

MIDWEST LAND GROUP PRESENTS



30 ACRES
DOUGLAS COUNTY, MO

1790 County Road A-435, Ava, Missouri 65608



MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL HOME IN THE OZARKS ON 30 SECLUDED ACRES

If you've been looking for a place to get away from it all, this Ozarks property is worth a look. Built in 2017, this cabin-style home offers 3 bedrooms, 2 bathrooms, and a partial basement for additional storage. The home features Douglas fir siding and a 50-year metal roof. It sits well off the road at the end of a private driveway, offering plenty of privacy and a quiet setting.

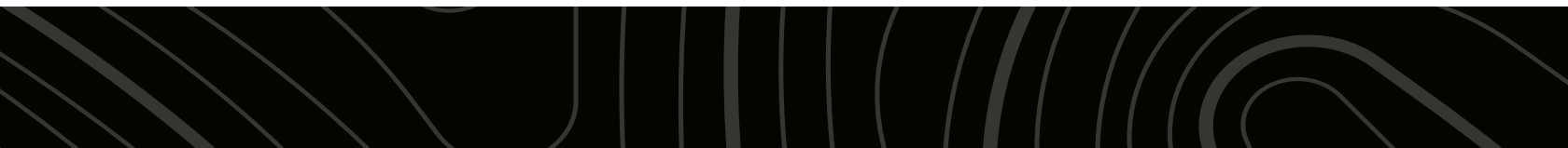
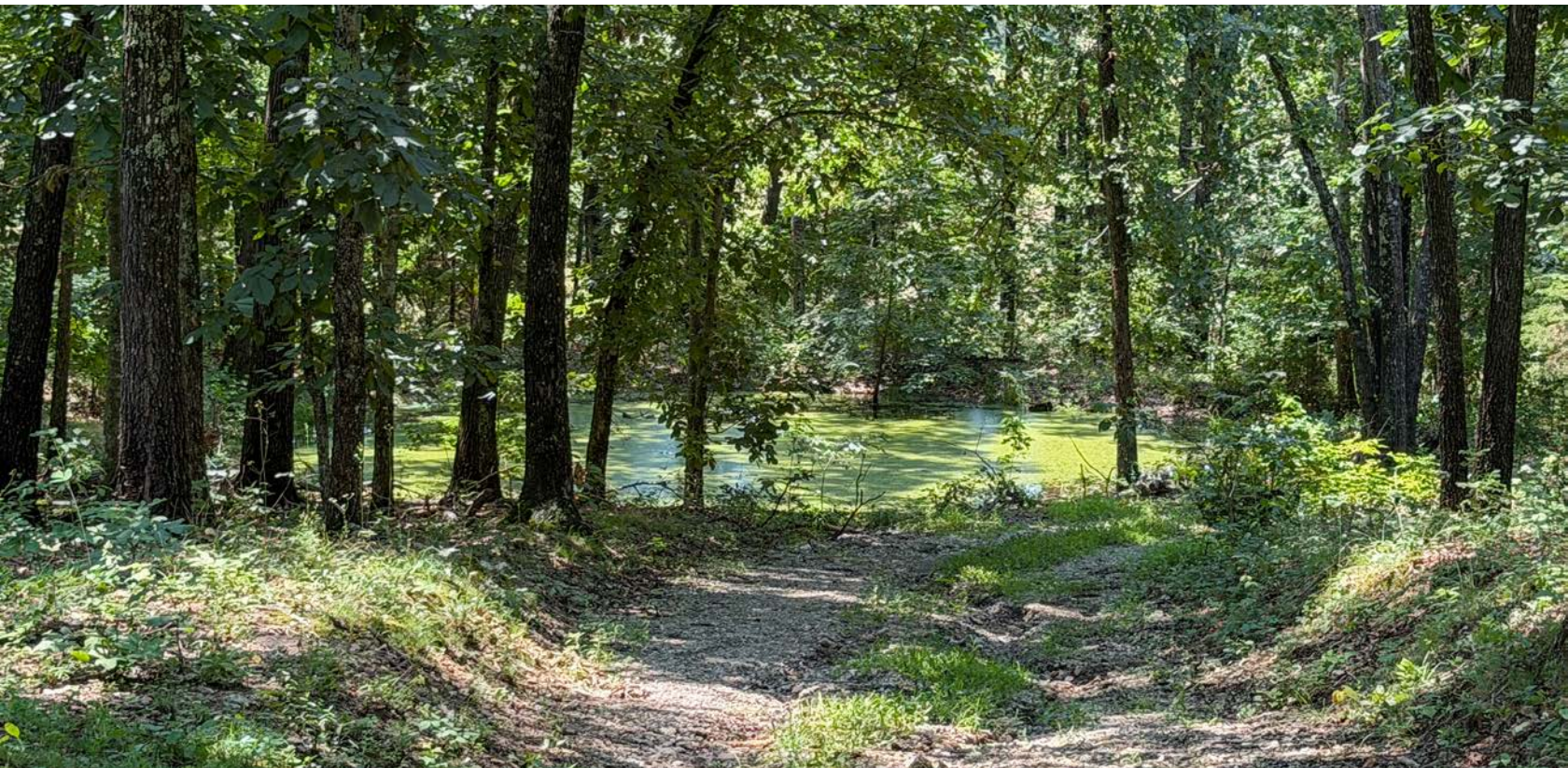
The kitchen includes the stove and refrigerator, and the washer and dryer in the basement will stay with the home.

