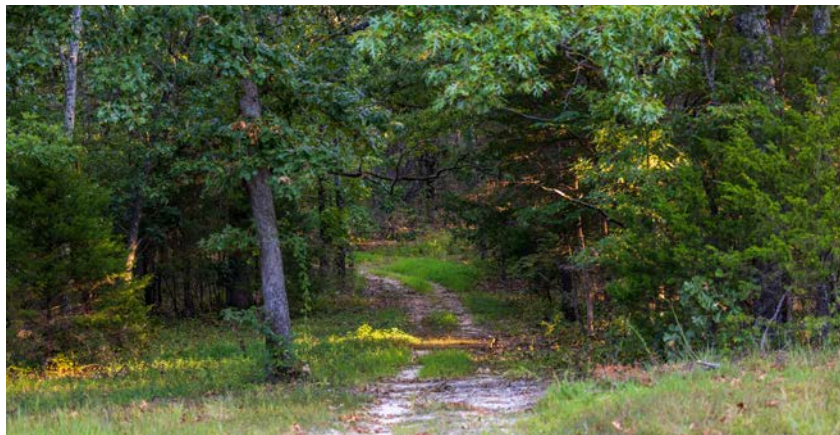


MIDWEST LAND GROUP PRESENTS



DOUGLAS COUNTY, MO

139 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CUSTOM HOME, PREMIER HUNTING, 139 +/- ACRES IN SQUIRES, MISSOURI

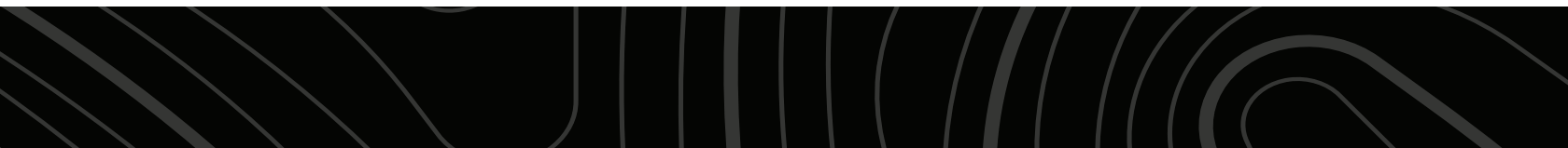
Tucked into the rolling hills of Douglas County, this 139 +/- acre property brings together quality Ozark hunting ground, a modern custom home, and the infrastructure needed to enjoy the land year-round. Located near Squires and within the Ava School District, the property offers privacy, diverse habitat, and nearly 140 contiguous acres right outside the back door.

The acreage includes a mix of wooded and cleared land with mature and young timber, open areas, a pond, a wet-weather creek, and varied terrain that creates excellent wildlife habitat. An established trail network winds through the property, providing convenient access for hunting, recreation, and property management. Whitetail deer and wild turkey are well established here, with a history of quality bucks using the property. 13

deer stands are already positioned throughout the farm and will remain with the property.

Access is directly from a county-maintained gravel road, where a gated entrance leads into the property. Perimeter fencing, a permanent game-cleaning area, and an extensive trail system add to the functionality of the acreage. Whether chasing deer in the fall, riding trails, managing habitat, or simply enjoying the seclusion of the Ozarks, the land is set up to be used and enjoyed immediately.

The improvements are highlighted by a custom 3 bedroom, 2 bath home built in 2021 with approximately 2,176 square feet of finished living space. Inside, the open floor plan is complemented by vaulted ceilings,



radiant heated floors, quartz countertops, custom soft-close cabinetry, and generous natural light. The large primary suite includes a walk-in closet, double vanity, and oversized walk-in shower with dual shower heads.

A spacious laundry and mudroom provides excellent storage with extensive cabinetry, a utility sink, and multiple pantry closets. Another standout feature is the approximately 85 square foot reinforced safe room constructed with 8-inch concrete walls and ceiling and protected by a heavy-duty vault door.

For equipment, vehicles, and recreational gear, the property offers approximately 2,224 square feet of attached garage and shop space. The shop is spray-foam insulated and features 12-foot overhead doors, loft

storage accessed by permanent stairs, and a finished shower room—a particularly useful setup after a long day hunting or working on the property.

A private well, septic system, and electricity support the improvements, while panoramic views and the surrounding acreage provide the setting people come to the Ozarks looking for.

