

MIDWEST LAND GROUP PRESENTS

70 ACRES IN

OREGON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL TIMBER TRACT JUST OUTSIDE THAYER, MISSOURI

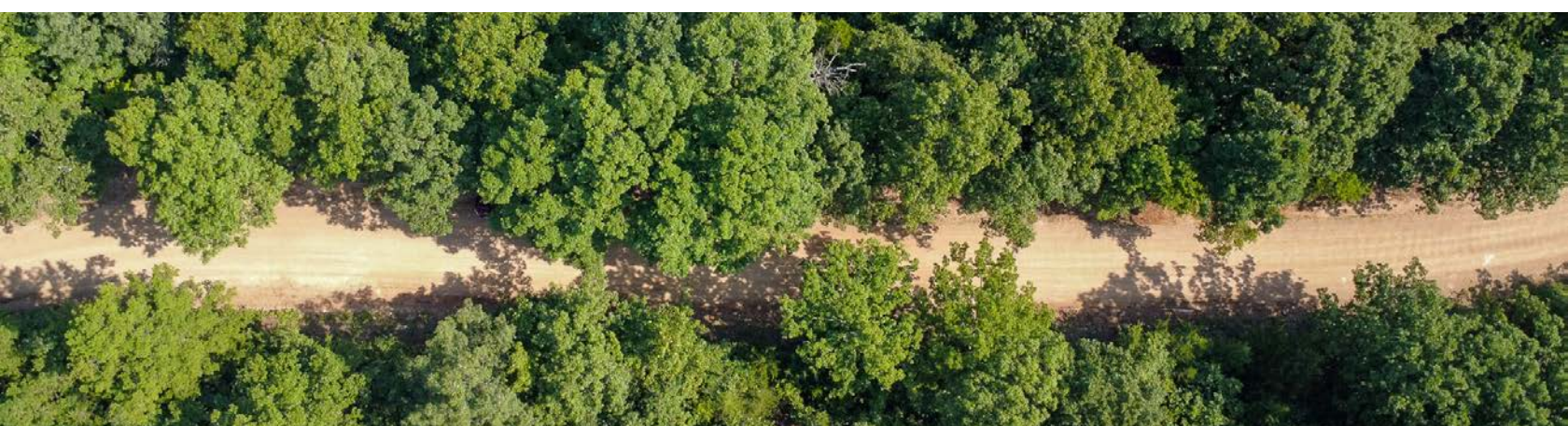
This exceptional 70 +/- acre timber tract in Oregon County, Missouri, offers a beautiful blend of mature hardwoods and young timber, creating outstanding wildlife habitat and long-term investment potential. The property is home to mature whitetail deer and wild turkey, making it an excellent choice for hunting enthusiasts. Cleared areas are already established, making it easy to add food plots. A partially made trail system provides easy access throughout the property

for hunting, hiking, or exploring. With maintained county road frontage, the property offers convenient year-round access while still providing the privacy and seclusion buyers seek. Brightspeed high-speed internet is currently being installed, making it possible to enjoy modern connectivity in a peaceful rural setting. Whether you're looking for a premier recreational retreat, or a quality timber investment, this versatile property offers endless opportunities in the scenic Missouri Ozarks.

