

MIDWEST LAND GROUP PRESENTS

60 ACRES IN

DOUGLAS COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL DOUGLAS COUNTY TIMBER TRACT

Discover the perfect blend of recreation, privacy, and potential on this beautiful 60 +/- acre tract in Douglas County. Featuring a diverse mix of mature timber and open habitat, this property is ideal for hunters, outdoor enthusiasts, or anyone looking for a secluded getaway.

With electric available and road frontage on two sides, access convenient. A wet-weather creek winds through the property, providing a natural water source and

enhancing the already excellent wildlife habitat. Whitetail deer and wild turkey are abundant, making this a turnkey hunting property with outstanding recreational appeal.

Take in the Ozark views while exploring the property's versatile terrain, which offers opportunities for a future cabin, food plots, hiking trails, or simply enjoying the peace and quiet of the countryside.

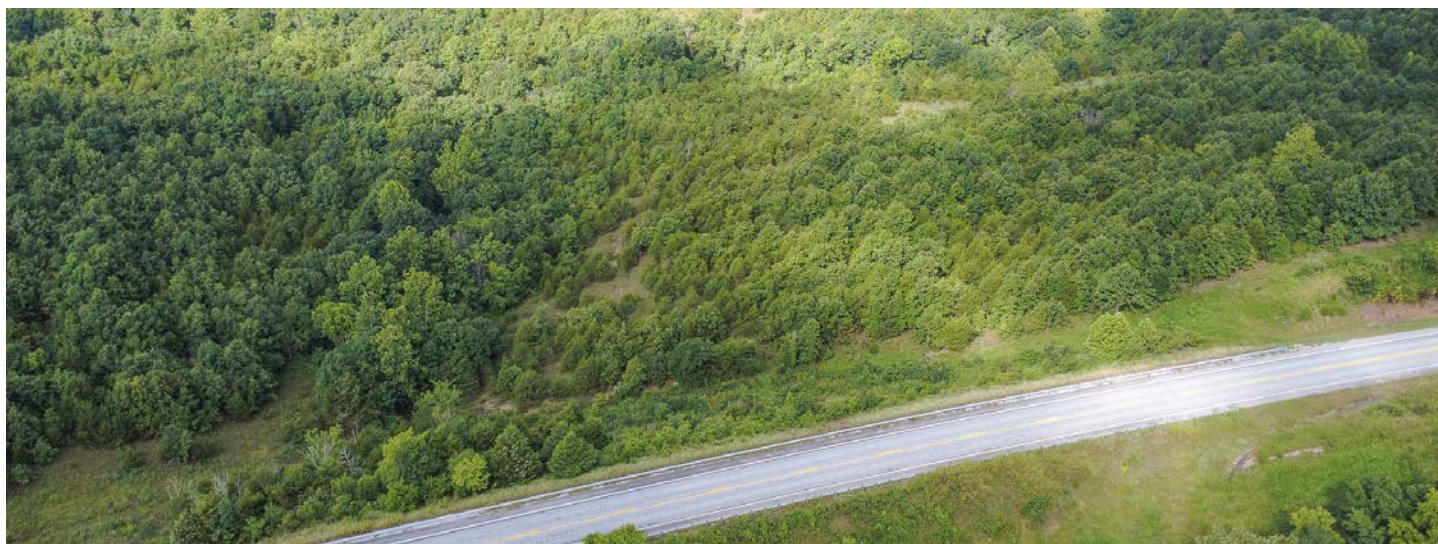
PROPERTY FEATURES

COUNTY: **DOUGLAS** | STATE: **MISSOURI** | ACRES: **60**

- Electric
- Mature deer
- Turkey
- Two sides of road frontage
- Highway frontage
- Easy access
- Young timber
- Mature timber
- Wet-weather creek
- Recreational opportunities



