

MIDWEST LAND GROUP PRESENTS

41 ACRES IN

CHRISTIAN COUNTY MISSOURI

RED BRIDGE ROAD, OZARK, MO 65721



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

41 +/- ACRES WITH AN INCREDIBLE BUILD SITE & NATIONAL FOREST BORDER

Escape to the beauty of the Ozarks with this exceptional 41 +/- acre property in Christian County, located within the highly sought-after Ozark School District. Whether you're searching for the perfect place to build your dream home or a private hunting retreat close to town, this property offers a rare combination of convenience, privacy, and recreation.

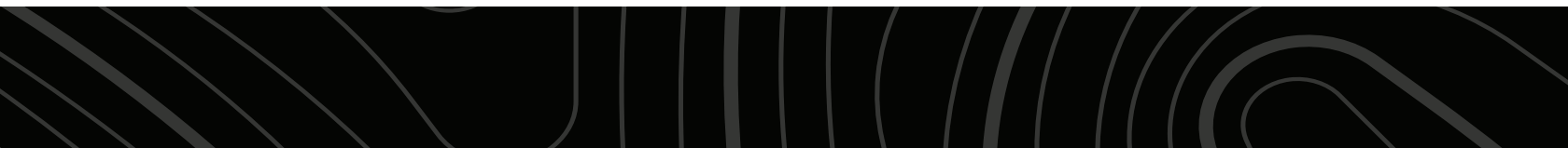
Surrounded on three sides by the Mark Twain National Forest, you'll enjoy unmatched access to thousands of acres of public land for hunting, hiking, and exploring. The property features an incredible elevated build site with breathtaking panoramic views that truly set it apart.

Power is already on site, and an existing well is present (condition unknown), providing a great foundation for

future improvements. Abundant wildlife, mature timber, and the peaceful setting make this an outstanding property for outdoor enthusiasts or anyone looking to build in a scenic location.

Conveniently located just 15 minutes from downtown Ozark and only 35 minutes from Branson, you'll have quick access to shopping, dining, entertainment, and everyday amenities while still enjoying the seclusion and beauty of the outdoors.

Don't miss this rare opportunity to own a property that offers stunning views, excellent hunting, and direct access to the Mark Twain National Forest all within minutes of town.



PROPERTY FEATURES

COUNTY: **CHRISTIAN** | STATE: **MISSOURI** | ACRES: **10**

- Located in the highly sought-after Ozark School District
- Surrounded on three sides by the Mark Twain National Forest
- Incredible elevated build site with breathtaking panoramic views
- Excellent deer, turkey, and other wildlife hunting opportunities
- Power already available on the property
- Existing well (condition unknown)
- Beautiful mix of mature timber and rolling Ozark terrain
- Just 15 minutes to downtown Ozark and 35 minutes to Branson
- Ideal for a dream home, hunting retreat, or recreational getaway



INCREDIBLE ELEVATED BUILD SITE

The property features an incredible elevated build site with breathtaking panoramic views that truly set it apart. Power is already on site, and an existing well is present (condition unknown), providing a great foundation for future improvements.