With nearly 140 acres, a newer custom residence, substantial shop space, water features, established hunting infrastructure, and miles of ground to call your own, this Douglas County property is well suited as a full-time residence, hunting property, recreational getaway, or private family retreat.



PROPERTY FEATURES

COUNTY: **DOUGLAS** | STATE: **MISSOURI** | ACRES: **139**

- Approximately 2,176 square feet of finished living space
- Approximately 2,224 square feet insulated garage & shop
- Excellent whitetail deer & turkey hunting
- Established trail system providing access throughout the property
- 13 established deer stands convey with the sale
- Pond & wet-weather creek
- Gated entrance & perimeter fencing
- Private, secluded setting with panoramic Ozark views

CUSTOM BUILT HOME

The improvements are highlighted by a custom 3 bedroom, 2 bath home built in 2021 with approximately 2,176 square feet of finished living space. Inside, the open floor plan is complemented by vaulted ceilings, radiant heated floors, quartz countertops, custom soft-close cabinetry, and generous natural light.



LARGE PRIMARY SUITE

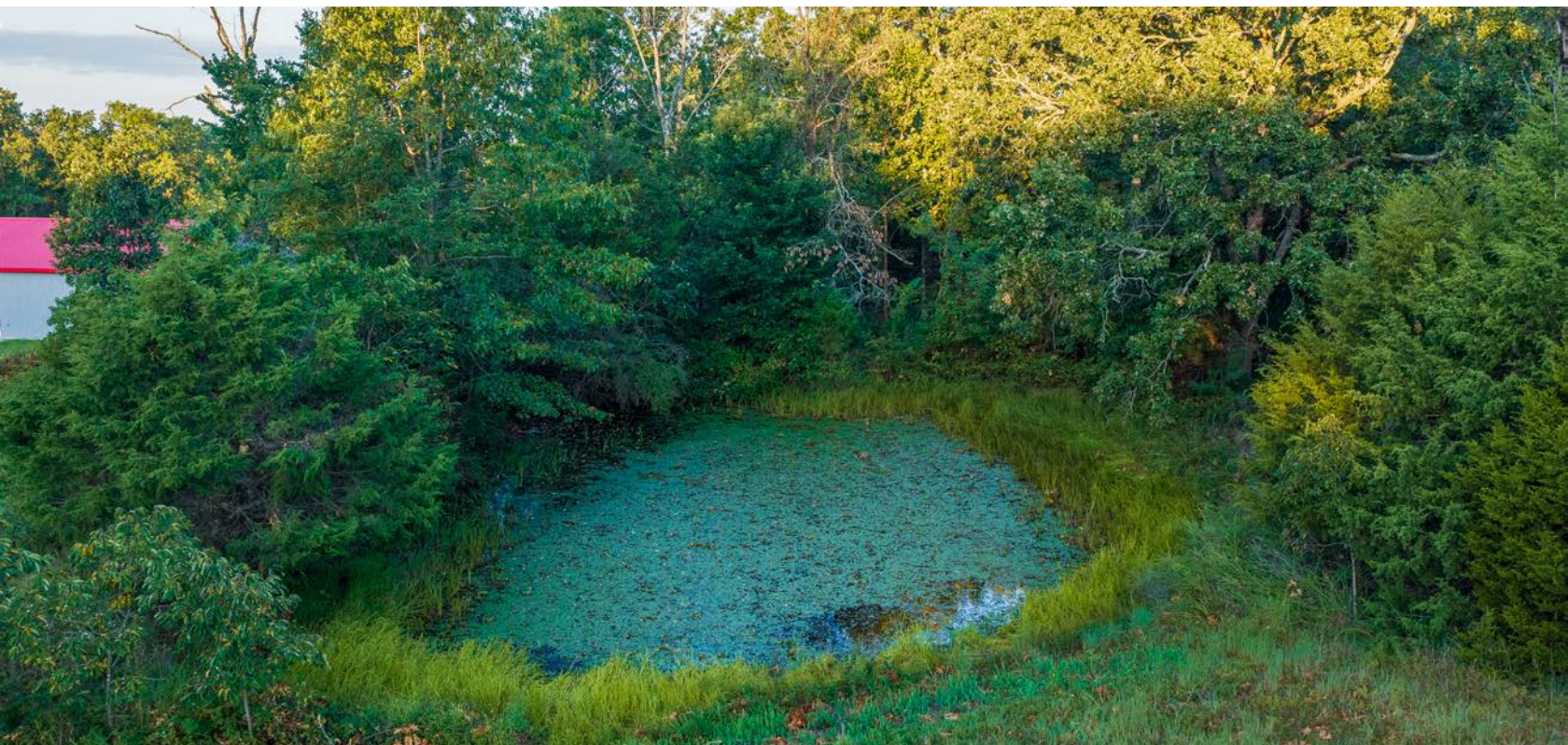


INSULATED GARAGE & SHOP



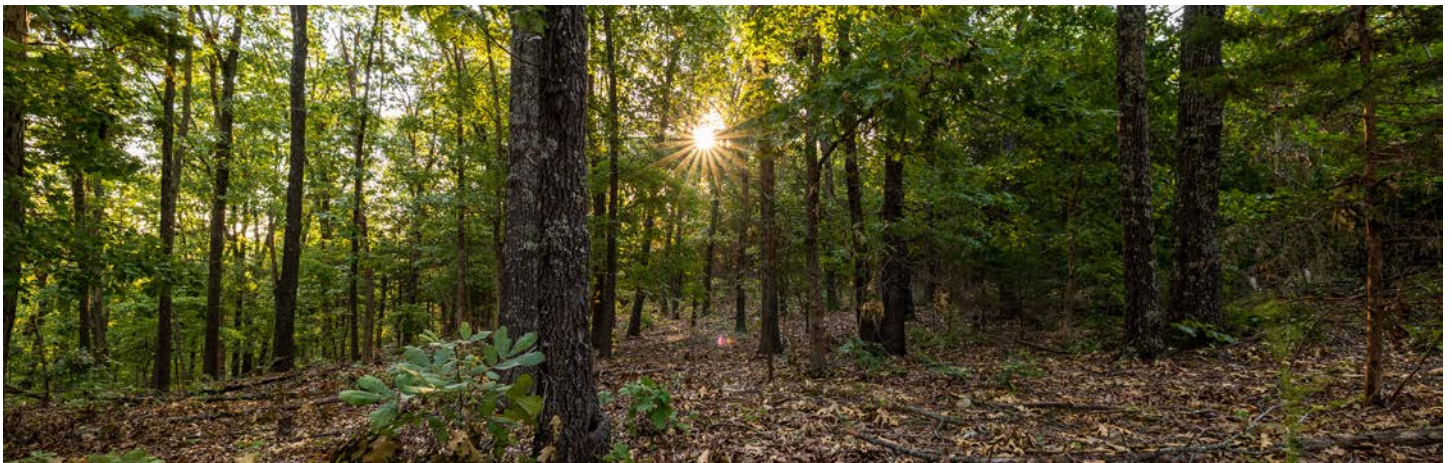
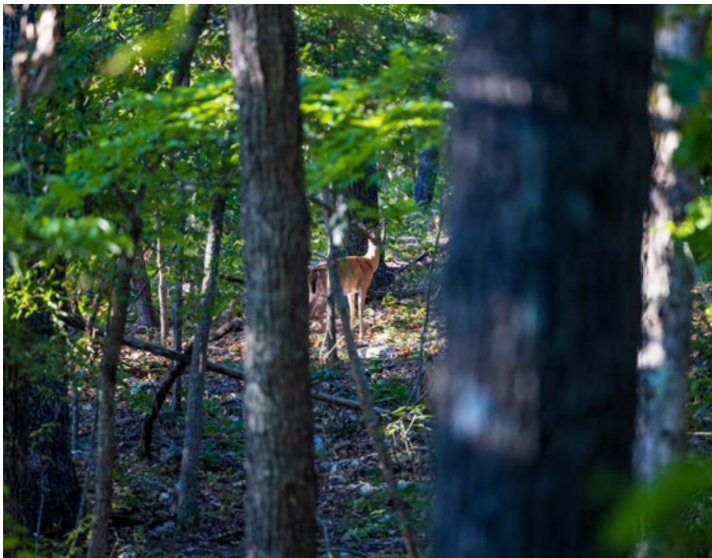
POND & WET-WEATHER CREEK

The acreage includes a mix of wooded and cleared land with mature and young timber, open areas, a pond, a wet-weather creek, and varied terrain that creates excellent wildlife habitat.



EXCELLENT DEER & TURKEY HUNTING

Whitetail deer and wild turkey are well established here, with a history of quality bucks using the property. 13 deer stands are already positioned throughout the farm and will remain with the property.