HIGHWAY FRONTAGE



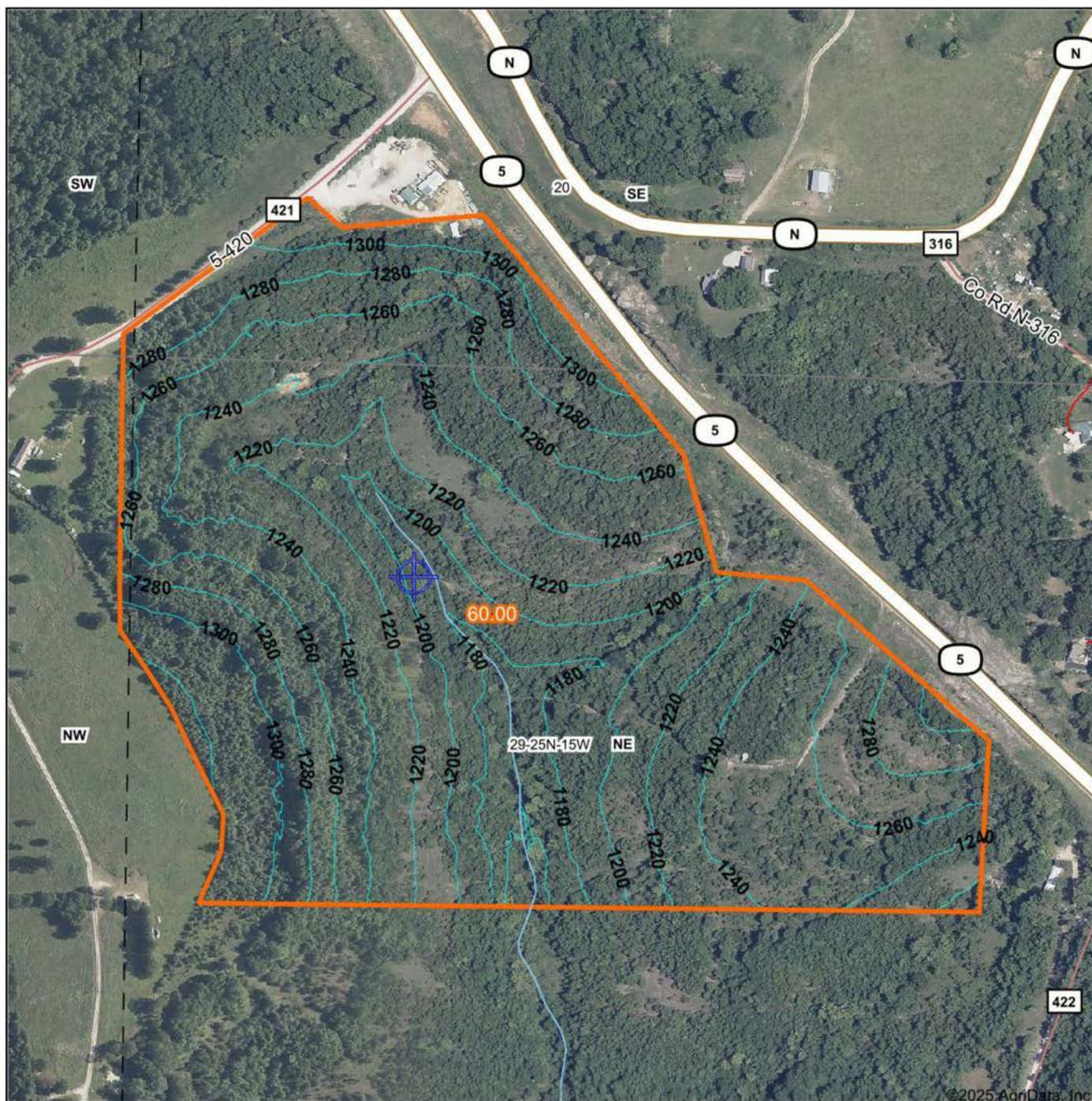
YOUNG & MATURE TIMBER



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 20.0

Min: 1,153.5

Max: 1,326.7

Range: 173.2

Average: 1,243.3

Standard Deviation: 37.17 ft

