

MIDWEST LAND GROUP PRESENTS

210.9 ACRES

BOLLINGER COUNTY, MO

5479 EISENHOWER DRIVE, GIPSY, MISSOURI 63750



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

210.9 +/- ACRE LEGACY LODGE & HUNTER'S PARADISE

For the serious sportsman seeking an elite, turnkey hunting territory, this 210.9 +/- acre contiguous tract in Bollinger County stands as the pinnacle of Southeast Missouri recreational land. The property has been strictly managed as a premier wildlife haven, boasting natural ridgelines, deep oak flats, and thick bedding brush that harbor high-density populations of trophy whitetail deer and heavy wild turkeys. Navigating your kingdom is completely seamless thanks to a wide, heavily cleared infrastructure of interior trail networks perfectly suited for ATVs, side-by-sides, or tractors. Strategically carved throughout the rolling acreage are multiple established food plot locations ready for fall planting, which perfectly funnel game directly past your favorite tree stand locations. After a long day in the woods, you can retreat to an immaculate

1,960 square-foot custom log home crafted entirely of rich red cedar inside and out, featuring a towering fieldstone fireplace with a wood stove insert, a massive gear-storage loft, and a concrete patio overlooking your own 10-acre fully stocked custom lake complete with a private island.

Beyond its world-class recreational appeal, this property represents a phenomenal, asset-backed financial investment. The land is blanketed by a fantastic stand of highly valuable, marketable hardwood timber that has been left untouched by loggers for over 60 years, offering an immediate, massive cash-flow option or a steady long-term timber investment that will continue to appreciate. Furthermore, the entire 210.9 +/- acres is uniquely



engineered with 100% underground utilities, an incredibly rare and expensive upgrade that entirely eliminates overhead line maintenance, secures your power grid against severe weather, and keeps your hunting views pristine and unobstructed. The mechanical footprint is equally formidable, featuring a massive main shop building, fully insulated on one side with power, water, and rough-in capabilities for a full garage kitchen, alongside a secondary heavy machine shop for tractors, a functional grain bin, and an entirely separate, utility-ready historical homesite primed for a secondary hunting lodge or guest cabins.

This estate is the ultimate manifestation of “buying dirt that works for you.” It delivers the rare combination of an elite, unpressured wildlife sanctuary and a robust, diversified investment portfolio including standing timber wealth, top-tier structural infrastructure, and completely unrestricted acreage with over 1,800 feet of highway road frontage. Whether you are looking to secure a private family hunting legacy, establish a corporate outdoor retreat, or park capital into high-grade Missouri land with massive equity, this Bollinger County masterpiece is completely unrivaled. It is a true plug-and-play sportsman’s paradise where the hard work has already been meticulously done.

PROPERTY FEATURES

COUNTY: **BOLLINGER** | STATE: **MISSOURI** | ACRES: **210.9**

- 1,800+ feet of premium Highway E road frontage
- Immaculate 1,960 square-foot custom log home featuring 3 bedrooms, 1.5 baths, an expansive loft, and red cedar inside and out
- 10-acre fully-stocked custom lake featuring its own private island
- Dedicated boat ramp
- Custom vintage (historic St. Louis) brick walkway to private dock
- Marketable timber, untouched and unlogged for over 60 years
- Multiple established food plot locations
- Extensive infrastructure of interior trail systems
- Large shop building, fully insulated on one side with power, water, and kitchen rough-ins
- Large heavy machine shed, functional grain bin, and ample additional storage
- Underground utilities installed throughout the property
- Additional build sites with a separate set of utilities at an old home site



1,960 SQ. FT. CUSTOM LOG HOME

After a long day in the woods, you can retreat to an immaculate 1,960 square-foot custom log home crafted entirely of rich red cedar inside and out, featuring a towering fieldstone fireplace with a wood stove insert, a massive gear-storage loft, and a concrete patio overlooking your own 10-acre fully stocked custom lake.