PROPERTY FEATURES

COUNTY: **OREGON** | STATE: **MISSOURI** | ACRES: **70**

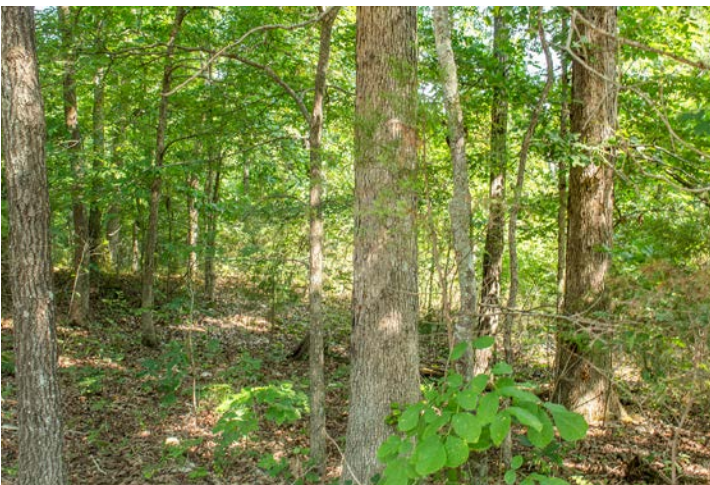
- Blend of mature hardwoods and younger timber
- Excellent hunting for mature whitetail deer
- Abundant wild turkey population
- Maintained county road frontage for easy year-round access
- Brightspeed high-speed internet currently being installed
- Outstanding recreational and hunting opportunities
- Ideal location for a cabin or hunting camp
- Excellent wildlife habitat with proven deer and turkey activity
- Great long-term timber investment potential
- Peaceful Ozarks setting with privacy and seclusion
- Perfect for hiking, ATV riding, and outdoor recreation
- Rare combination of timber, wildlife, accessibility, and modern connectivity