0ft 388ft 777ft

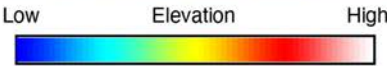
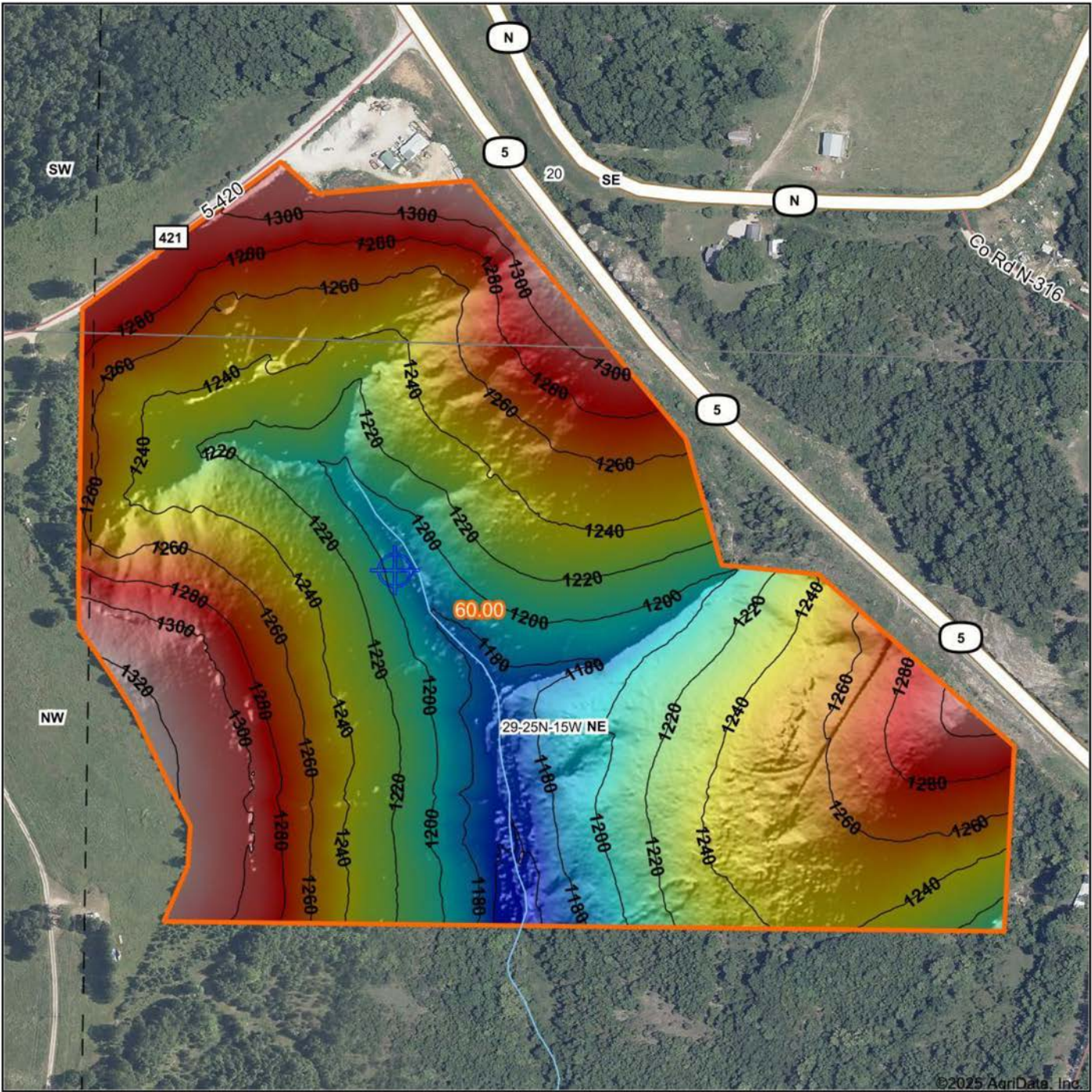


7/3/2025

29-25N-15W
Douglas County
Missouri

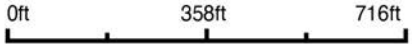
Boundary Center: 36° 49' 53.15, -92° 36' 24.83

