
Reynolds County
Missouri

Boundary Center: 37° 34' 38.44, -90° 55' 38.33

SOILS MAP



State: **Missouri**
 County: **Reynolds**
 Location: **3-33N-1E**
 Township: **Black River**
 Acres: **27.2**
 Date: **6/17/2026**



Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

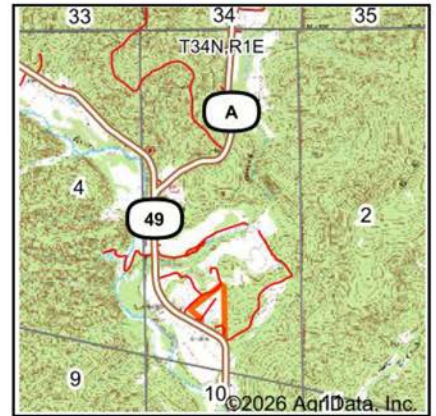
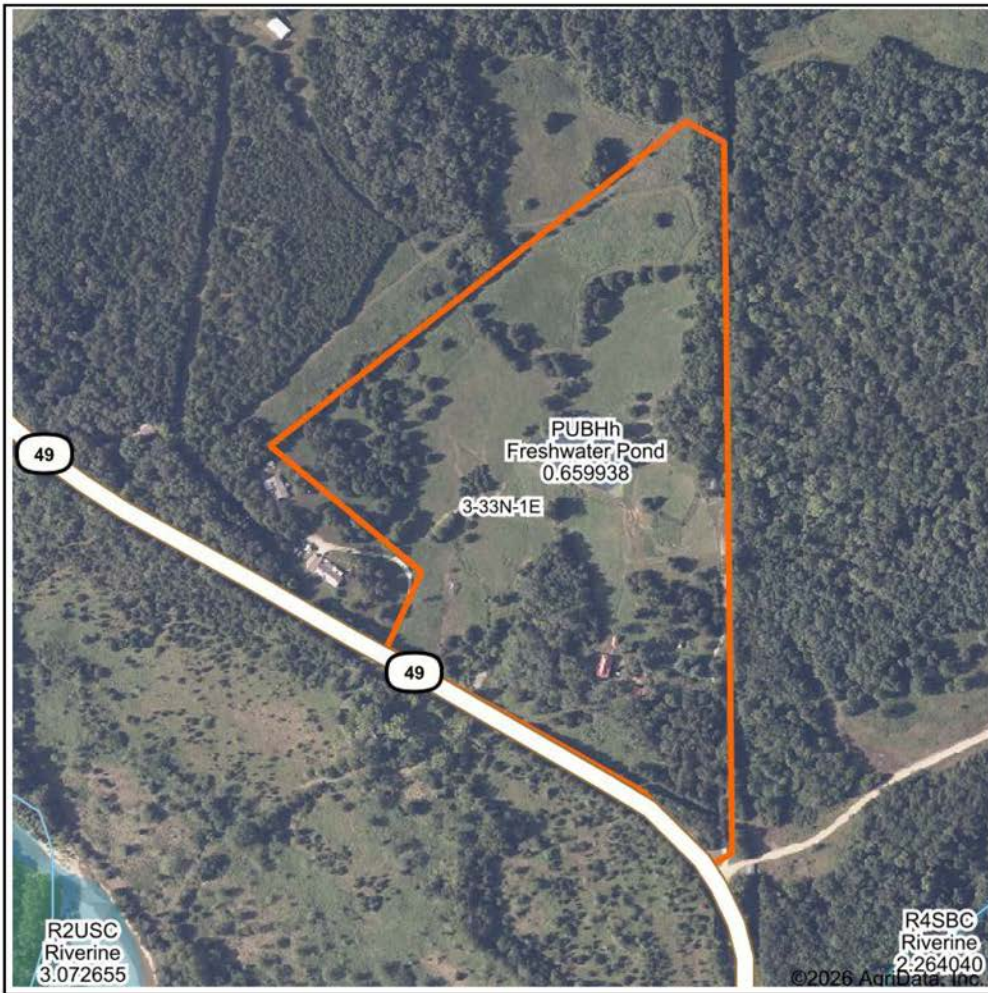
Area Symbol: MO179, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class *c	*n NCCPI Overall
73291	Gatewood-Aaron complex, 8 to 15 percent slopes, severely eroded	16.00	58.8%		Moderately well drained	Vle	44
77004	Irondale gravelly silt loam, 15 to 35 percent slopes, rocky, extremely bouldery	7.24	26.6%		Well drained	Vls	7
73144	Courtois silt loam, 8 to 15 percent slopes	3.96	14.6%		Well drained	IVs	66
Weighted Average						5.71	*n 37.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