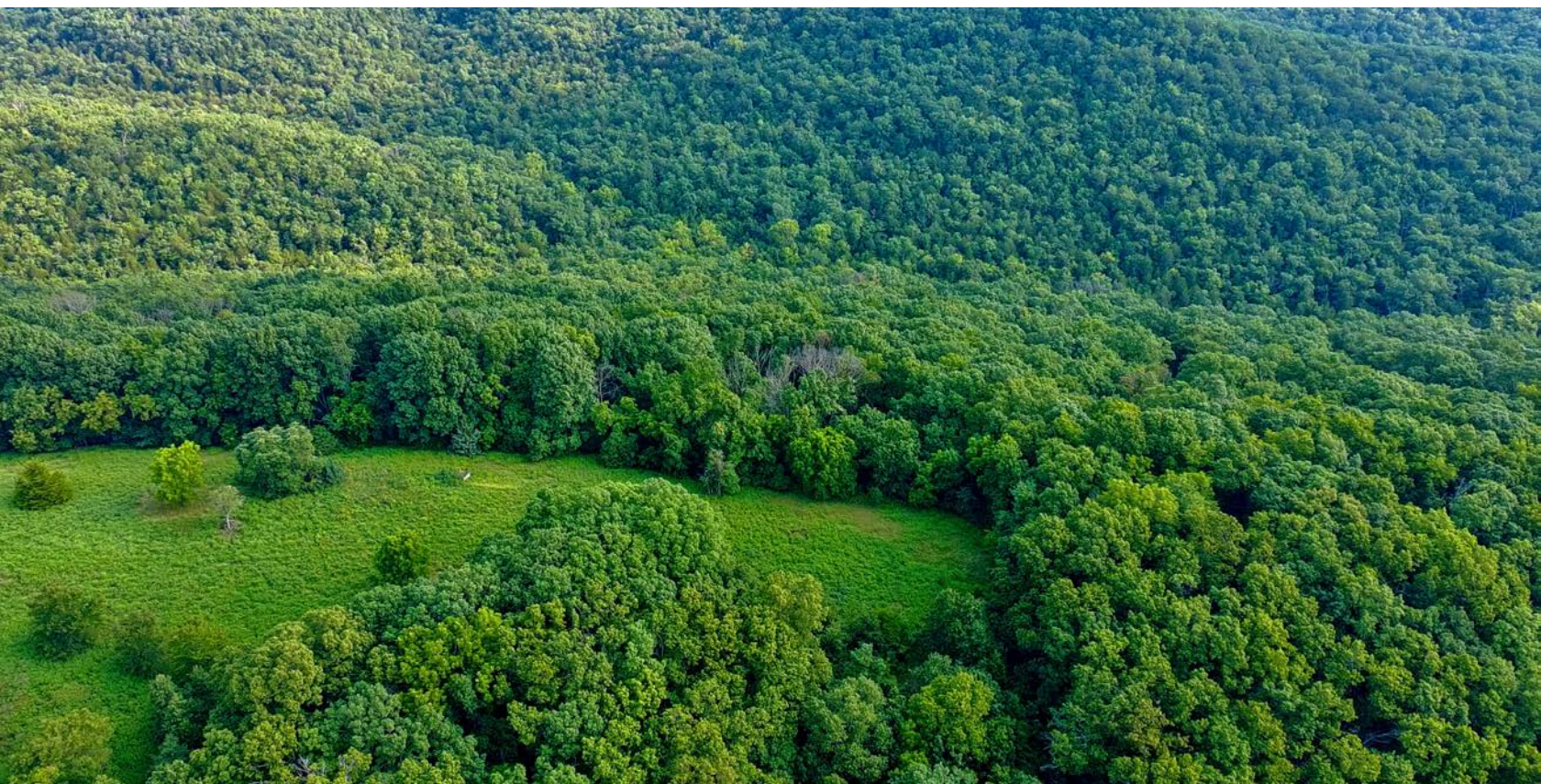
ROLLING OZARK TERRAIN



MARK TWAIN NATIONAL FOREST



IDEAL HUNTING RETREAT



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 36° 53' 30.78, -93° 10' 1.59