HILLSHADE MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Interval(ft): 20
Min: 1,153.5
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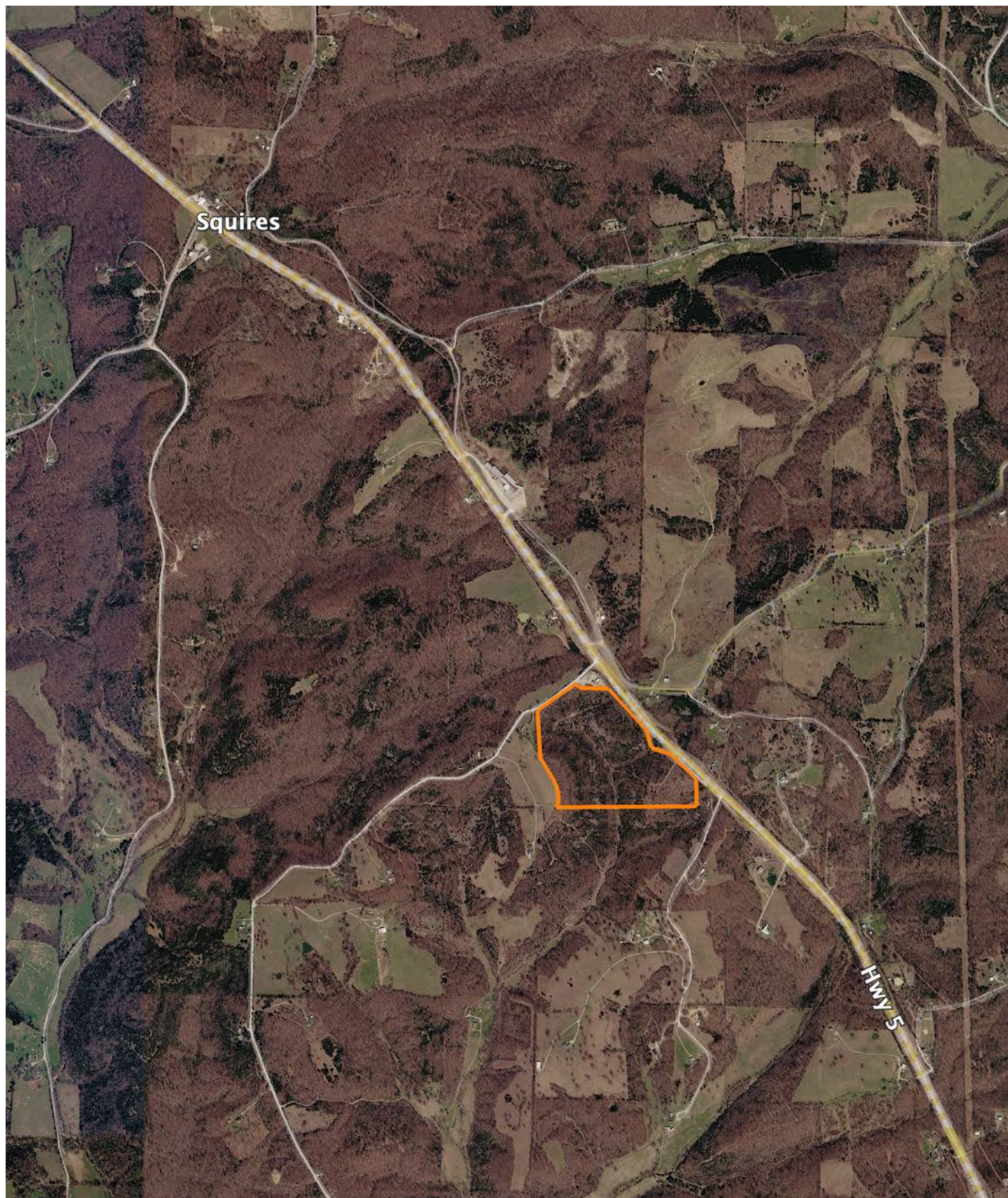


7/3/2025

29-25N-15W
Douglas County
Missouri

Boundary Center: 36° 49' 53.15, -92° 36' 24.83

OVERVIEW MAP



AGENT CONTACT

Austin Phillips is a passionate and knowledgeable land agent specializing in the southwest region of Missouri. Born in Columbia, MO, and now residing in Fair Grove, MO, with his wife Lydia and daughter Doris, Austin's journey into land sales is fueled by a profound love for the outdoors and a commitment to helping others achieve their dream of land ownership. His connection to the land is deeply personal, stemming from childhood days spent hunting and fishing under his father's guidance, and contributing to his grandmother's cattle farm. These experiences have not only fostered a deep appreciation for nature but also endowed him with invaluable skills in land management and wildlife conservation.

Austin's hobbies, which include hunting, fly fishing, horseback riding, and archery, enrich his understanding of the land and its value. His professional background, featuring roles that demanded adaptability, customer-focused solutions, and creative problem-solving, equips him with a unique set of skills ideal for navigating the complexities of real estate transactions.

What distinguishes Austin is his eagerness to share his passion with others, whether they're seasoned outdoorsmen or newcomers to the land ownership journey. His ability to connect with clients, combined with his extensive knowledge of land and wildlife, makes him the perfect guide for those looking to sell their property or find their dream piece of land. With Austin Phillips, clients can expect not just a transaction, but a partnership built on trust, passion, and a shared love for the great outdoors. His dedication to realizing clients' outdoor dreams through personalized, knowledgeable service sets him apart as the go-to land agent in Missouri.



AUSTIN PHILLIPS,
LAND AGENT

417.521.0095

APhillips@MidwestLandGroup.com



MidwestLandGroup.com

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