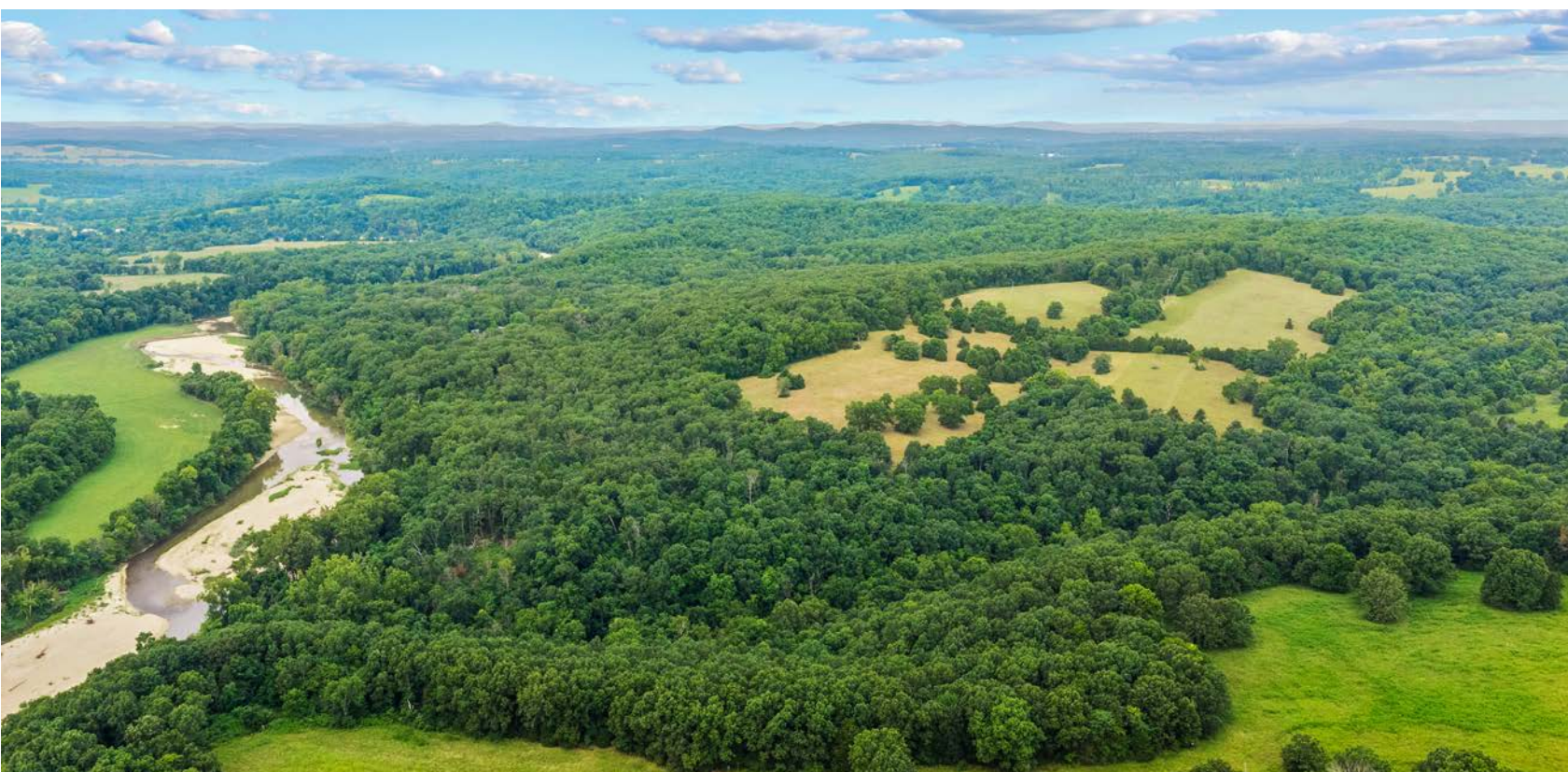


MIDWEST LAND GROUP PRESENTS

160 ACRES

DOUGLAS COUNTY, MO

ROUTE 3 - BOX 240-4, AVA, MISSOURI 65608



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

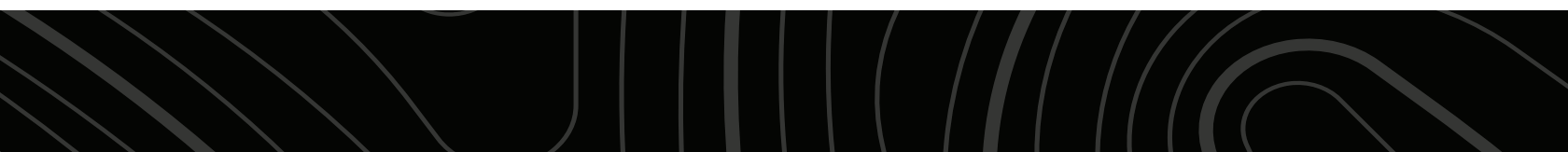
PREMIER BEAVER CREEK RETREAT - 160 +/- ACRES WITH CABIN & LIVE WATER

Discover the perfect blend of recreation, beauty, and country living on this exceptional 160 +/- acre Ozarks property. Featuring a diverse mix of productive pasture and mature hardwood timber, the land is highlighted by multiple natural springs, stunning Beaver Creek frontage, and picturesque limestone bluffs overlooking the crystal-clear waters below.

Renowned deer and turkey habitat makes this a premier hunting property, while the combination of open ground, timber, and live water creates endless opportunities for farming, trail riding, fishing, or simply enjoying the outdoors.

Perched above Beaver Creek is a wonderfully built 2 bedroom, 1 bath cabin that captures breathtaking views of the creek and surrounding valley. The home offers fiber internet, a private well, propane heat, septic system, and a one-car garage with an attached workshop, making it equally suited as a full-time residence, weekend retreat, or hunting headquarters.

Whether you're searching for a recreational getaway, working farm, or private homestead, properties offering this combination of scenic beauty, quality improvements, abundant wildlife, and year-round live water are increasingly hard to find.



PROPERTY FEATURES

COUNTY: **DOUGLAS** | STATE: **MISSOURI** | ACRES: **160**

- 160 +/- acres of diverse pasture and mature hardwood timber
- Beaver Creek frontage
- Multiple natural springs
- Cabin overlooking Beaver Creek and the surrounding valley
- Excellent hunting
- One-car garage & workshop
- Move-in ready utilities
- Private Ozarks setting
- Diverse habitat
- On dead-end road



CABIN OVERLOOKING BEAVER CREEK

Perched above Beaver Creek is a wonderfully built 2 bedroom, 1 bath cabin that captures breathtaking views of the creek and surrounding valley.