CONCRETE PATIO & COVERED PORCH



10-ACRE FULLY-STOCKED CUSTOM LAKE



HIGHWAY E ROAD FRONTAGE

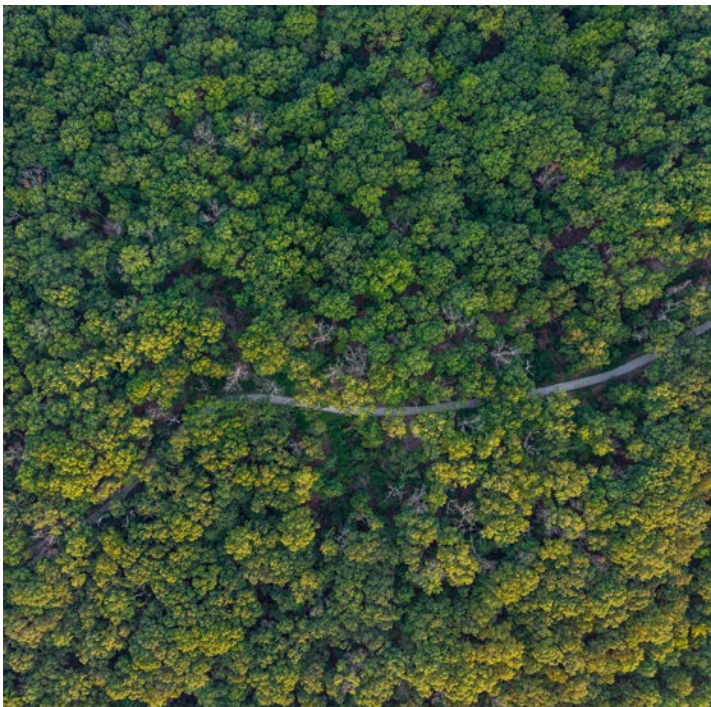


SHOP BUILDING & MACHINE SHED



MARKETABLE TIMBER

The land is blanketed by a fantastic stand of highly valuable, marketable hardwood timber that has been left untouched by loggers for over 60 years, offering an immediate, massive cash-flow option or a steady long-term timber investment that will continue to appreciate.

