

MIDWEST LAND GROUP PRESENTS

85 ACRES IN

DOUGLAS COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TURNKEY DOUGLAS COUNTY GRASS FARM

Tucked away in southern Douglas County and overlooking the vast ridges of the Glade Top Trail wilderness, lies these 85 +/- acres. Comprised of nearly 82 acres of fenced and cross-fenced pastureland, this turnkey grass farm would be the perfect addition to a current beef operation or a start to an array of agricultural ventures.

This property is located just 12 miles south of Ava, Missouri, and is accessed off of County Road 425. As you make your way through the front gate, you are greeted with a great view across the front pasture, which is dotted with mature oaks. A small creek runs along the bottom edge of the front pasture, further adding to the aesthetics of the entrance of the farm! As you make your way to the center of the farm, there is a new 24'x36' steel frame barn with concrete floors, electric, and a new well

which was installed in 2025. A sizeable series of working pens is also located outside of the barn.

The property has cattle-tight perimeter fencing and multiple sections of cross fencing. Water is no issue on the farm as there are water sources in each pasture. A total of six ponds are scattered across the farm, and the new well also offers the ability to manually water livestock. Soil fertility on the farm has been kept at the forefront as the current owner has worked diligently to collect yearly soil samples, ensure adequate grazing rotations, and fertilize when necessary. About 21 acres of the farm have recently been converted to pasture, which is still diligently being restored by the sellers! Few turnkey farms, such as this, are offered on the open market.



PROPERTY FEATURES

COUNTY: **DOUGLAS** | STATE: **MISSOURI** | ACRES: **85**

- Fenced and cross-fenced
- 24'x36' steel frame building
- Well installed in 2025
- Steel working pens
- Six ponds
- Small creek with live water
- County road frontage
- Overlooks thousands of acres of Mark Twain National Forest
- Great build sites
- Electric run to the center of the farm
- No restrictions
- 20 minutes from Ava, MO
- 1 hour and 5 minutes from Branson, MO
- 1 hour and 15 minutes from Springfield, MO