Outside, you'll find a nice pond, a 10'x16' storage building, and three chicken coops already in place.

The property has abundant deer and turkey, making it a great place for anyone who enjoys hunting or simply watching wildlife.

Located about 20 minutes southwest of Ava and only 6 miles from Beaver Creek Cabin and Canoe Rentals, you'll be close to one of the area's best spots for floating, fishing, and swimming while still enjoying the peace and quiet of country living.

Whether you're looking for a full-time home, a weekend getaway, or a hunting property, this one has a lot to offer.



PROPERTY FEATURES

COUNTY: **DOUGLAS** | STATE: **MISSOURI** | ACRES: **30**

- Built in 2017
- 3 bedroom, 2 bath cabin-style home
- Partial basement for additional storage
- Douglas fir siding with a 50-year metal roof
- Private driveway with a secluded setting
- Pond that attracts abundant wildlife
- Excellent deer and turkey hunting
- Approximately 2 acres logged, offering a great location for a food plot
- 10'x16' storage building and three chicken coops
- High-speed internet
- Private well and septic
- Central heat and air
- Just 6 miles from Beaver Creek Cabin and Canoe Rentals



CABIN-STYLE HOME

Built in 2017, the two-story home features three bedrooms and two bathrooms and sits surrounded by peaceful Ozark timber, creating a secluded retreat ideal for those looking to escape the hustle and bustle of town.