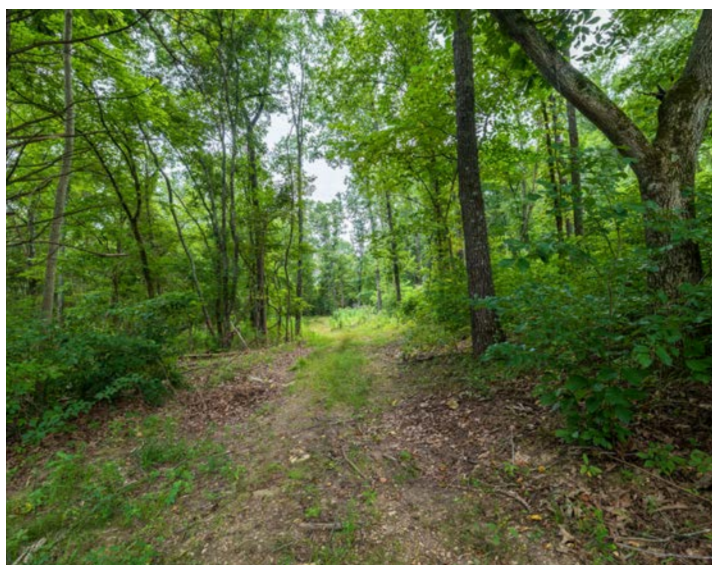
ADDITIONAL INTERIOR PHOTOS



ONE-CAR GARAGE & WORKSHOP



DIVERSE MIX OF PASTURE & TIMBER



BEAVER CREEK FRONTAGE

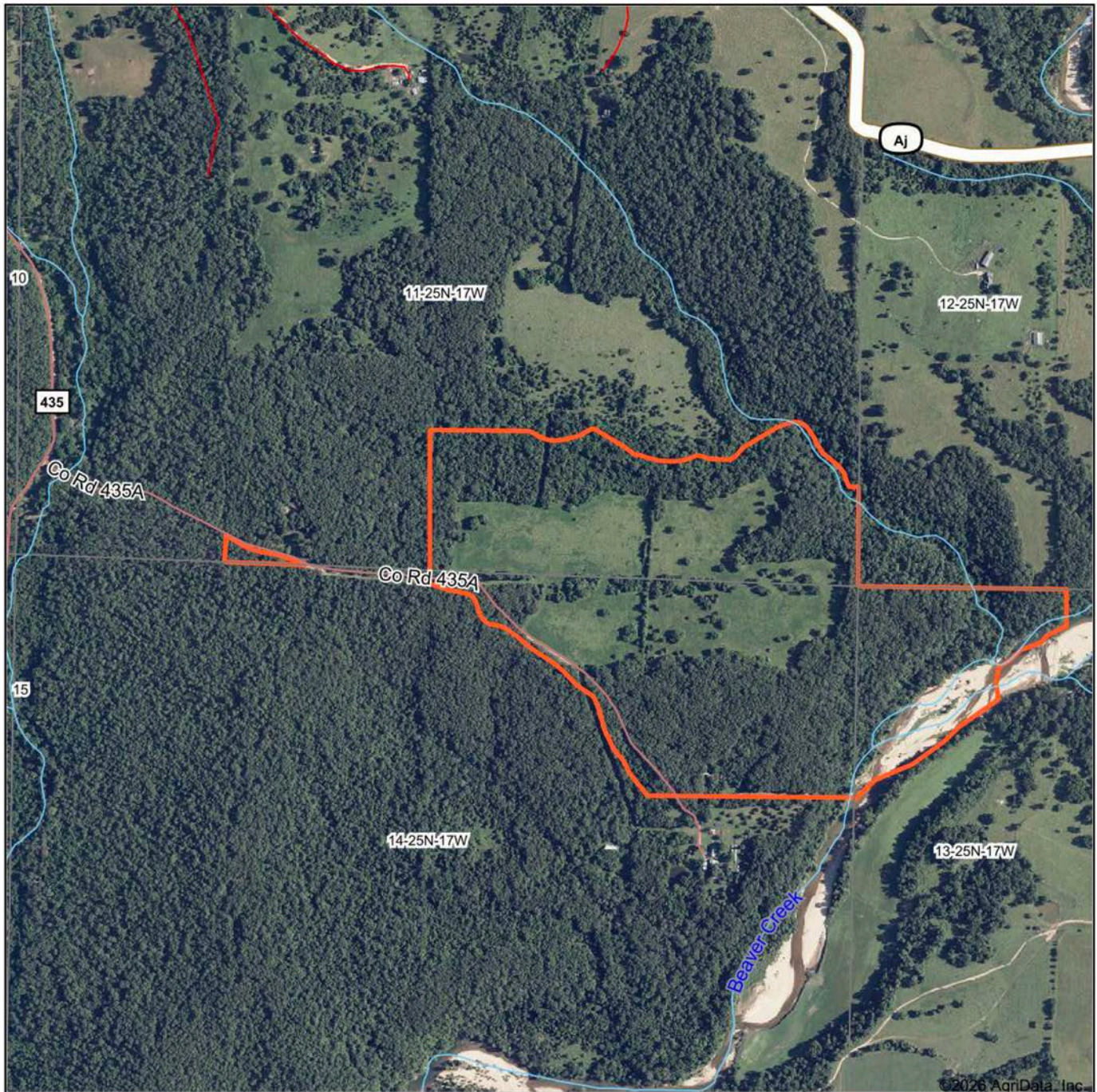
The land is highlighted by multiple natural springs, stunning Beaver Creek frontage, and picturesque limestone bluffs overlooking the crystal-clear waters below.