TURNKEY GRASS FARM

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FENCED AND CROSS-FENCED

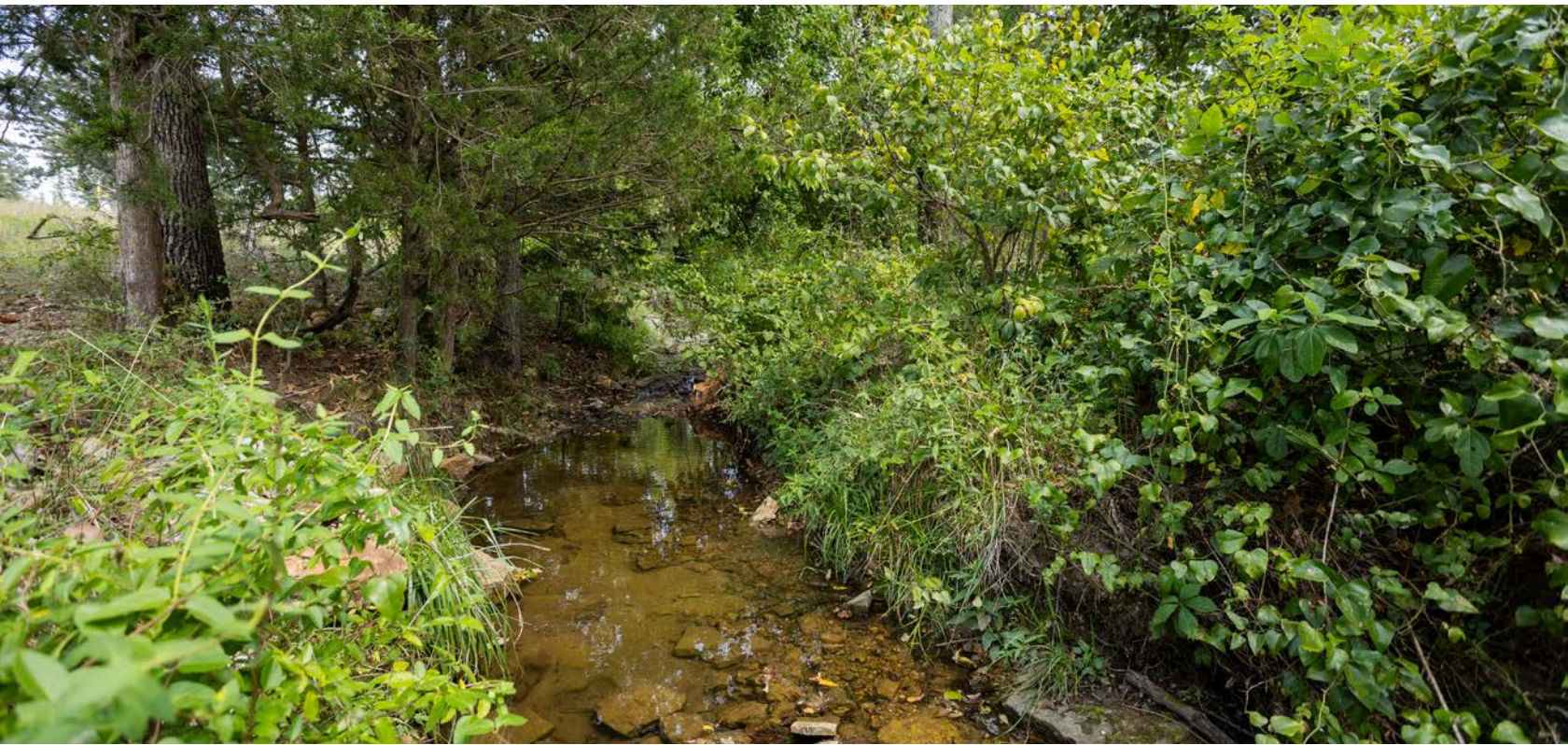


24'X36' STEEL FRAME BUILDING