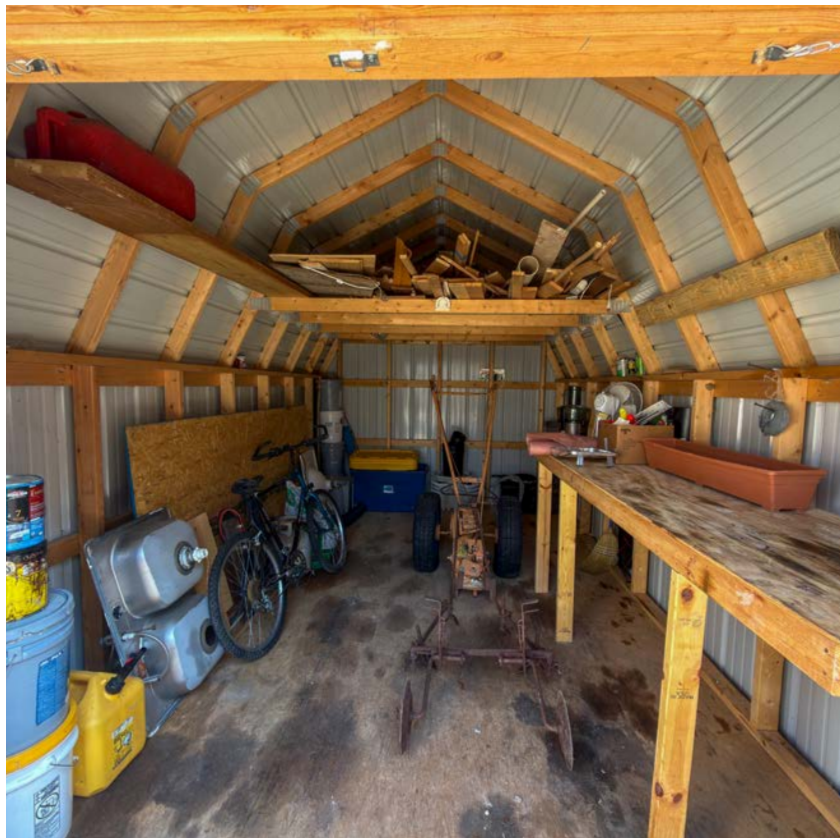
ADDITIONAL INTERIOR PHOTOS



BEAUTIFUL POND



10'X16' STORAGE BUILDING



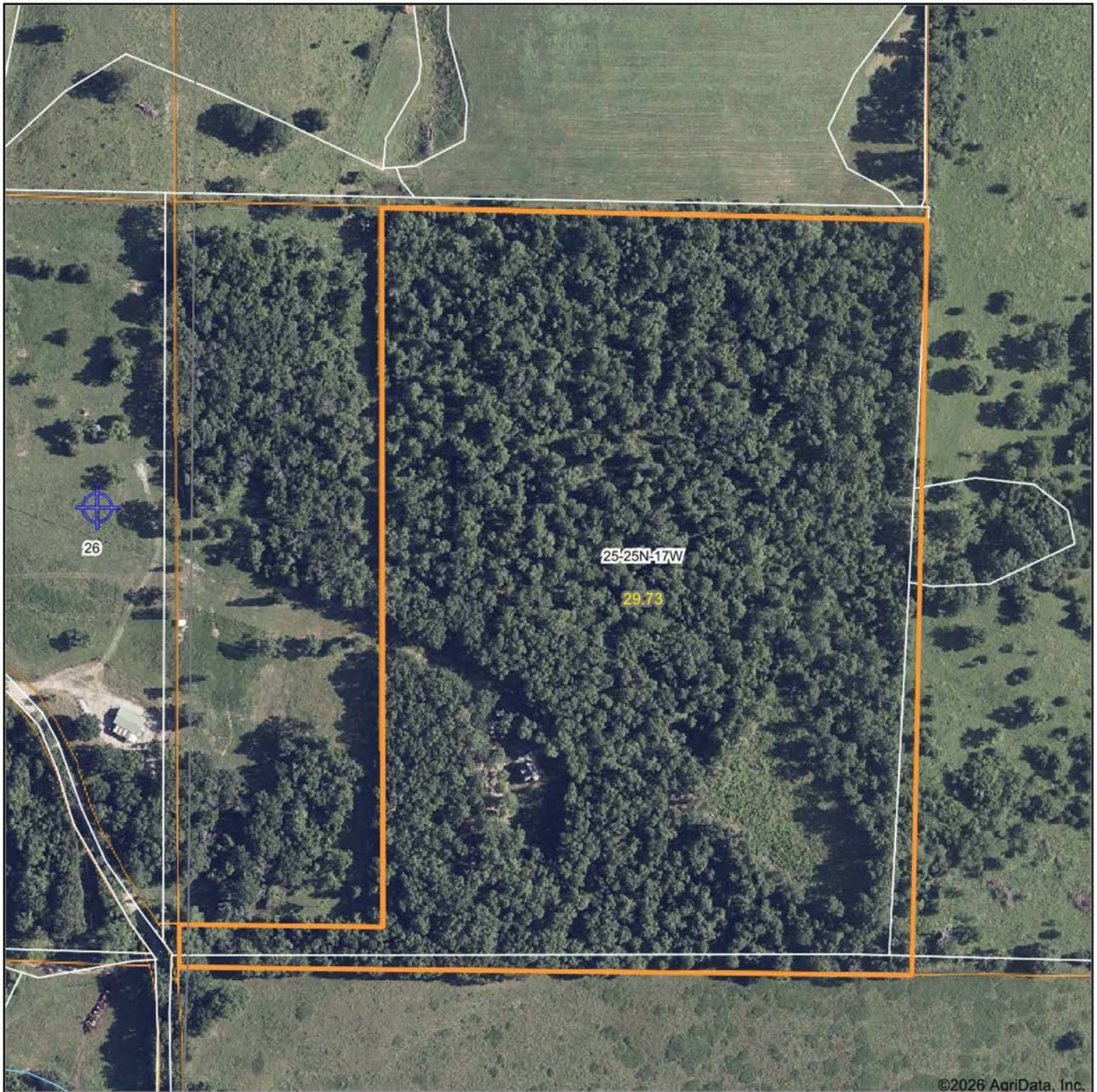
ACCESSED BY A PRIVATE DRIVE



ABUNDANT DEER AND TURKEY



AERIAL MAP



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 36° 49' 46.65, -92° 45' 43.6