WETLANDS MAP



State: **Missouri**
 Location: **3-33N-1E**
 County: **Reynolds**
 Township: **Black River**
 Date: **6/17/2026**



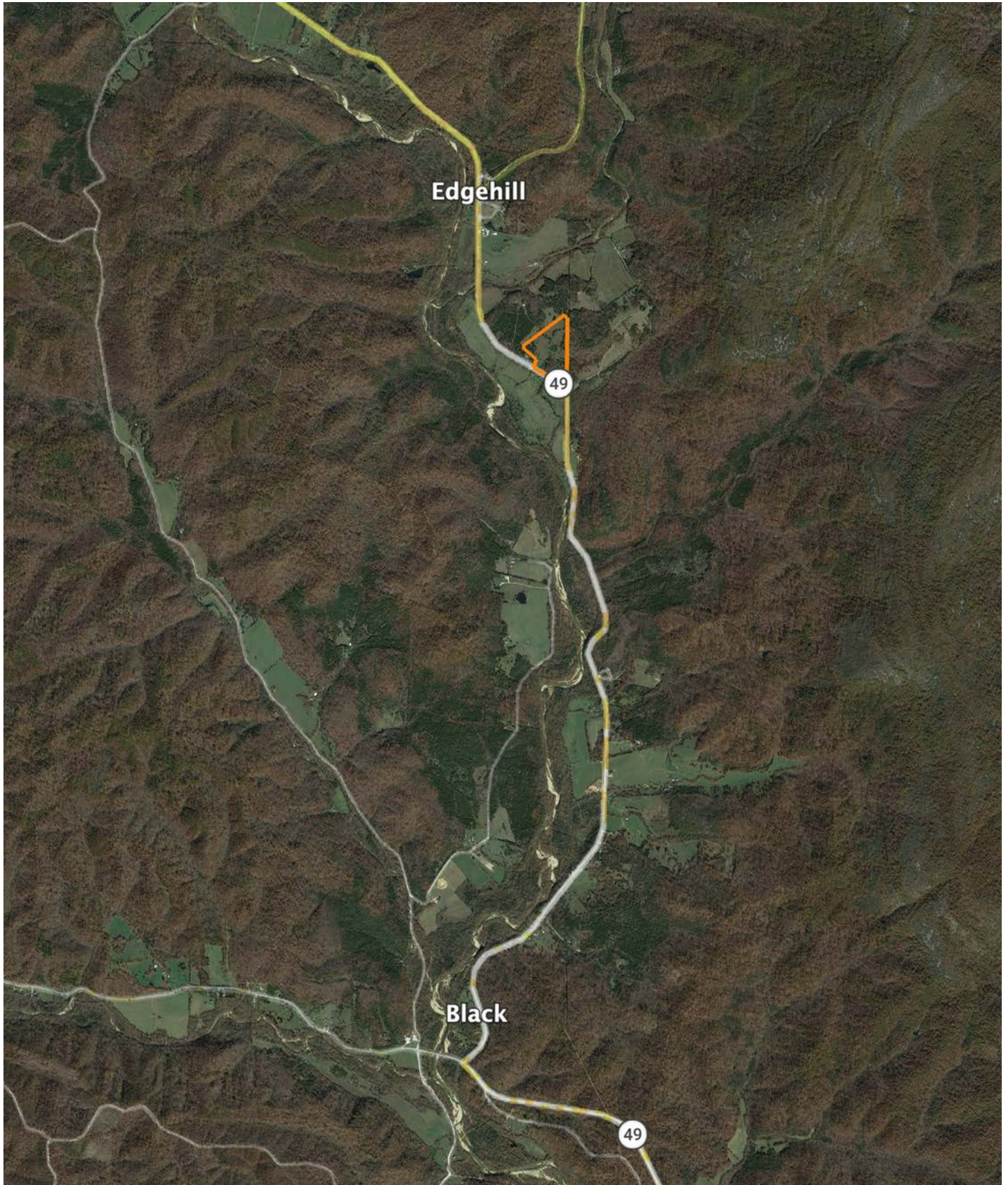
Maps Provided By:



Classification Code	Type	Acres
PUBHh	Freshwater Pond	0.66
Total Acres		0.66

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

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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