SMALL CREEK & SIX PONDS

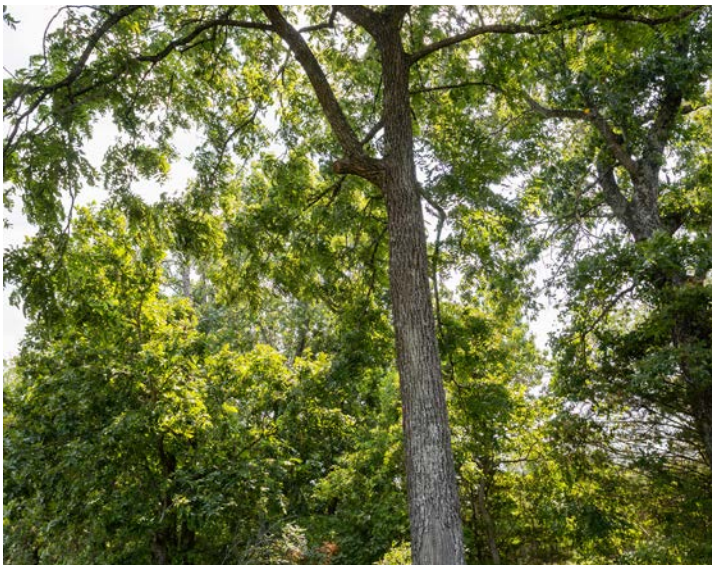
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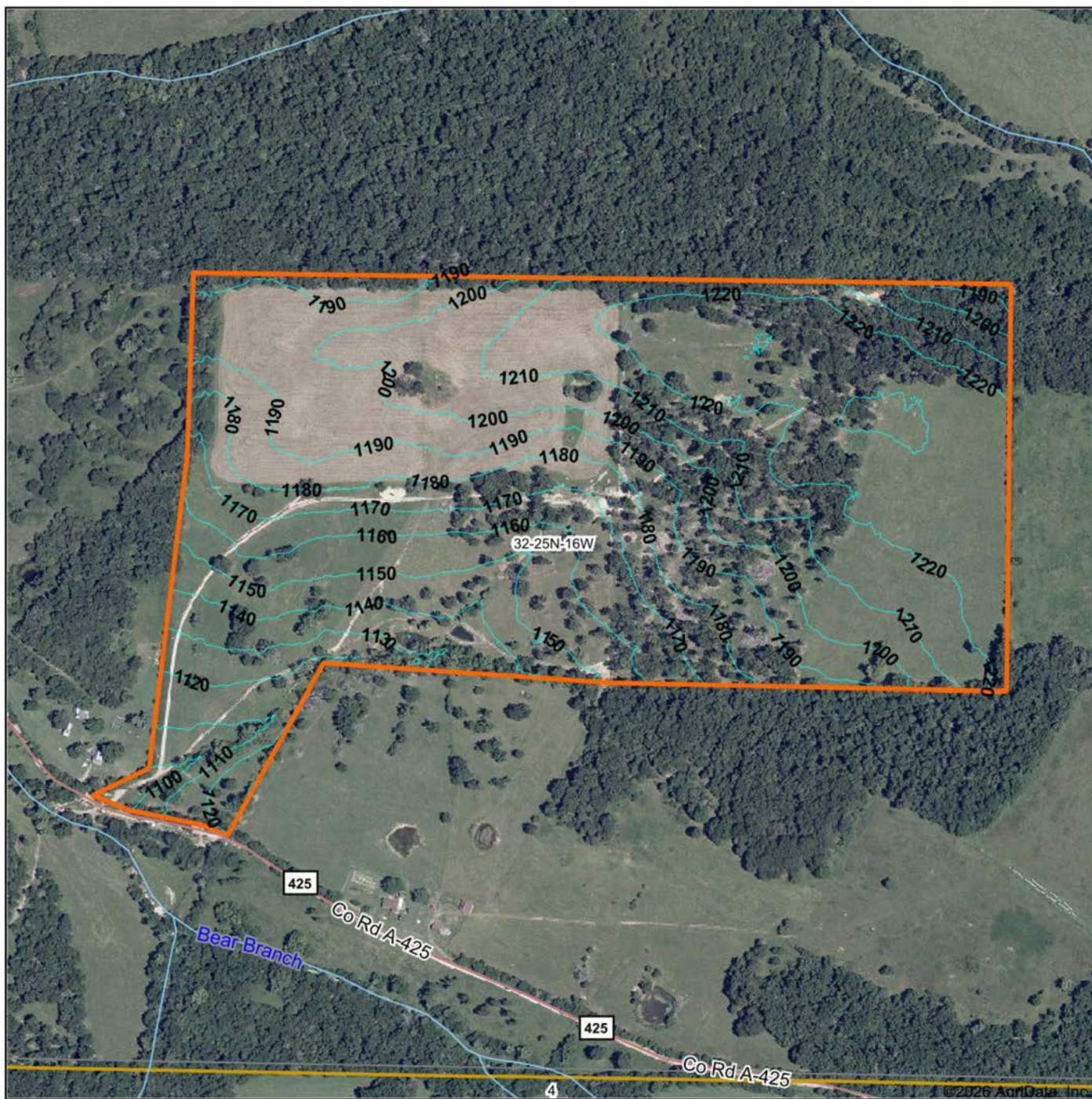
GREAT BUILD SITES



