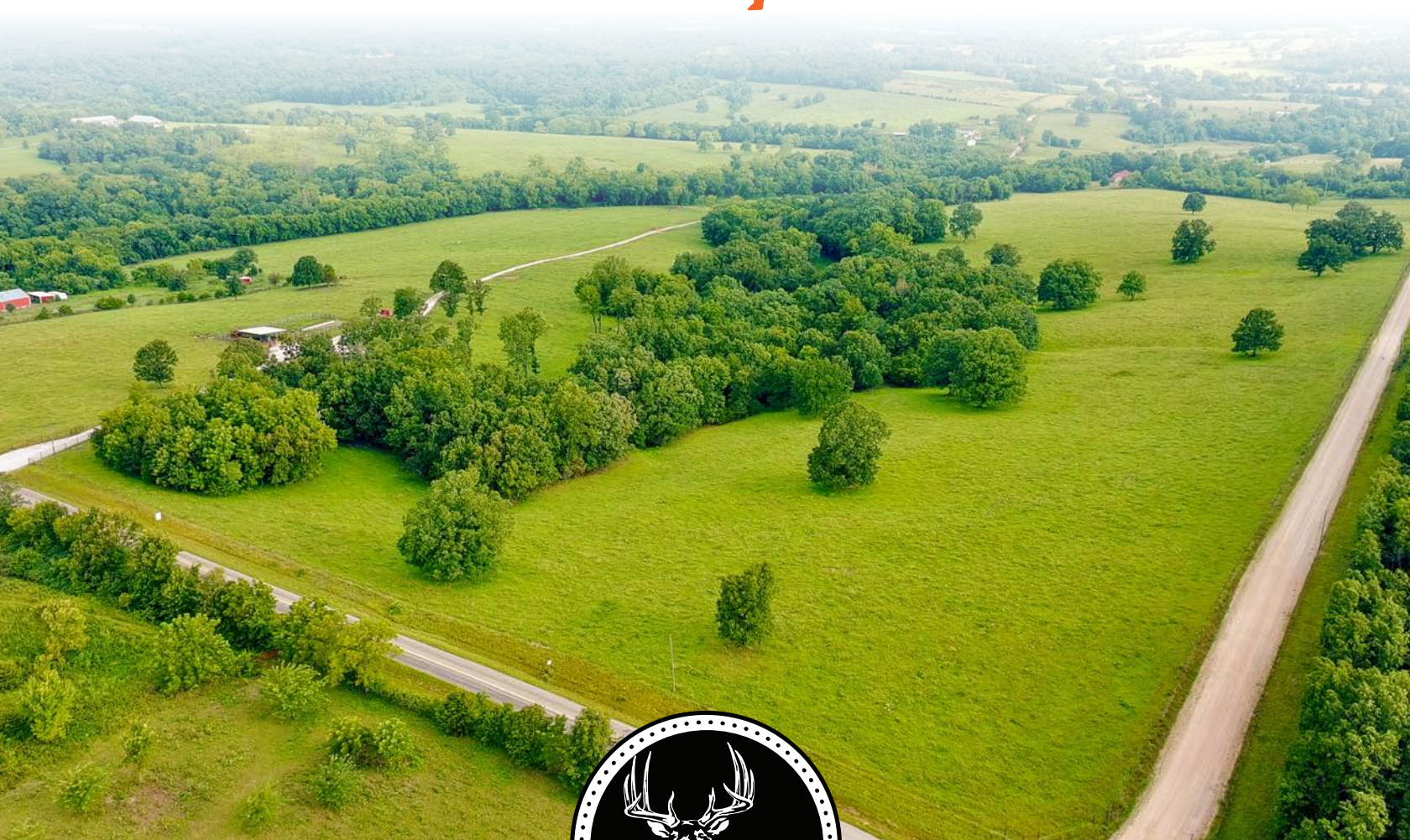


MIDWEST LAND GROUP PRESENTS

121 ACRES IN

WRIGHT COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIER 121 +/- ACRE TURN-KEY CATTLE FARM IN WRIGHT COUNTY

If you've been looking for a farm that's ready to go to work, this 121 +/- acre cattle farm in Wright County deserves a look. The property offers paved road frontage and has been set up with the cattle producer in mind, featuring covered working facilities with electricity, sorting pens, and a load-out area to make handling livestock efficient and convenient. The perimeter and cross fencing have been well maintained and include heavy-duty pipe corner posts and welded pipe gates built for years of dependable use.

Water is one of the biggest highlights of this farm. A year-round creek flows through the middle of the property, complemented by seven live springs, five automatic waterers, and six spring-fed tire waterers that provide

a constant supply of fresh water throughout the year. A 2 year old, 500 foot deep well with a 5 HP pump and a freeze-free well pit provides another dependable water source and is located at an ideal building site for your dream home with beautiful views of the surrounding countryside.

