

MIDWEST LAND GROUP PRESENTS

77.76 ACRES

WEBSTER COUNTY, MO

9135 STATE HIGHWAY Z, FORDLAND, MISSOURI 65652



MidwestLandGroup.com

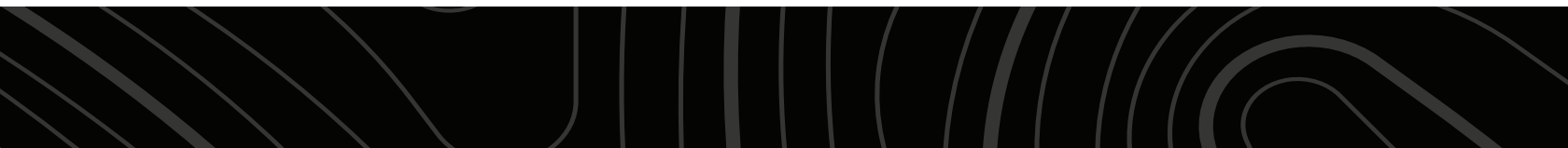
MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL HOME ON 77.76 +/- ACRES IN WEBSTER COUNTY WITH INCOME POTENTIAL

Discover the perfect blend of country living, a working farm, and business opportunity with this one-of-a-kind 77.7 +/- acre property, conveniently located just 15 minutes from Springfield in the tight-knit community of Fordland. The beautifully renovated 3,688 square foot home, originally built in 1910 and extensively updated in 2006, showcases exceptional craftsmanship and custom woodwork that truly set it apart. The property is approximately 50 percent timber and 50 percent pasture, offering the ideal balance for livestock, recreation, and hunting. Improvements include a 24'x48' workshop complete with electricity and a bathroom, a 16'x60' five-stall equipment shed, a large livestock barn, cattle tight fencing, a pond, and a natural spring flowing along the south end of the property. Two 30'x72' greenhouses with water access and multiple fruit trees provide endless opportunities for gardening, homesteading, or agricultural production. Abundant wildlife makes this an outstanding property for hunting or simply enjoying the beauty of nature.

Beyond its agricultural appeal, this property offers incredible income potential with an established festival venue ready for its next owner. The grounds include a giant slide, zip line, tire climbing area, pumpkin patch, dedicated corn maze areas, and a 30'x60' open-sided pole barn that serves the festival grounds. Whether hosting seasonal festivals, school field trips, family events, or continuing the successful fall festival tradition, the infrastructure is already in place. This remarkable property offers endless opportunities to operate a thriving business while enjoying the privacy and beauty of country living.

Properties that combine a stunning historic home, productive farmland, quality improvements, recreational opportunities, and a turnkey event venue are exceptionally rare. If you have been searching for a property that offers a beautiful home, usable acreage, multiple outbuildings, and the opportunity to generate income, this exceptional farm is ready for its next chapter.



PROPERTY FEATURES

COUNTY: **WEBSTER** | STATE: **MISSOURI** | ACRES: **77.76**

- Conveniently located just 15 minutes from Springfield
- Beautifully renovated 3,688 square foot home
- Original home built in 1910 with extensive renovations completed in 2006
- Exceptional custom woodwork and craftsmanship throughout the home
- Approximately 50% timber and 50% pasture
- Excellent deer and turkey hunting with abundant wildlife
- Pond and natural spring on the property
- Cattle-tight fencing ready for livestock
- Large livestock barn
- 24'x48' workshop with electricity and bathroom
- 16'x60' five-stall equipment shed
- Two 30'x72' greenhouses with water already in place
- Multiple fruit trees throughout the property
- Established fall festival venue with income potential
- Giant slide, zip line, tire climbing area, pumpkin patch, and corn maze areas included
- 30'x60' open-sided pole barn in the festival area
- Ideal for farming, ranching, homesteading, recreation, or business opportunities
- Peaceful country setting with endless possibilities



BEAUTIFULLY RENOVATED HOME

The beautifully renovated 3,688 square foot home, originally built in 1910 and extensively updated in 2006, showcases exceptional craftsmanship and custom woodwork that truly set it apart.



ADDITIONAL INTERIOR PHOTOS



MIX OF TIMBER & PASTURE

The property is approximately 50 percent timber and 50 percent pasture, offering the ideal balance for livestock, recreation, and hunting.