0ft 250ft 499ft

6-25N-20W
Christian County
Missouri



8/6/2026

TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 1,018.4

Max: 1,304.3

Range: 285.9

Average: 1,184.1

Standard Deviation: 83.27 ft

0ft 275ft 551ft

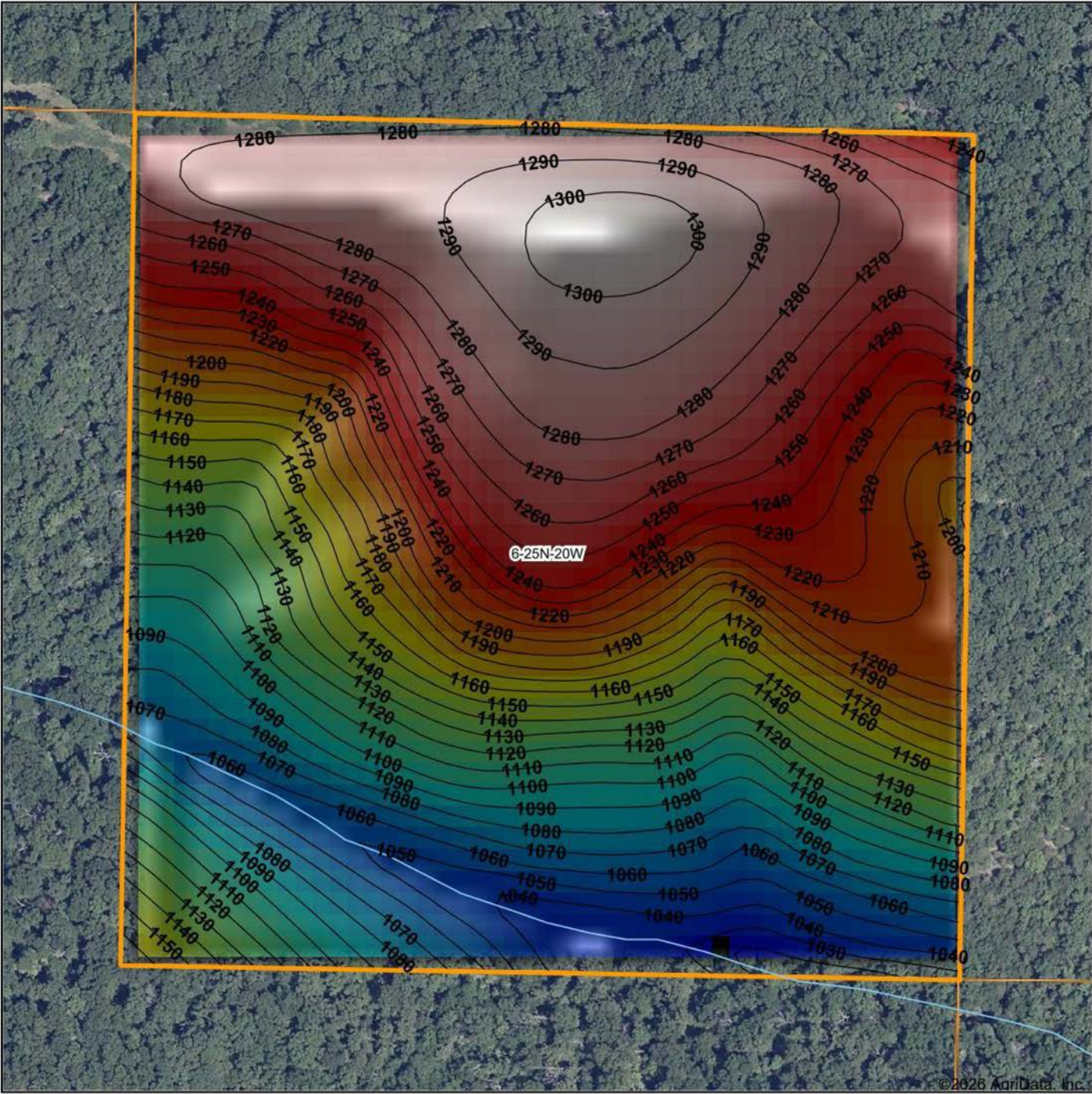


8/6/2026

6-25N-20W
Christian County
Missouri

Boundary Center: 36° 53' 30.78, -93° 10' 1.59