Whether you're expanding your herd or looking for a turn-key operation, this farm offers the infrastructure, dependable water, and quality improvements to get to work immediately. With paved road frontage, outstanding water resources, quality fencing, and functional cattle facilities already in place, this is a rare opportunity to own a productive cattle farm in the heart of Wright County.

PROPERTY FEATURES

COUNTY: **WRIGHT** | STATE: **MISSOURI** | ACRES: **121**

- 121 +/- acre turn-key cattle farm
- Beautiful views and multiple potential building sites
- Paved road frontage
- Covered cattle working facilities with electricity
- Load-out area and sorting pens
- Year-round creek flowing through the property
- 7 live springs
- 5 automatic livestock waterers
- 6 spring-fed tire waterers with continuous flow
- 2 year old, 500 foot deep well with 5 HP pump
- Well-maintained perimeter and cross fencing with heavy duty pipe corner posts and welded pipe gates
- Ready for immediate cattle operation



PROPERTY FEATURES

PRICE: **\$899,000** | COUNTY: **WRIGHT** | STATE: **MISSOURI** | ACRES: **121**

- 121 +/- acre turn-key cattle farm
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- Paved road frontage
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- Ready for immediate cattle operation



TURN-KEY CATTLE FARM



BEAUTIFUL VIEWS



7 LIVE SPRINGS & YEAR-ROUND CREEK



PERIMETER AND CROSS FENCING

The perimeter and cross fencing have been well maintained and include heavy-duty pipe corner posts and welded pipe gates built for years of dependable use.



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 37° 14' 44.32, -92° 16' 13.13

0ft 490ft 980ft



Maps Provided By:



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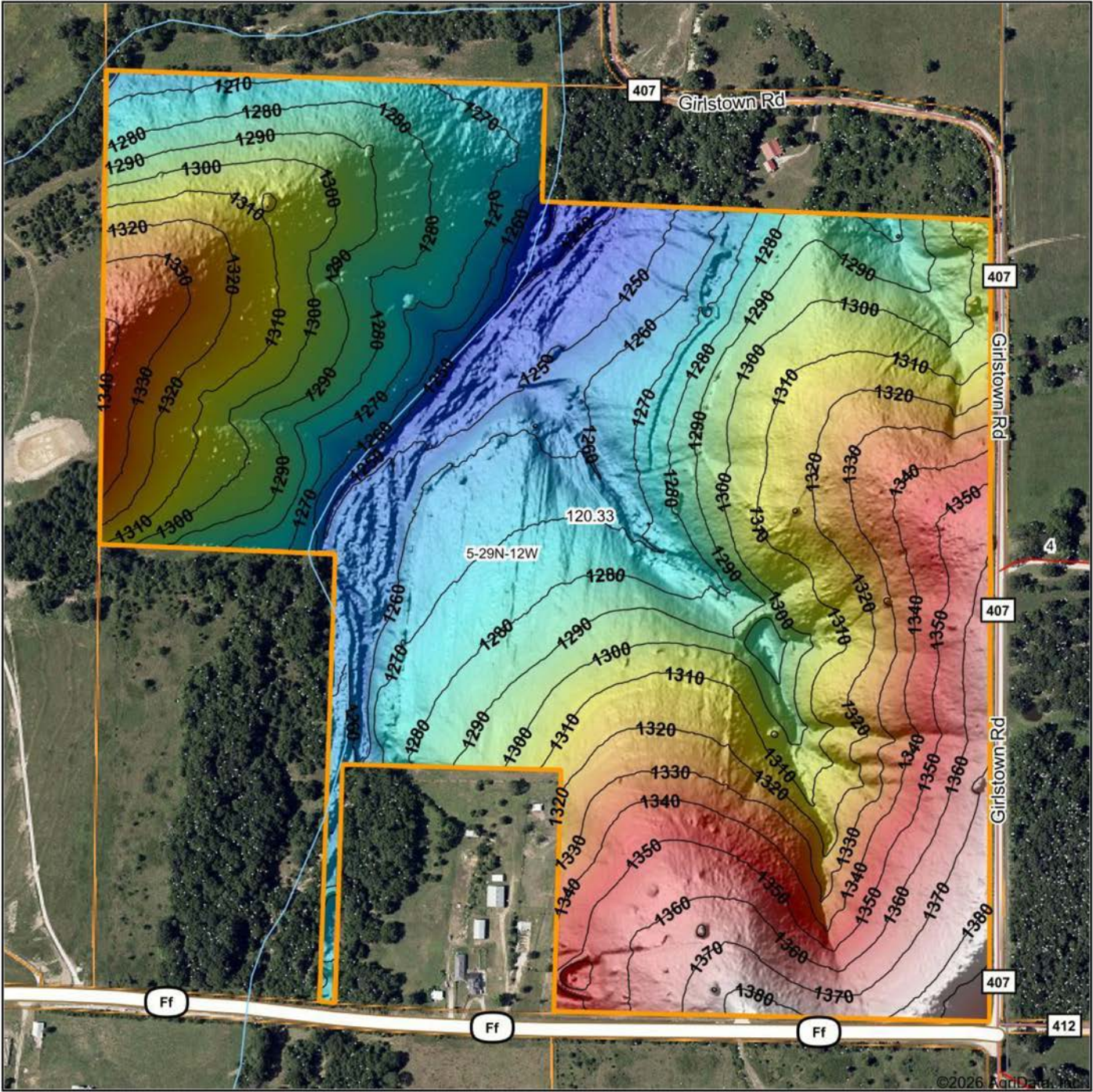
www.AgriDataInc.com