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 1,089.6

Max: 1,233.0

Range: 143.4

Average: 1,187.0

Standard Deviation: 33.04 ft

0ft 513ft 1026ft

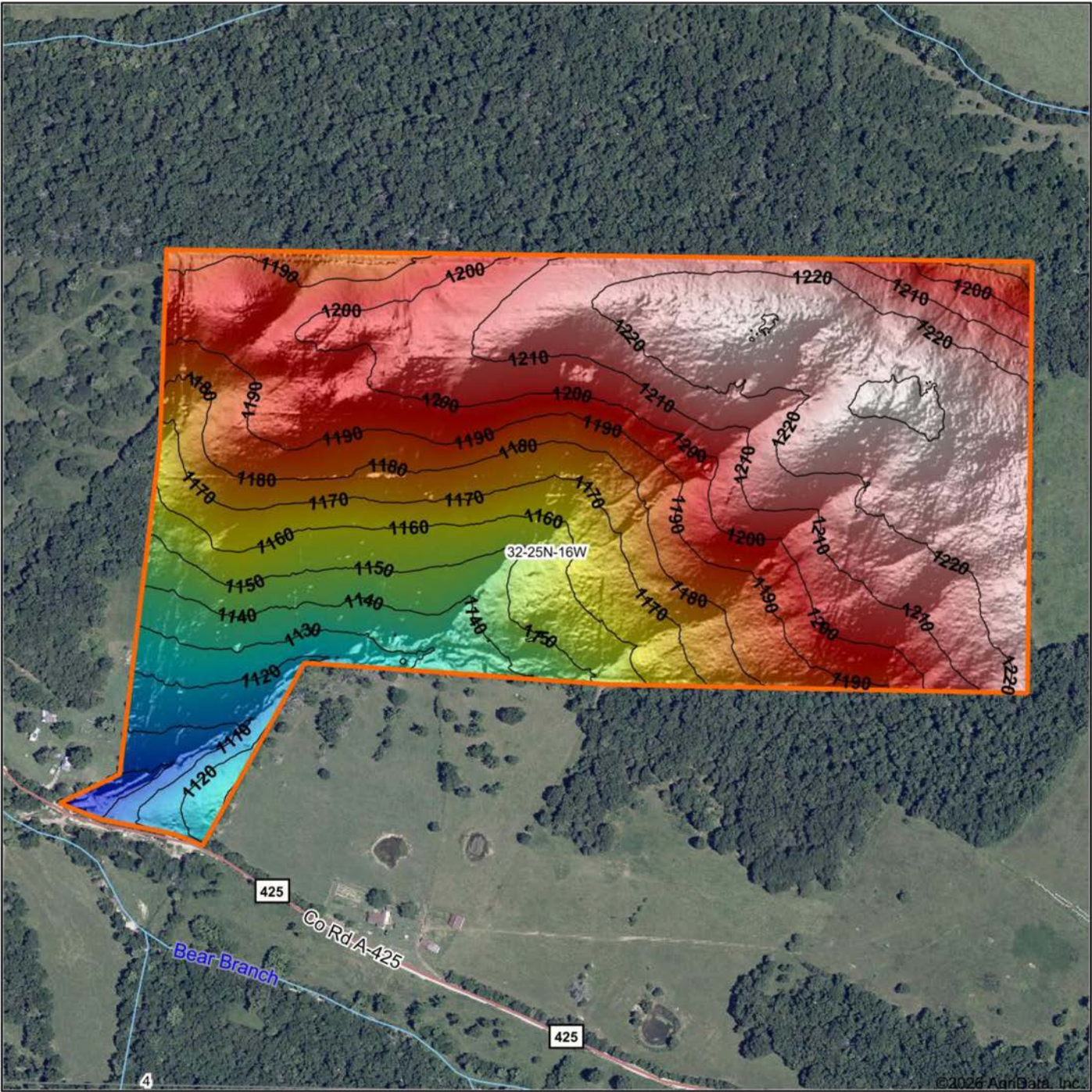


7/10/2026

32-25N-16W
Douglas County
Missouri

Boundary Center: 36° 48' 36.02, -92° 43' 12.39

HILLSHADE MAP



Low Elevation High



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem

Interval(ft): 10

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Range: 143.4

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Standard Deviation: 33.04 ft