AERIAL MAP



Maps Provided By:



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Boundary Center: 36° 49' 15.5, -92° 33' 39.42

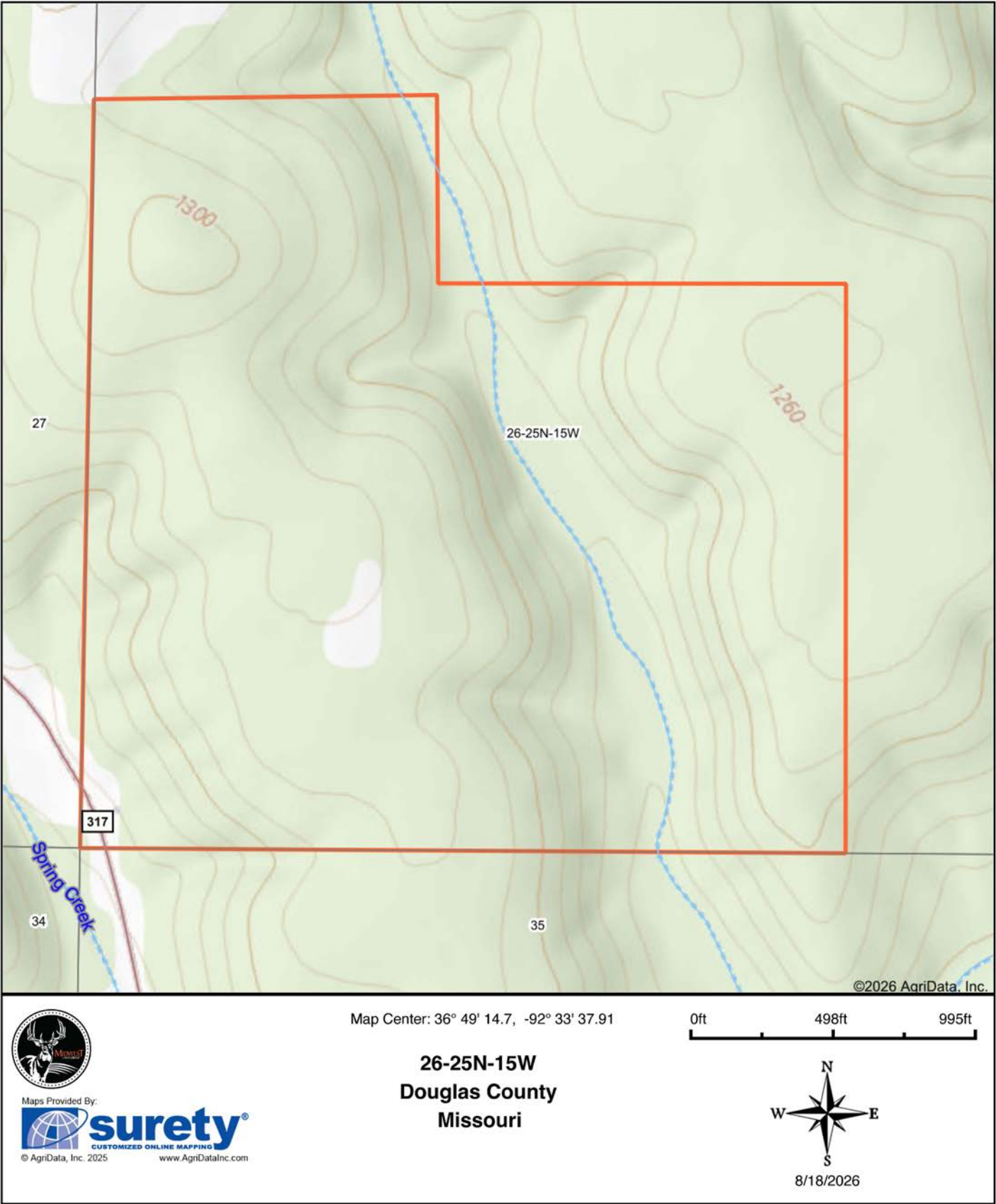
26-25N-15W
Douglas County
Missouri

0ft 498ft 995ft

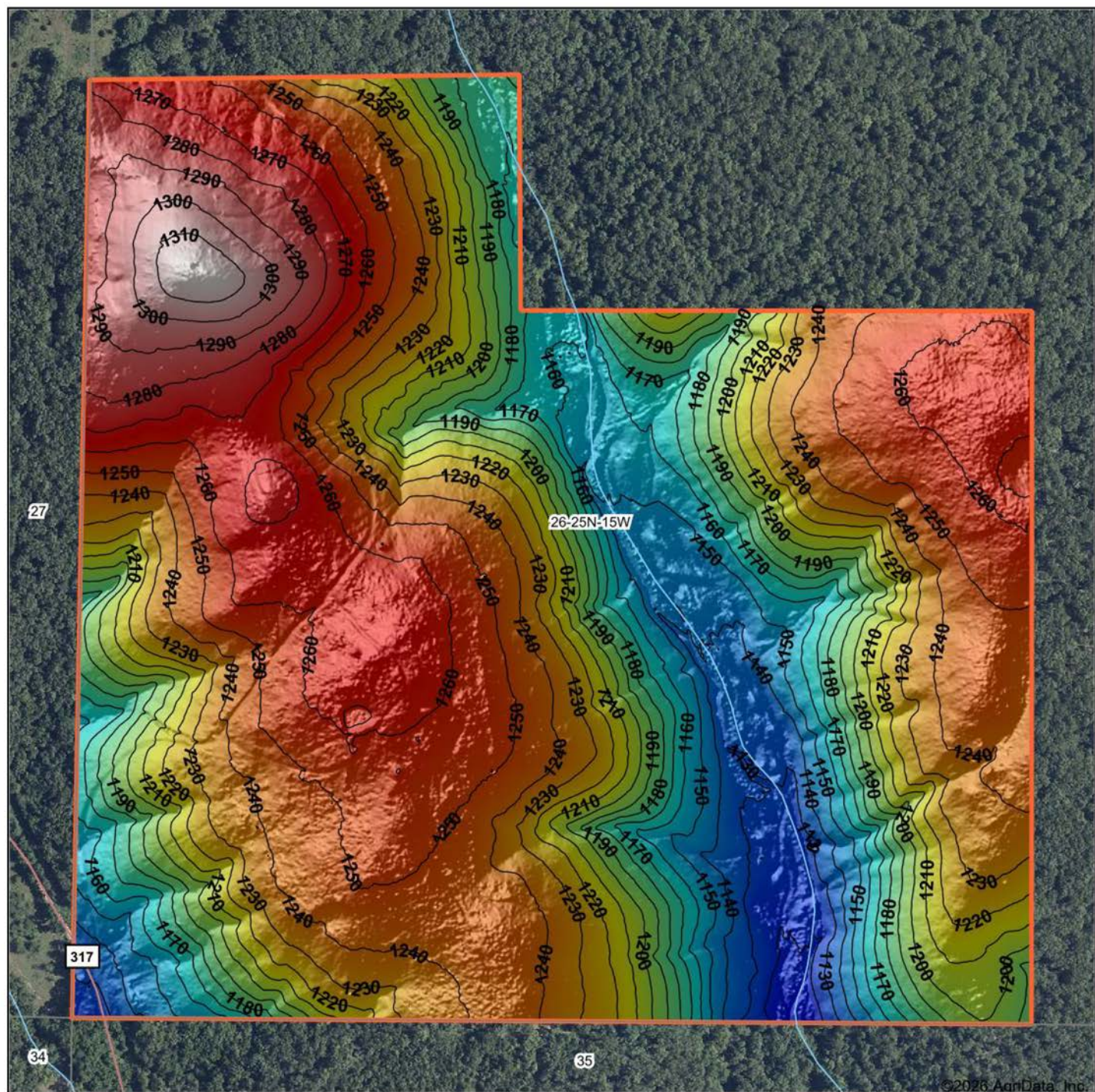


8/18/2026

TOPOGRAPHY MAP



HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10

Min: 1,111.2

Max: 1,318.4

Range: 207.2

Average: 1,220.3

Standard Deviation: 44.98 ft

0ft 435ft 870ft

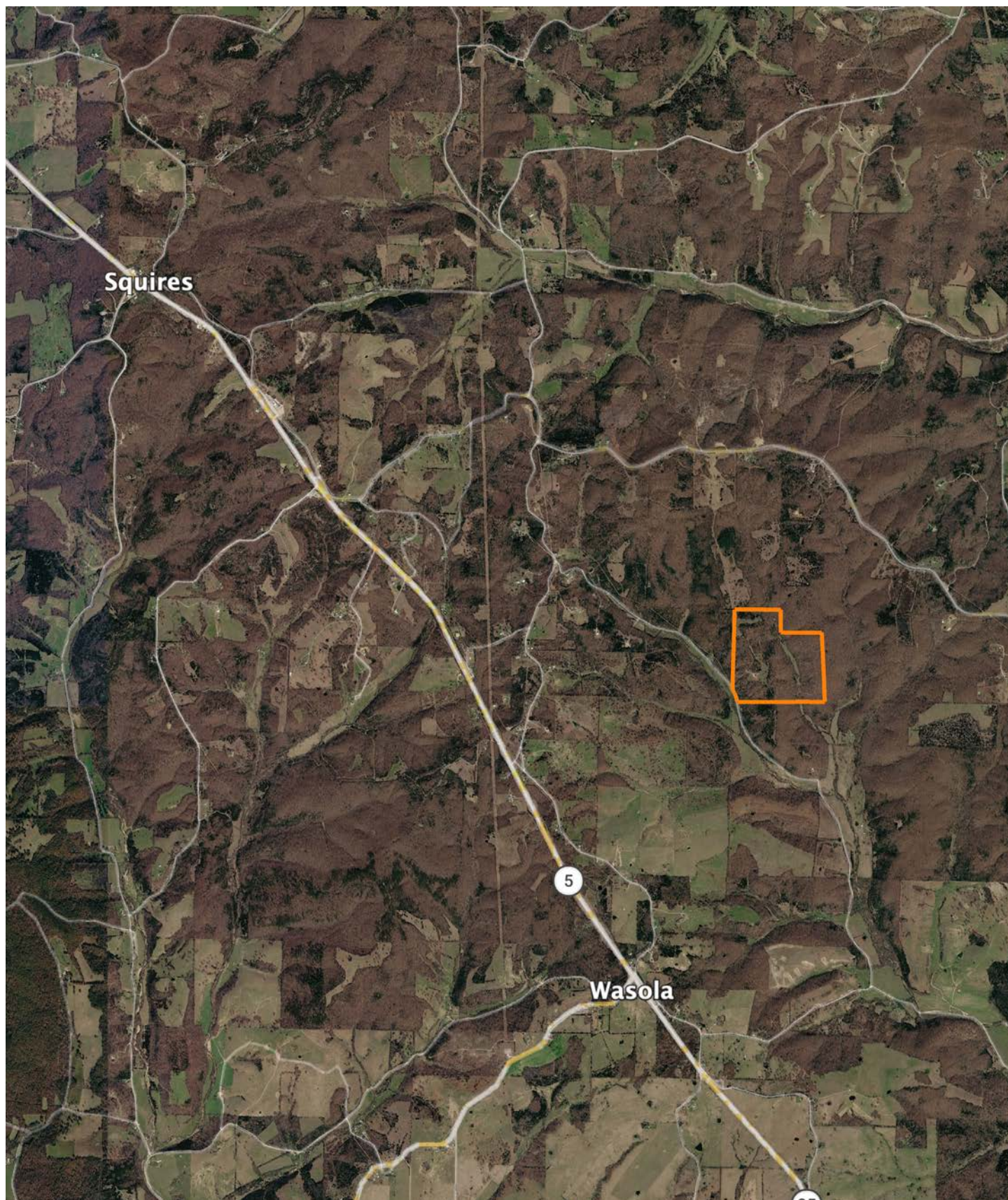


8/18/2026

26-25N-15W
Douglas County
Missouri

Boundary Center: 36° 49' 15.5, -92° 33' 39.42

OVERVIEW MAP



AGENT CONTACT

Looking for land or selling a piece of property can be stressful or overbearing, but not if you're working with the right agent. Bjorn Wilkerson is all about making sure each client has an enjoyable experience from start to finish. A lifelong lover of the outdoors, Bjorn has a background in agriculture and a passion for all things outdoors. This includes hunting, fishing, camping, traveling, hiking, and land management, not to mention his personal favorites: spring turkey hunting, whitetail hunting, and bowfishing. Born in West Plains, Missouri, Bjorn attended Couch High School and graduated from Missouri State University—Springfield with a degree in Wildlife Management. Before coming to Midwest Land Group, he worked in agriculture and operations with Archer Daniels Midland (ADM), a human and animal nutrition company specializing in agricultural origination and processing, where he worked his way around the company, serving in a variety of positions, everything from trainee, plant manager, and recruiter to new manager development specialist and continuous improvement practitioner. Being a service to someone looking for hunting or farming property is what drives Bjorn. He wants each experience to not only be enjoyable, but seamless as well. If you're in the market to sell or buy land, give Bjorn a call.



BJORN WILKERSON,
LAND AGENT

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