5-29N-12W
Wright County
Missouri



7/24/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,237.4
Max: 1,384.2
Range: 146.8
Average: 1,302.6
Standard Deviation: 35.17 ft

0ft 454ft 908ft

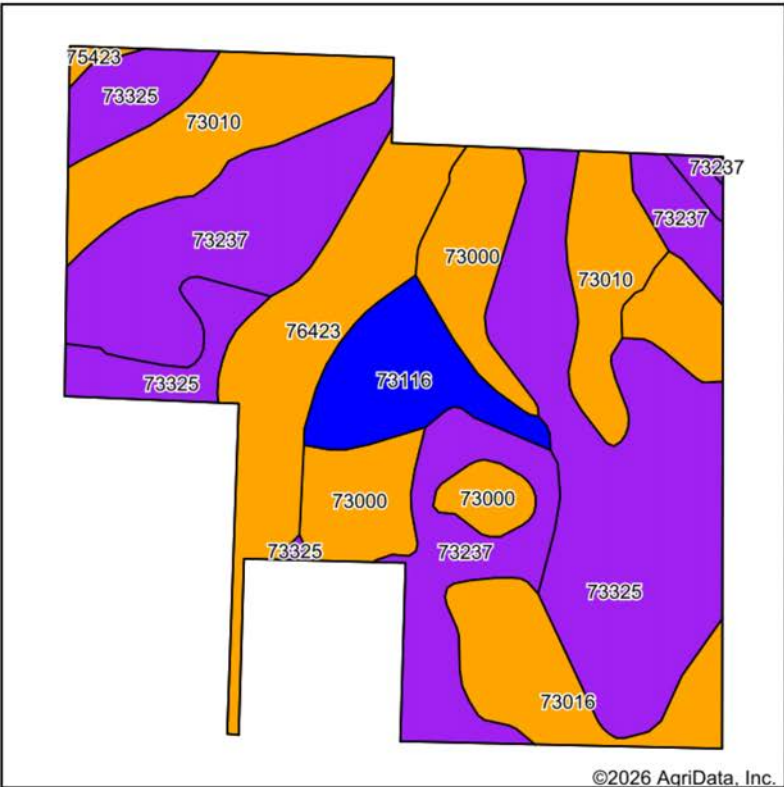


7/24/2026

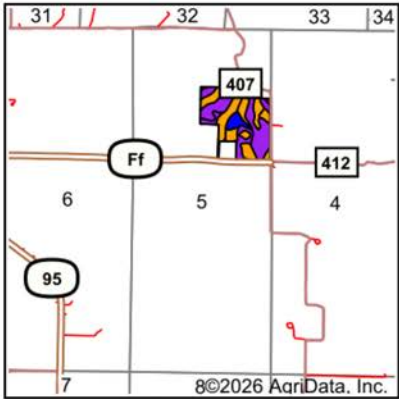
5-29N-12W
Wright County
Missouri

Boundary Center: 37° 14' 44.32, -92° 16' 13.13

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Wright**
Location: **5-29N-12W**
Township: **Wood**
Acres: **120.33**
Date: **7/24/2026**



Maps Provided By:



Area Symbol: MO229, Soil Area Version: 30

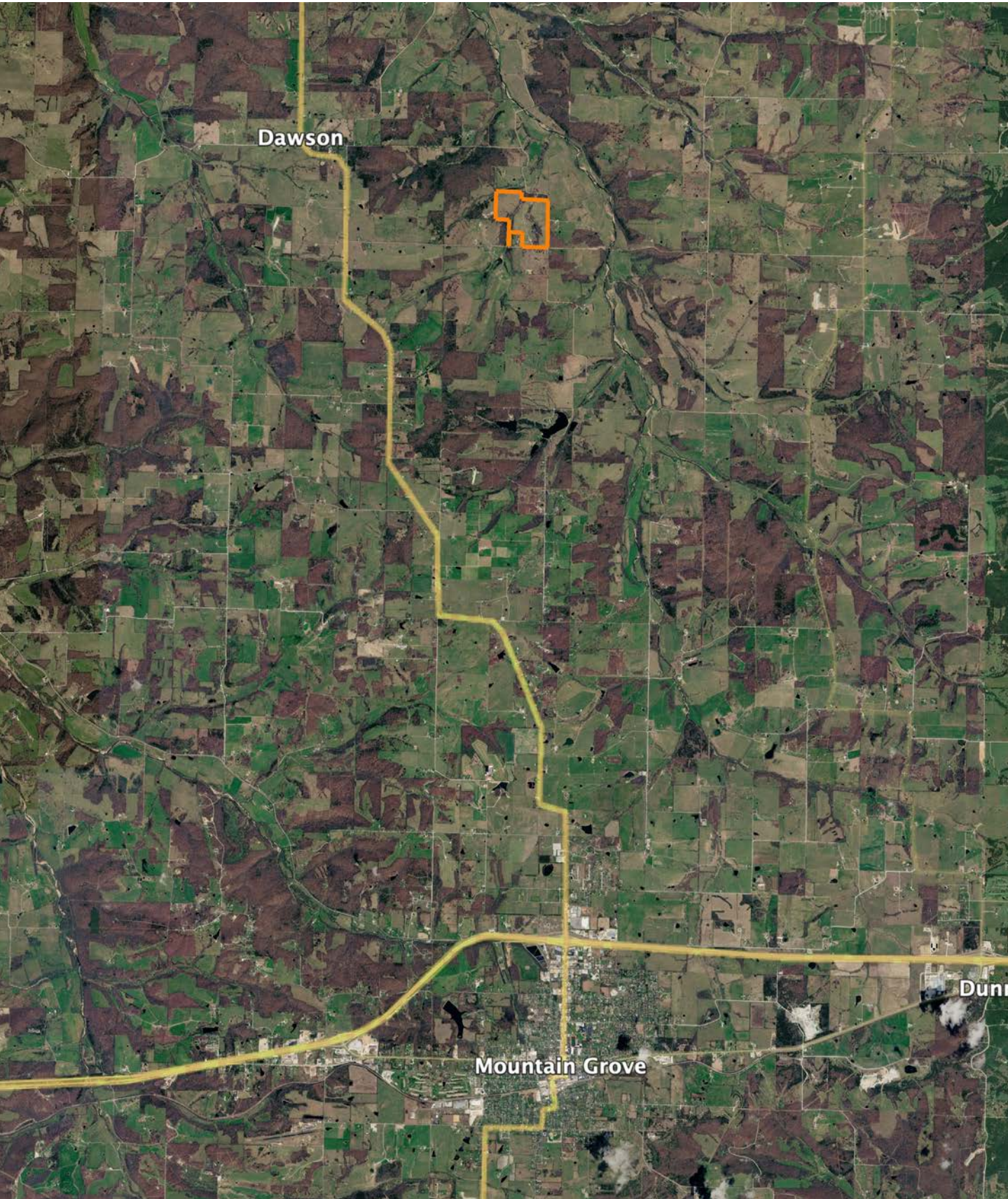
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
73325	Clarksville extremely gravelly silt loam, 15 to 50 percent slopes	33.03	27.5%		> 6.5ft.	Vlle	9	9	3
73237	Clarksville very gravelly silt loam, 3 to 15 percent slopes	26.60	22.1%		> 6.5ft.	Vlle	35	35	24
73010	Wilderness gravelly silt loam, 3 to 8 percent slopes	15.83	13.2%		2.1ft. (Fragipan)	Illw	49	49	34
76423	Cedargap very gravelly silt loam, 0 to 2 percent slopes, occasionally flooded	13.63	11.3%		> 6.5ft.	Ills	61	60	39
73000	Pomme silt loam, 3 to 8 percent slopes	12.32	10.2%		> 6.5ft.	Ille	69	66	52
73016	Viraton silt loam, 3 to 8 percent slopes	11.09	9.2%		1.7ft. (Fragipan)	Illw	48	48	33
73116	Pomme silt loam, 2 to 5 percent slopes	7.43	6.2%		> 6.5ft.	Ile	67	64	49
75423	Cedargap very gravelly silt loam, 1 to 3 percent slopes, occasionally flooded	0.40	0.3%		> 6.5ft.	Ills	61	60	39
Weighted Average						4.92	*n 39.4	*n 38.8	*n 26.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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.



DUSTIE COOK, LAND AGENT
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