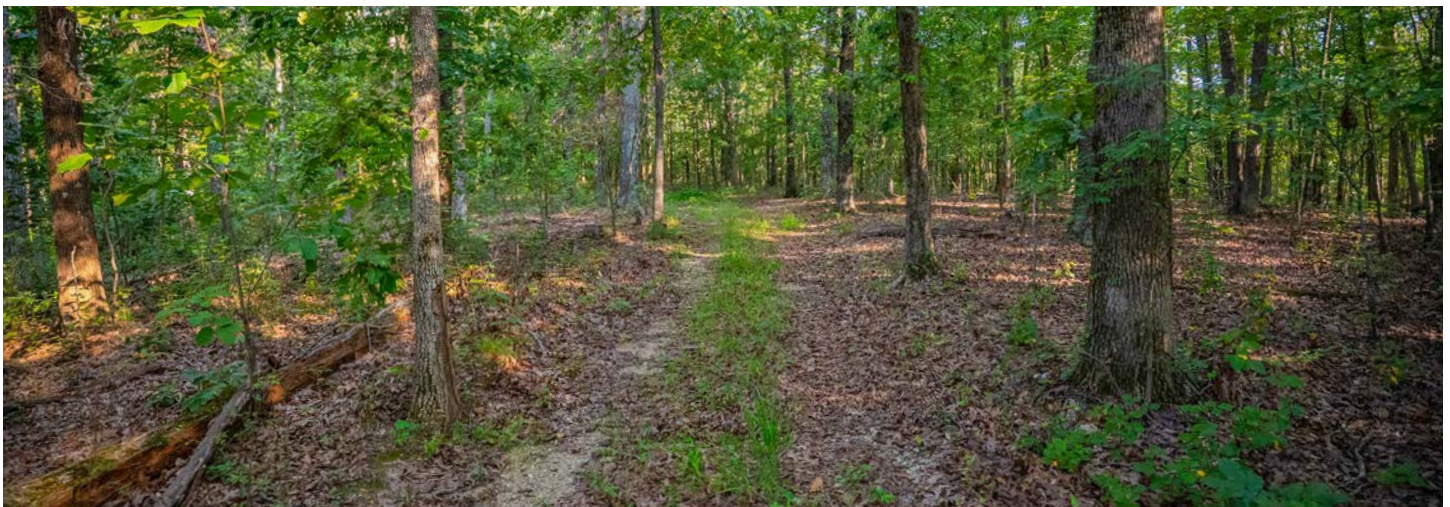


ESTABLISHED FOOD PLOT LOCATIONS

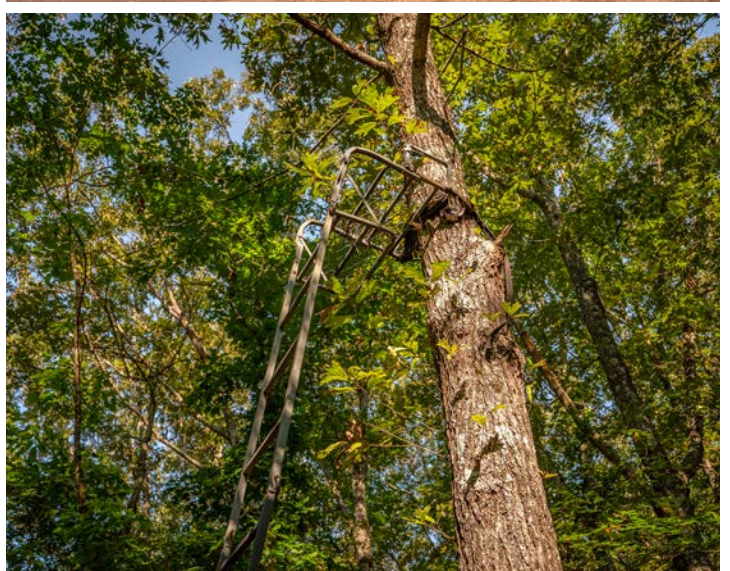
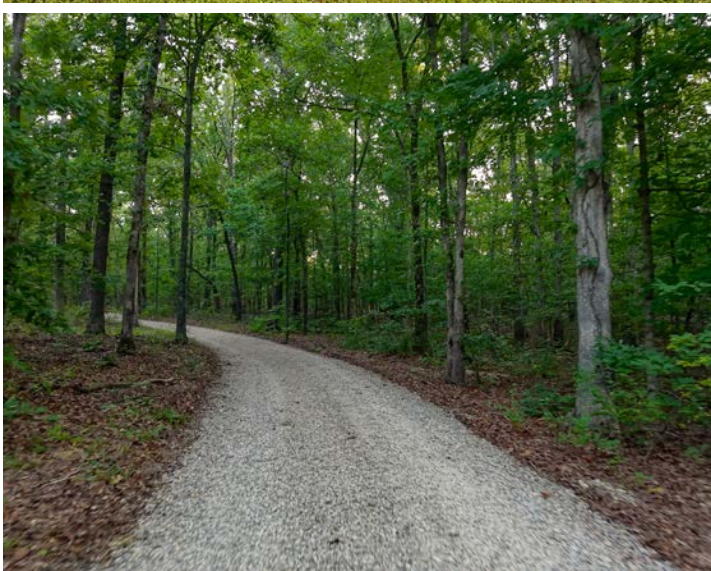
Strategically carved throughout the rolling acreage are multiple established food plot locations ready for fall planting, which perfectly funnel game directly past your favorite tree stand locations.