PEACEFUL OZARKS SETTING



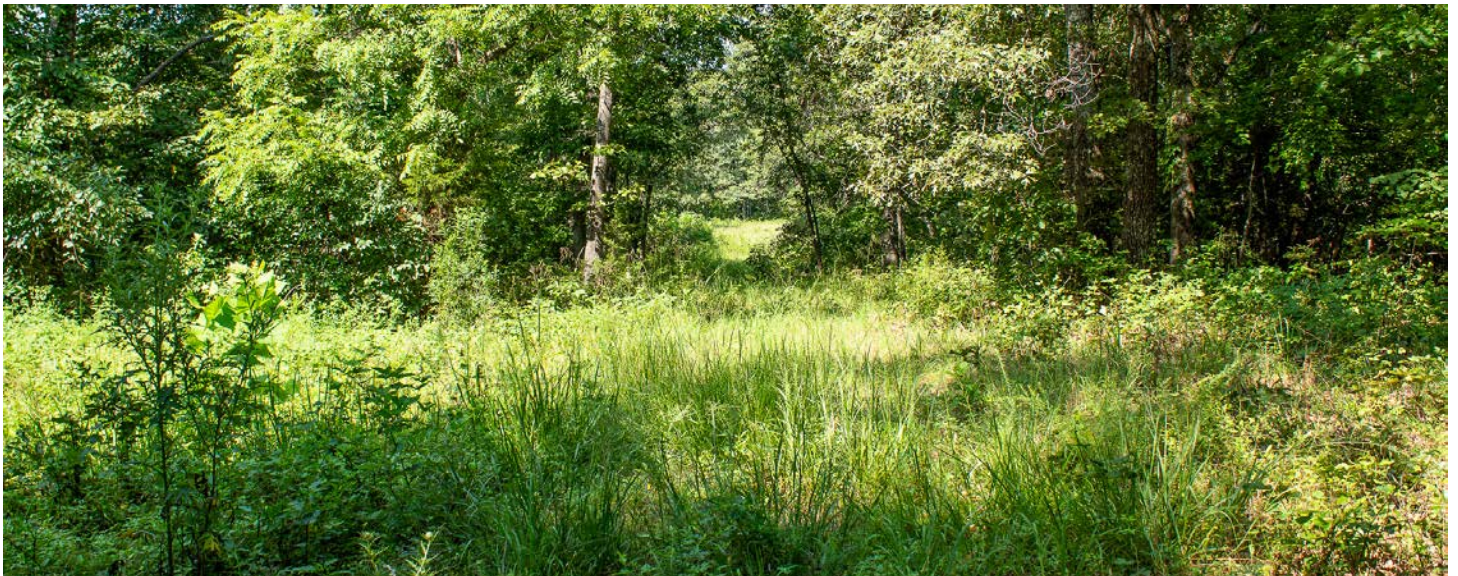
MATURE HARDWOODS & YOUNG TIMBER



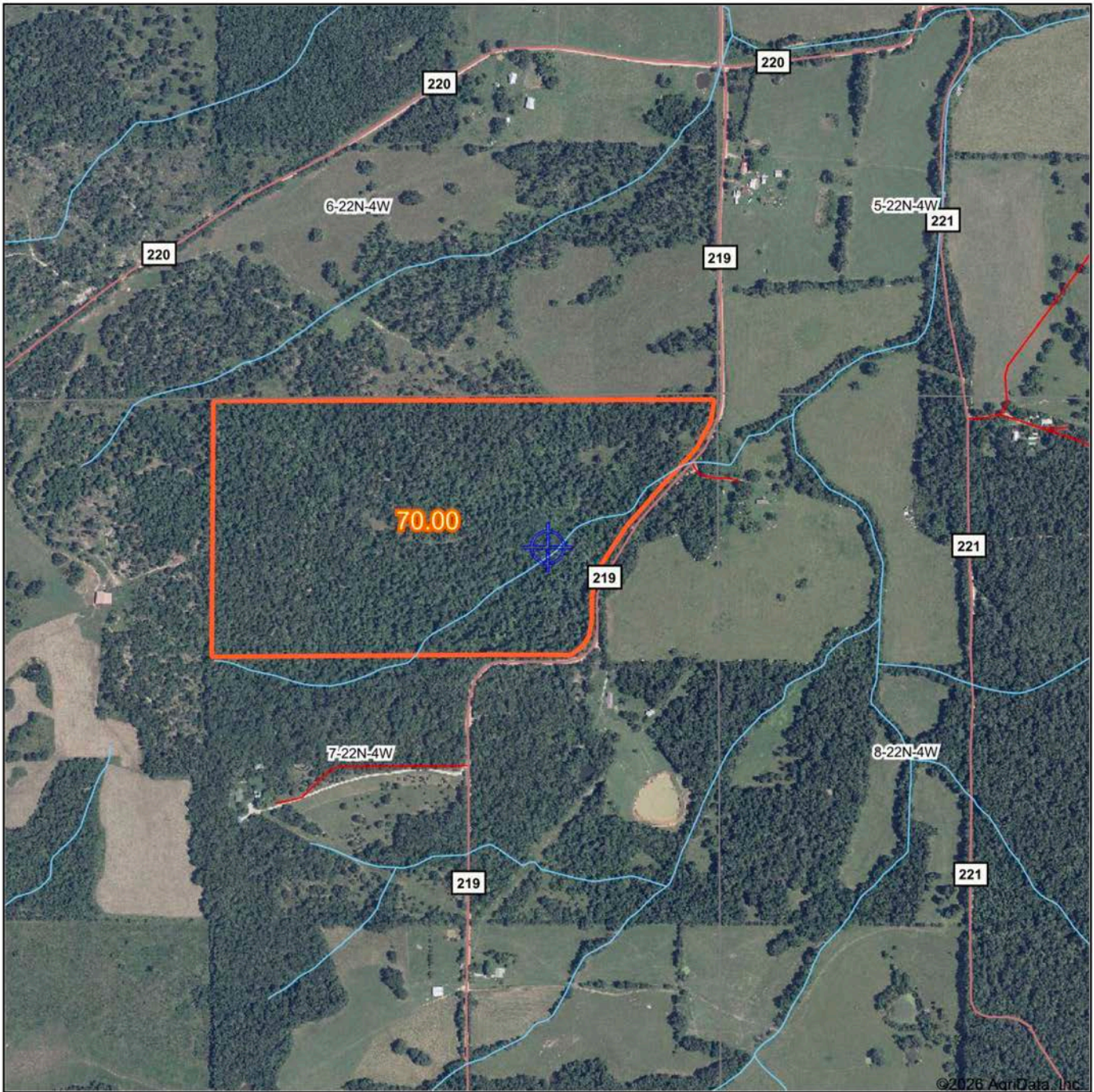
MAINTAINED COUNTY ROAD FRONTAGE



EXCELLENT DEER & TURKEY HUNTING



AERIAL MAP



Boundary Center: 36° 34' 59.73, -91° 26' 21.48

0ft 823ft 1645ft



Maps Provided By:



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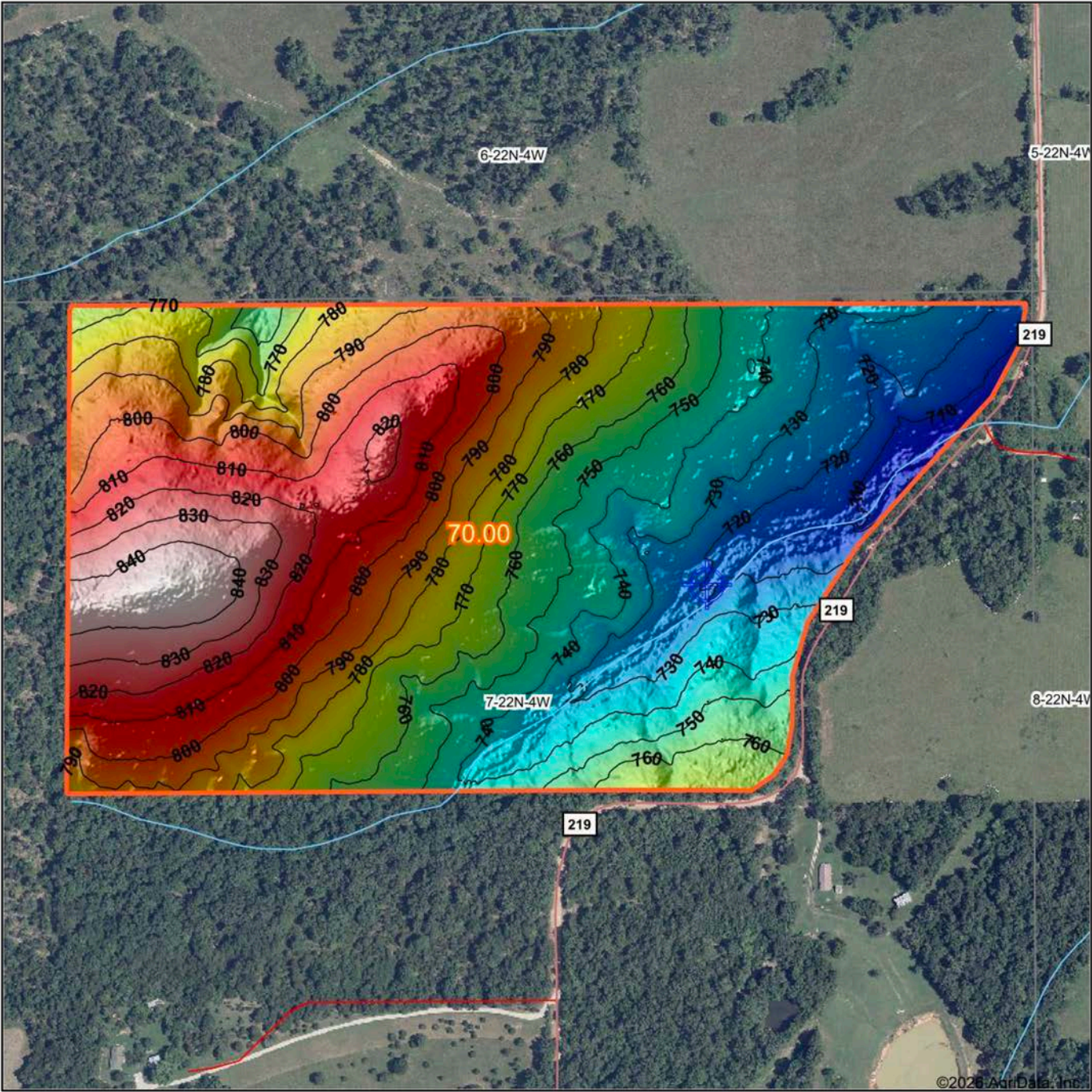
www.AgriDataInc.com

7-22N-4W
Oregon County
Missouri



7/27/2026

HILLSHADE MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 10
Min: 702.6
Max: 847.7
Range: 145.1
Average: 771.3
Standard Deviation: 36.58 ft