HILLSHADE MAP

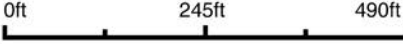


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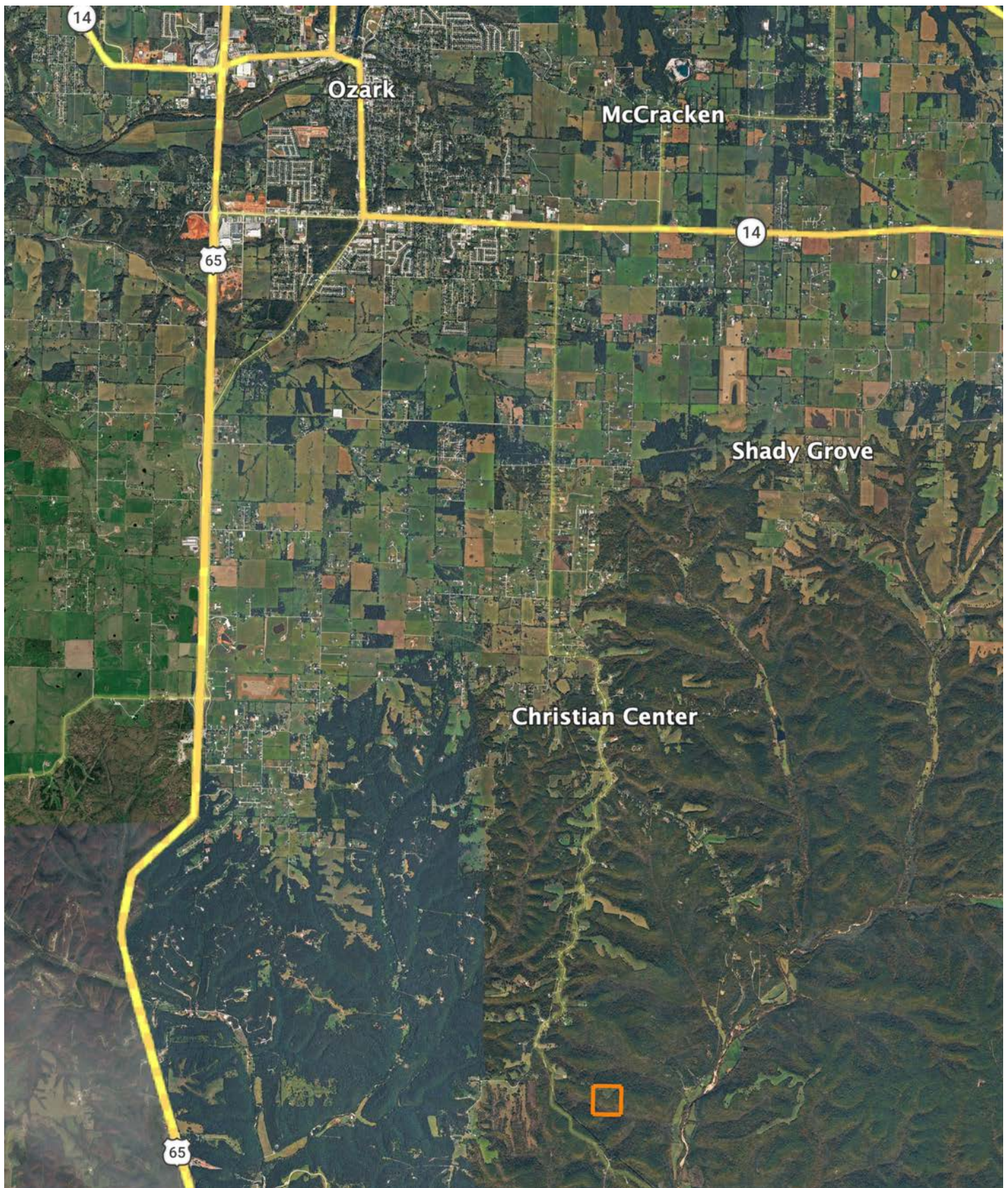


8/6/2026

6-25N-20W
Christian County
Missouri

Boundary Center: 36° 53' 30.78, -93° 10' 1.59

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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