INTERIOR TRAIL SYSTEMS



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 37° 7' 23.6, -90° 6' 22.6

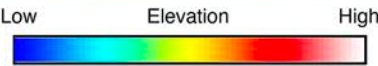
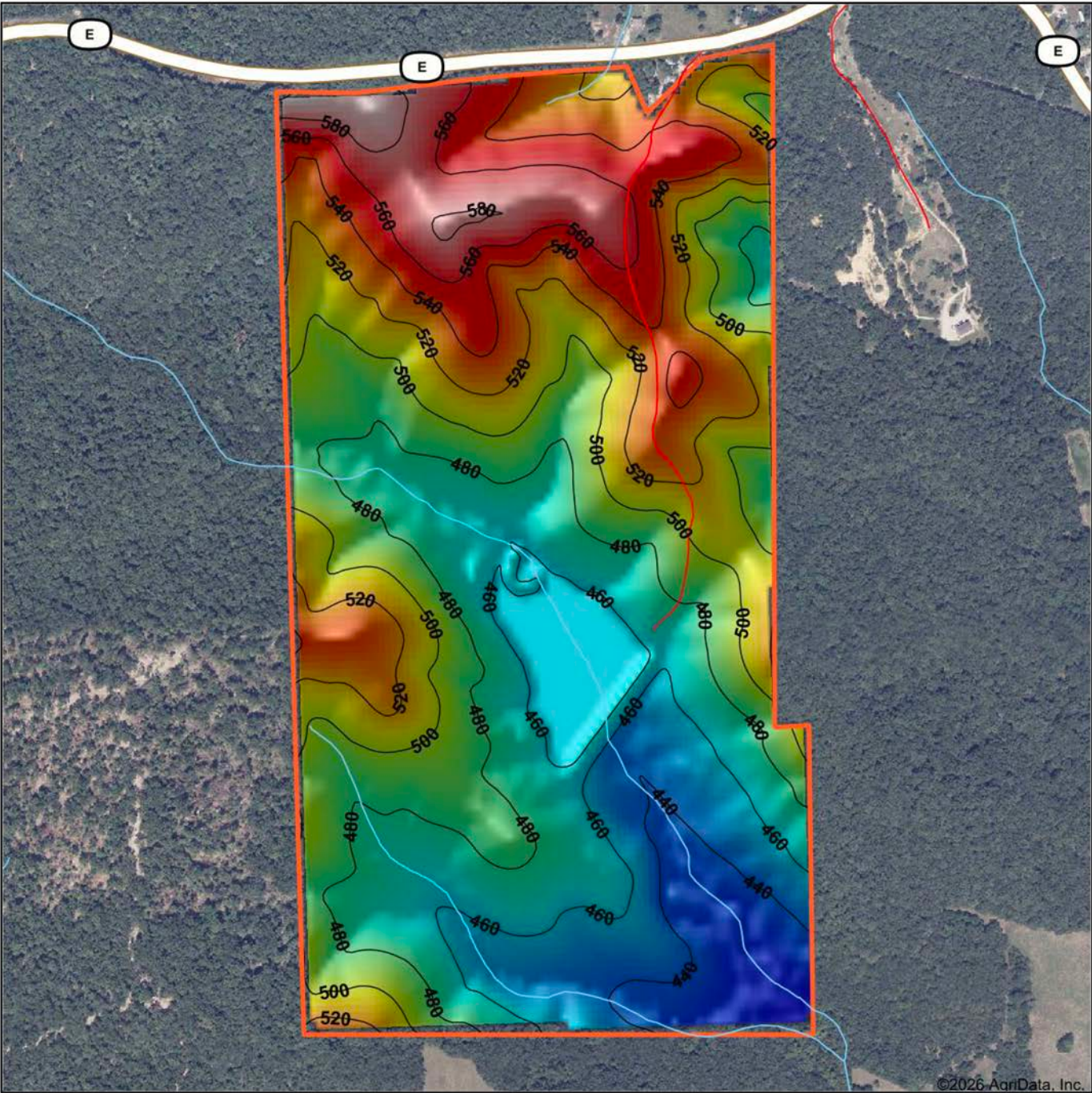
6-28N-9E
Bollinger County
Missouri