0ft 483ft 965ft

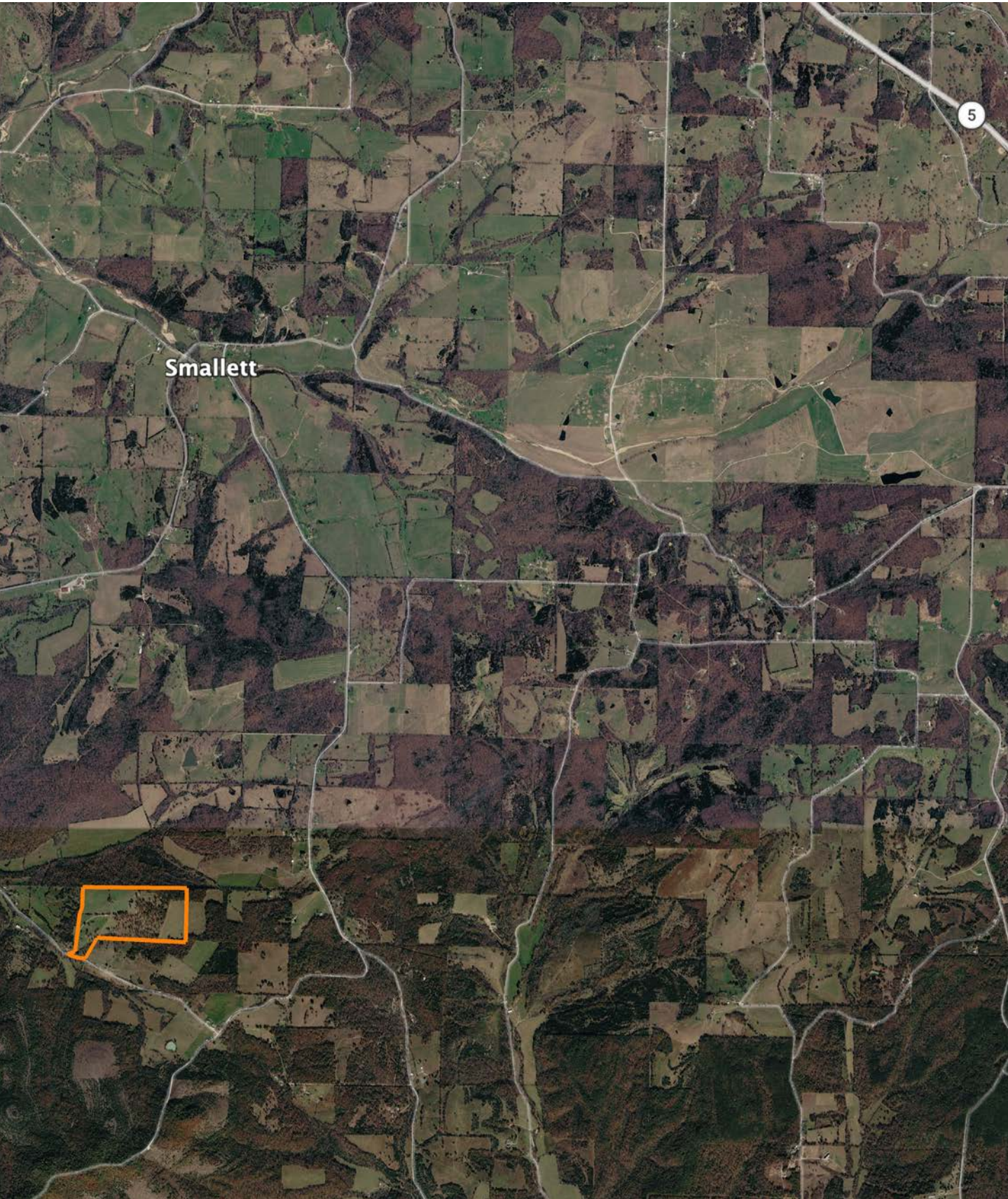


7/10/2026

32-25N-16W
Douglas County
Missouri

Boundary Center: 36° 48' 36.02, -92° 43' 12.39

OVERVIEW MAP



BROKER CONTACT

Born in Springfield, Missouri, Clay O'Dell grew up loving to bow hunt and has done so ever since, enjoying the challenges that come along with it. His parents raised him with standards that have stuck with him his entire life: to treat others as you'd want to be treated, and to work hard in order to achieve your goals.

While earning his Bachelor's in Agricultural Business from Missouri State University, Clay worked as a wildlife technician for renowned deer biologist Dr. Grant Woods (GrowingDeer.tv) and later interned with a local bank, assisting in the agricultural lending department. Following his calling to work in the outdoors, Clay worked as a land manager and field producer with GrowingDeer.tv, taking on different roles, anything from filming hunts and web shows to managing a 2,400-acre wildlife mecca in Southern Missouri. In this position, he traveled across the country, assisting in designing and implementing habitat management plans for 100+ properties.

Today, Clay combines that experience with his knowledge of land and agriculture to help clients achieve their dreams, using his professionalism, strong work ethic, and dedication to the craft. When he's not working, Clay enjoys hunting deer, turkey and waterfowl, as well as chasing white bass and crappie. He knows what it takes to have a great hunting property as well as a profitable farm, and understands the importance and value these properties hold for landowners and their communities.



CLAY O'DELL, LAND BROKER
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