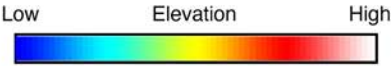
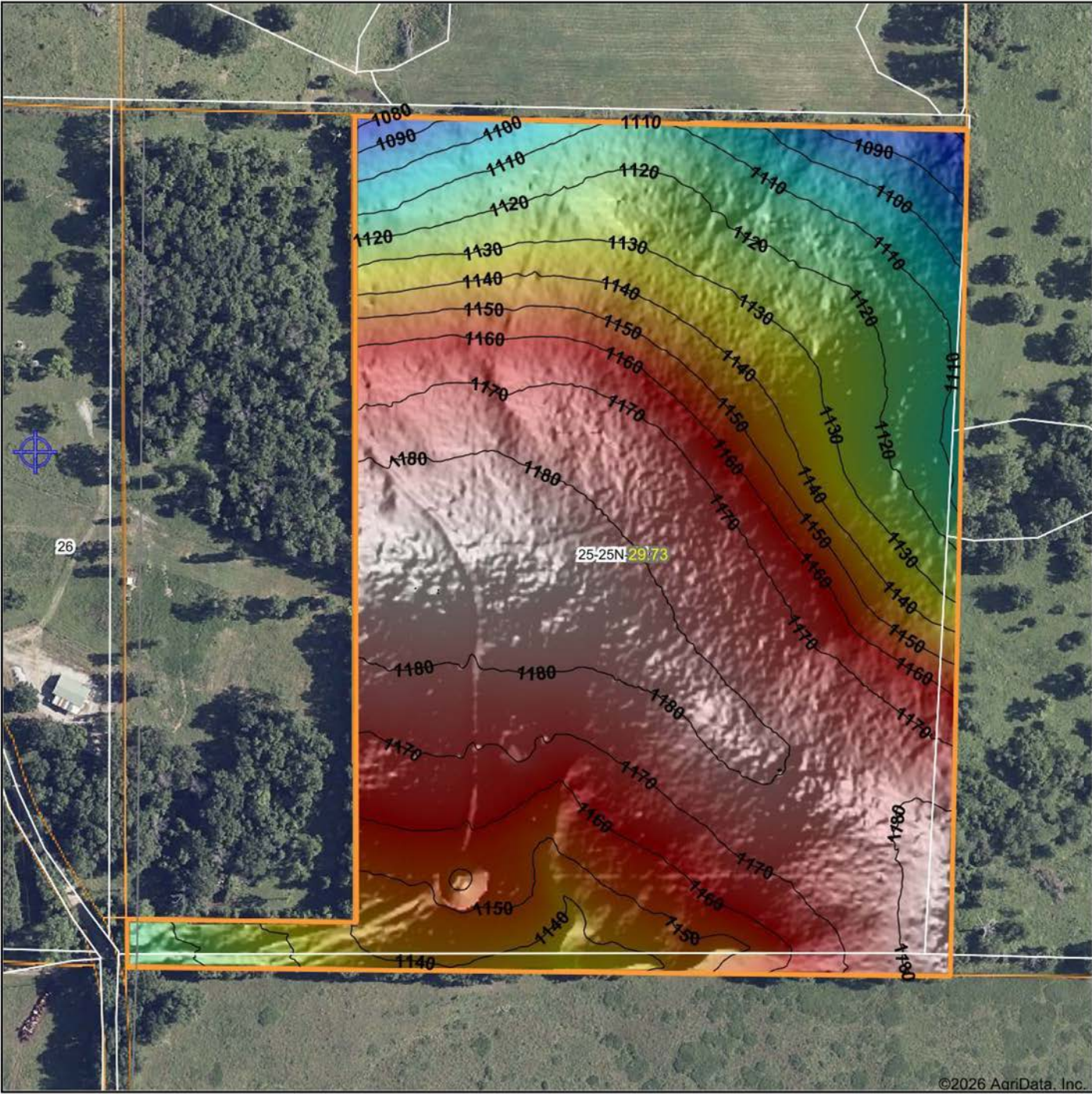
0ft 274ft 548ft

25-25N-17W
Douglas County
Missouri



2/28/2026

HILLSHADE MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,076.0
Max: 1,190.2
Range: 114.2
Average: 1,152.3
Standard Deviation: 26.97 ft