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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Boundary Center: 36° 51' 49.85, -92° 46' 4.81

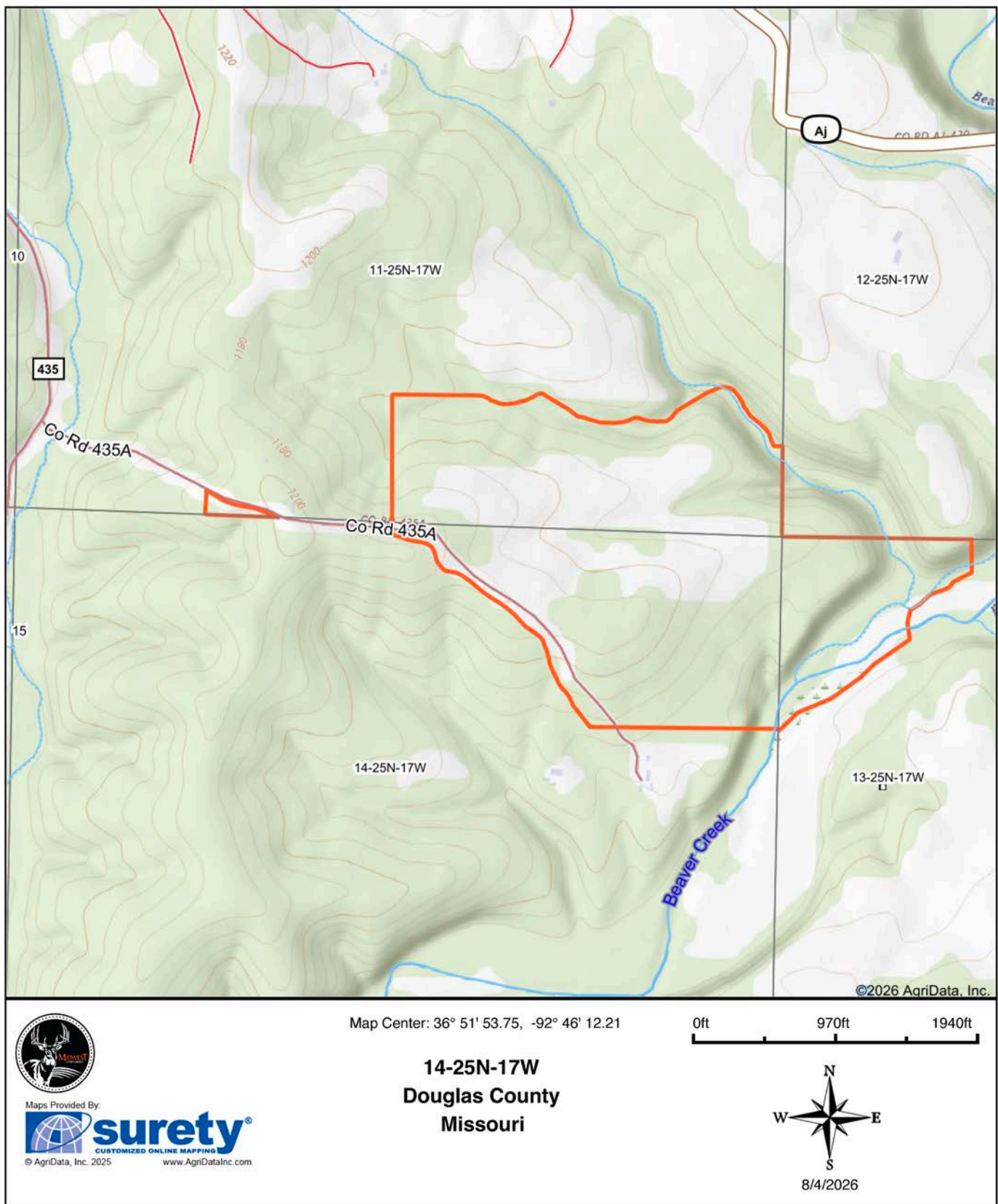
0ft 970ft 1940ft



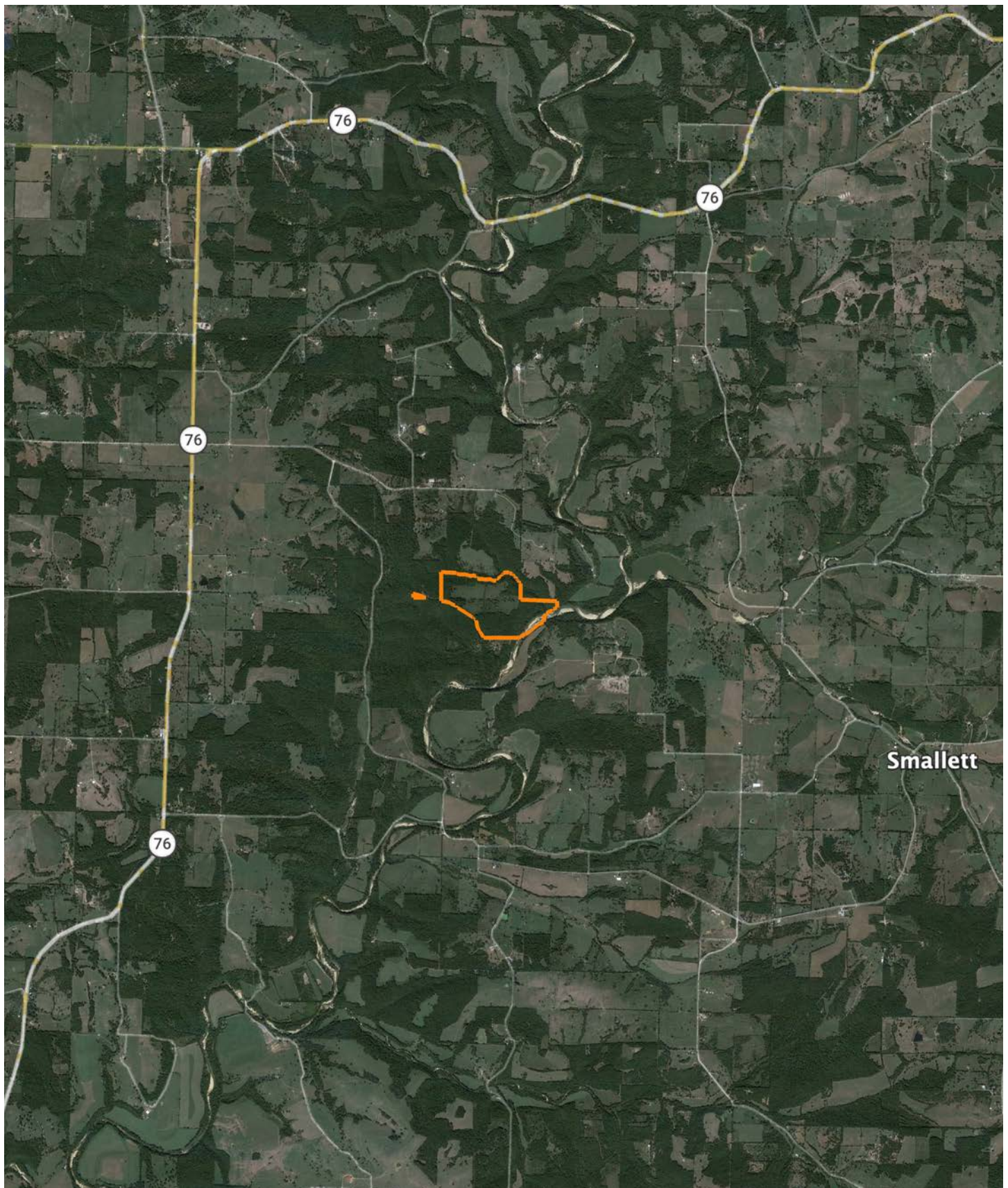
14-25N-17W
Douglas County
Missouri

8/4/2026

TOPOGRAPHY MAP



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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MidwestLandGroup.com

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