0ft 767ft 1535ft



7/27/2026

HILLSHADE MAP



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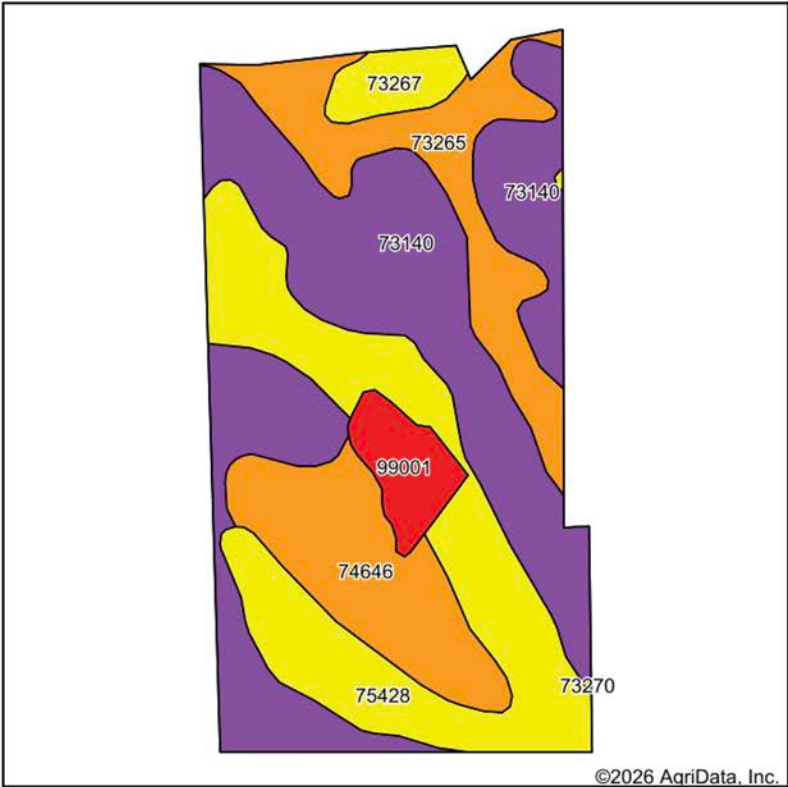
Source: USGS 10 meter dem
Interval(ft): 20
Min: 420.9
Max: 594.7
Range: 173.8
Average: 495.3
Standard Deviation: 37.6 ft



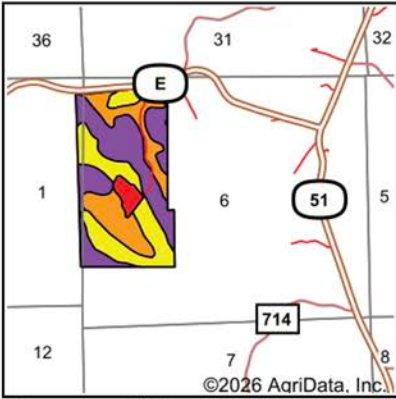
6-28N-9E
Bollinger County
Missouri

Boundary Center: 37° 7' 23.6, -90° 6' 22.6

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Bollinger**
Location: **6-28N-9E**
Township: **Wayne**
Acres: **210.9**
Date: **7/27/2026**



Maps Provided By:

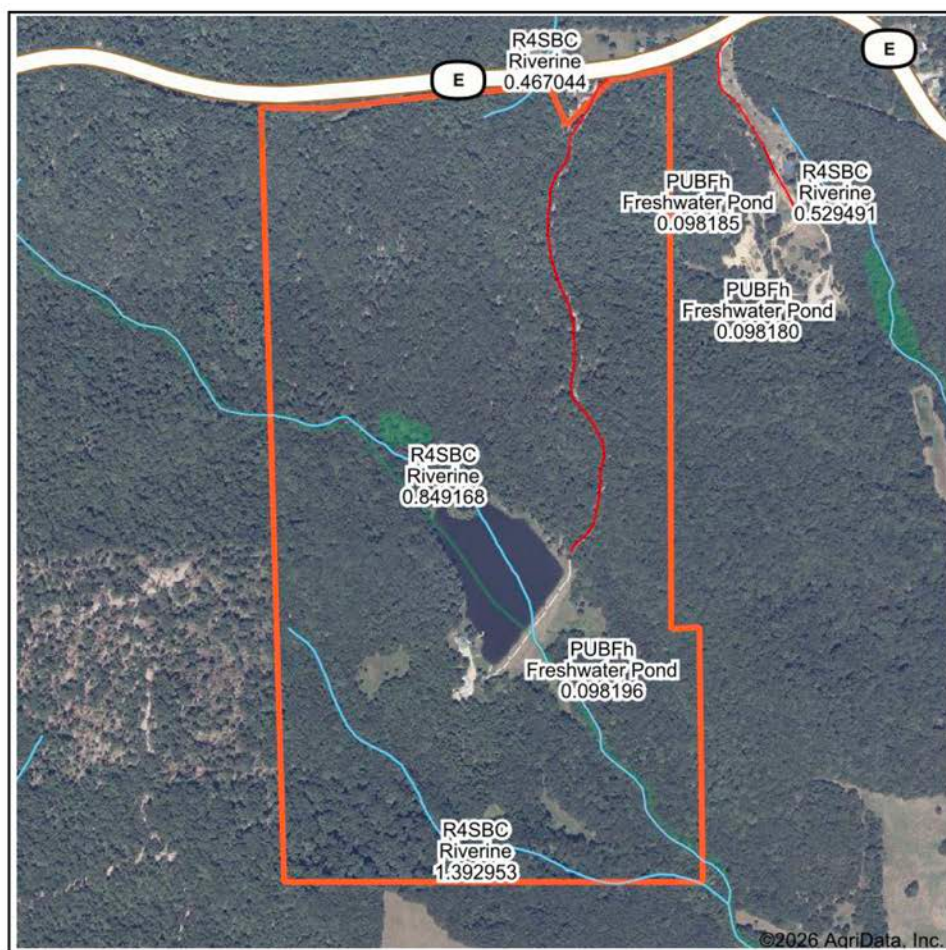
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Area Symbol: MO017, Soil Area Version: 40									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
73140	Clarksville-Scholten complex, 15 to 45 percent slopes, very stony	86.17	40.8%		Somewhat excessively drained	Vls	15	15	7
75428	Tilk, occasionally flooded-Cornwall-Poynor complex, 0 to 15 percent slopes	54.81	26.0%		Well drained	IVw	57	53	41
73265	Captina-Scholten complex, 3 to 8 percent slopes	27.66	13.1%		Moderately well drained	Ills	49	44	33
74646	Cornwall silt loam, 3 to 8 percent slopes	27.38	13.0%		Moderately well drained	Ills	62	62	48
99001	Water	8.40	4.0%		Subaqueous	VIII			
73267	Yelton-Scholten complex, 8 to 15 percent slopes	6.48	3.1%		Moderately well drained	IVs	47	44	33
Weighted Average						4.72	*n 36.9	*n 35.1	*n 25.1

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

WETLANDS MAP



State: **Missouri**
 Location: **6-28N-9E**
 County: **Bollinger**
 Township: **Wayne**
 Date: **7/27/2026**



Maps Provided By:

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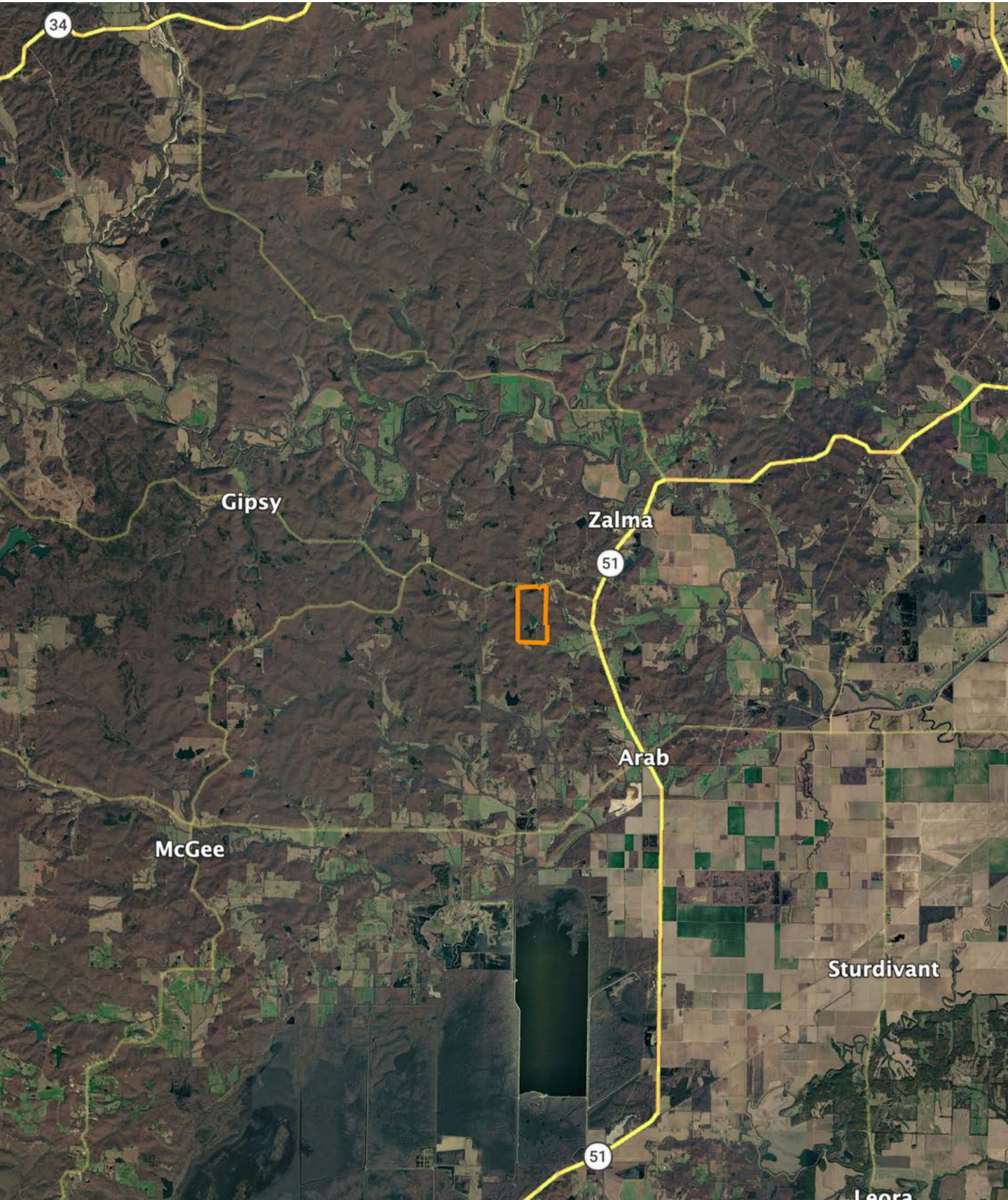


0ft 1040ft 2079ft

Classification Code	Type	Acres
R4SBC	Riverine	2.24
PFO1A	Freshwater Forested/Shrub Wetland	1.57
PSS1A	Freshwater Forested/Shrub Wetland	0.85
PUBFh	Freshwater Pond	0.10
Total Acres		4.76

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

573.290.2293

AOgle@MidwestLandGroup.com



MidwestLandGroup.com

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