0ft 245ft 490ft

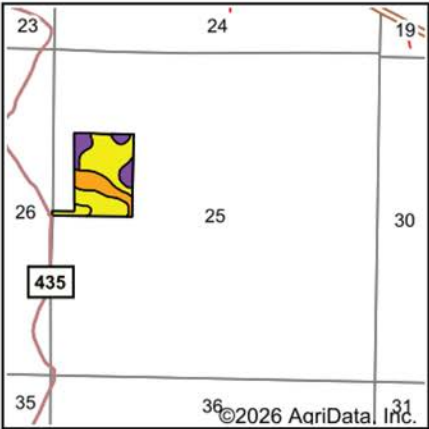
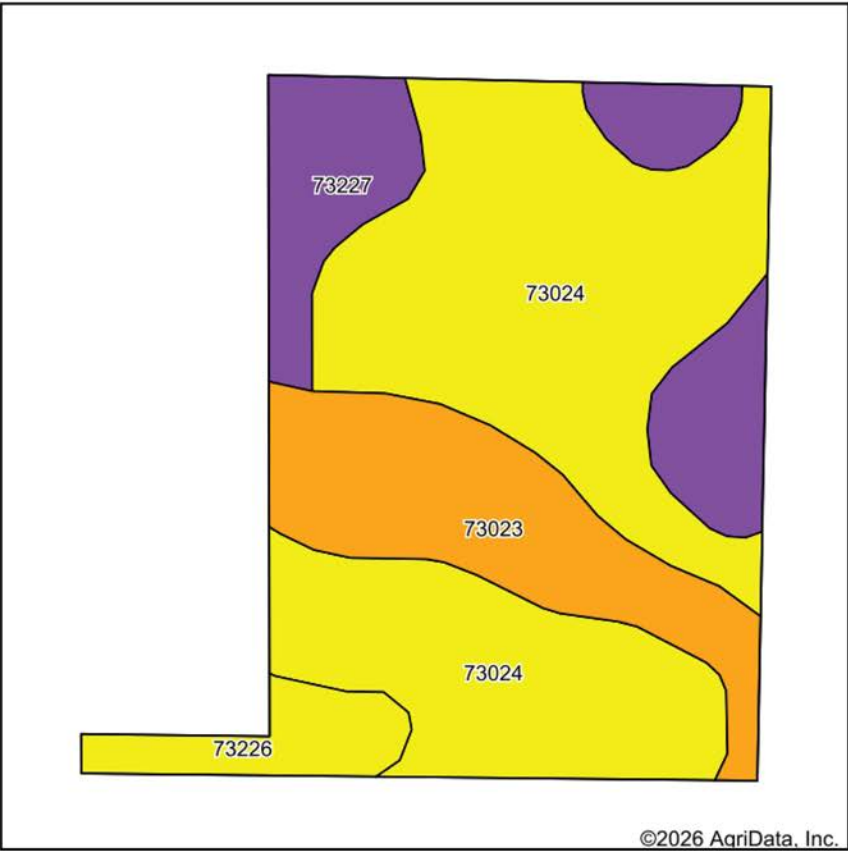


2/28/2026

25-25N-17W
Douglas County
Missouri

Boundary Center: 36° 49' 46.65, -92° 45' 43.6

SOILS MAP



State: **Missouri**
County: **Douglas**
Location: **25-25N-17W**
Township: **Campbell**
Acres: **29.73**
Date: **2/28/2026**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: MO067, Soil Area Version: 29									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
73024	Mano-Ocie complex, 8 to 15 percent slopes, stony	17.36	58.4%		2.7ft. (Strongly contrasting textural stratification)	IVe	56	48	38
73023	Mano-Ocie complex, 1 to 8 percent slopes	5.65	19.0%		2.7ft. (Strongly contrasting textural stratification)	IIle	60	53	47
73227	Ocie-Gatewood complex, 15 to 35 percent slopes, very stony	5.11	17.2%		2ft. (Strongly contrasting textural stratification)	VIe	10	10	2
73226	Ocie-Gatewood complex, 3 to 15 percent slopes, stony	1.61	5.4%		2ft. (Strongly contrasting textural stratification)	IVe	51	50	38
Weighted Average						4.15	*n 48.6	*n 42.5	*n 33.5

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Born and raised in Nixa, Missouri, Dustie Cook has spent his entire life surrounded by the outdoors. Growing up on a small cattle farm, he learned early the value of hard work, responsibility, and caring for the land. From baling hay to working livestock, those experiences shaped his respect for rural life and laid the foundation for his career with Midwest Land Group.

An avid outdoorsman, Dustie has spent decades hunting, fishing, camping, and hiking with his family. He brings that same passion to helping clients evaluate land not only for its agricultural value, but also for its recreational potential. His firsthand knowledge of how wildlife moves through a property, where water access matters most, and what makes ground truly functional gives his clients an edge when buying or selling.

Before pursuing land sales, he built a successful trucking business and worked in industries tied closely to land use, gaining skills in communication, problem-solving, and business management. Clients who work with Dustie benefit from his integrity, strong work ethic, and genuine passion for helping people achieve their goals. He lives in Nixa with his wife, Tiffany, and remains active in his community, mentoring youth and sharing his love for the outdoors.



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