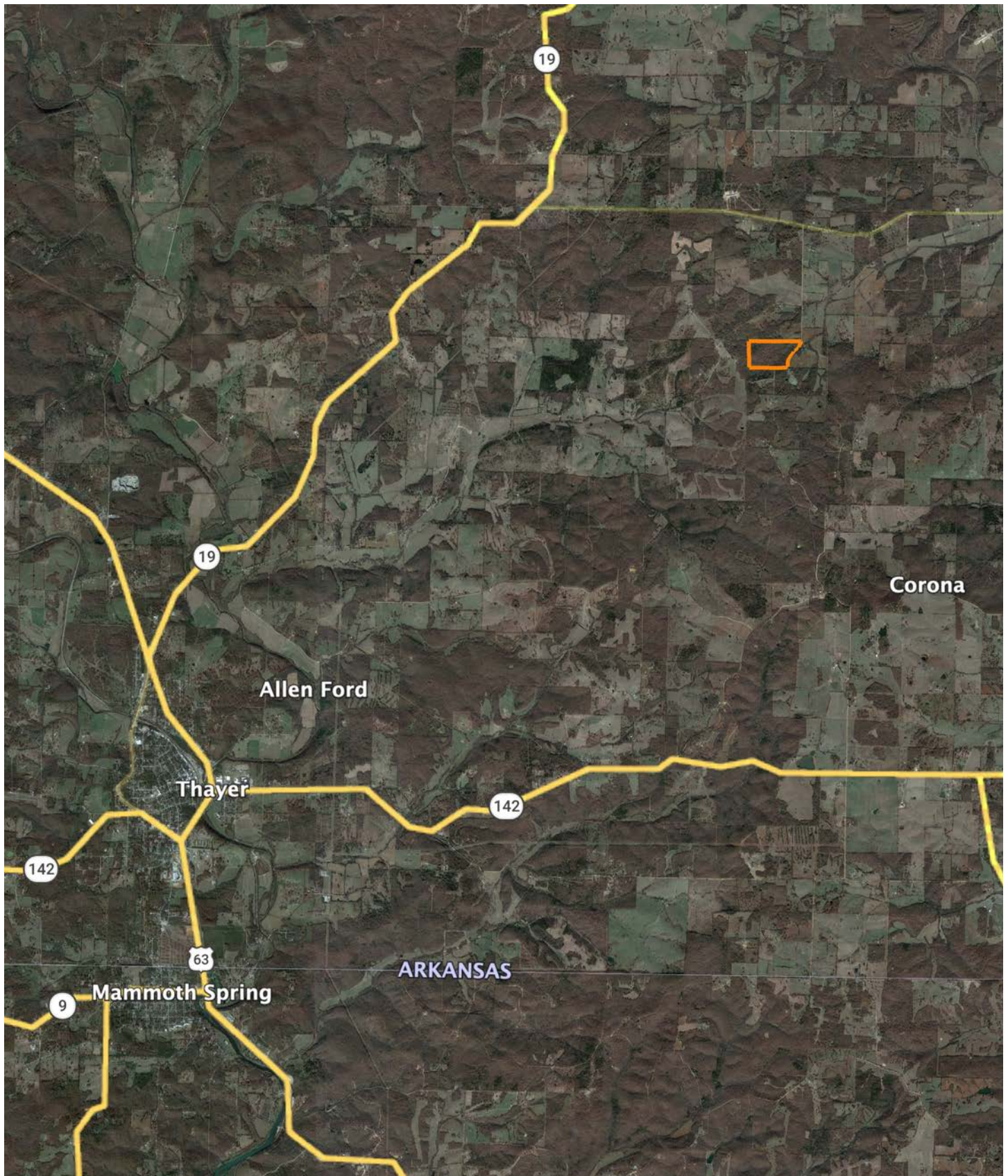
0ft 432ft 863ft



7-22N-4W
Oregon County
Missouri

Boundary Center: 36° 34' 59.73, -91° 26' 21.48

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

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