TWO 30'X72' GREENHOUSES



MULTIPLE OUTBUILDINGS

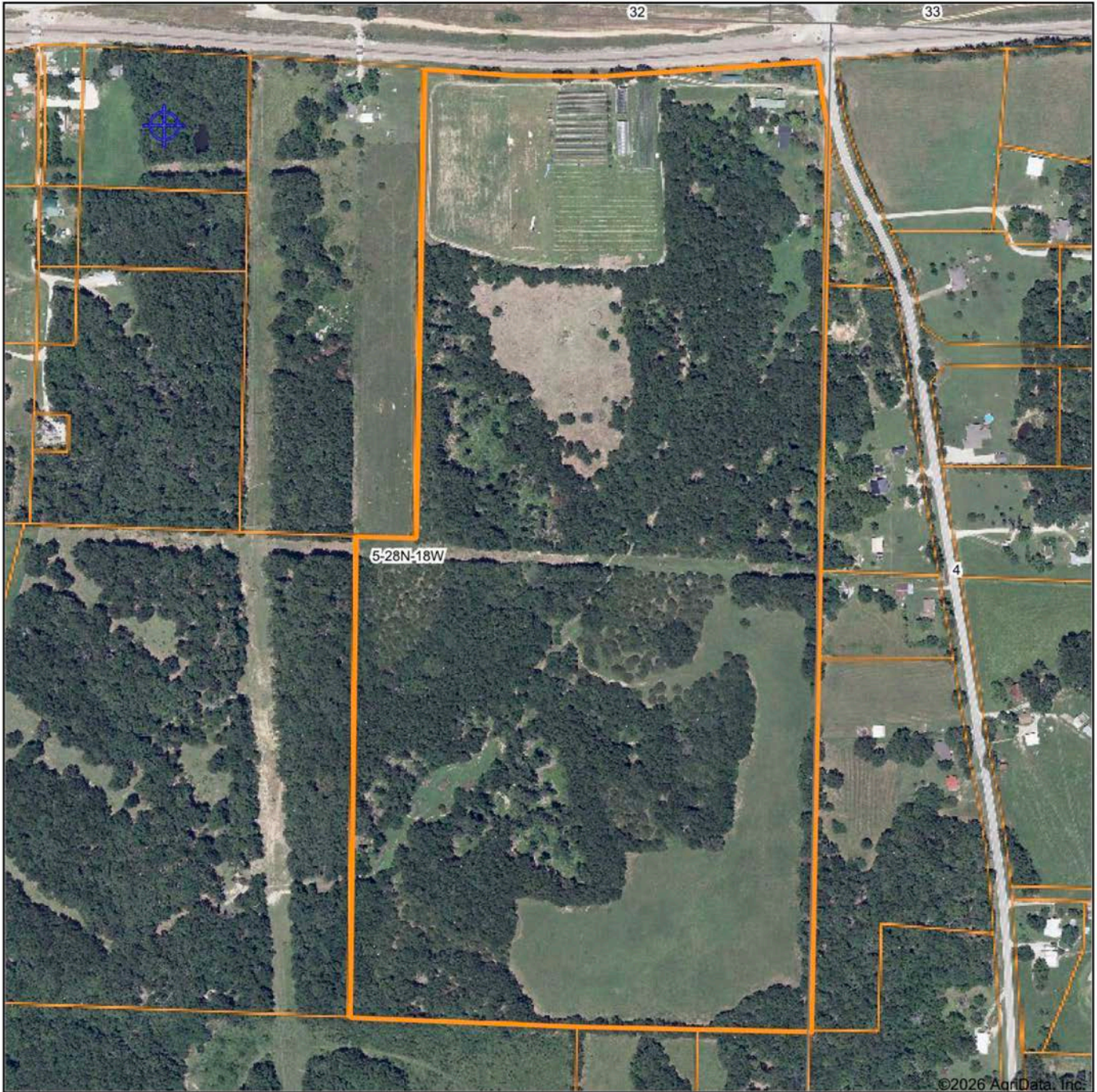


FESTIVAL GROUNDS

Beyond its agricultural appeal, this property offers incredible income potential with an established festival venue ready for its next owner. The grounds include a giant slide, zip line, tire climbing area, pumpkin patch, dedicated corn maze areas, and a 30'x60' open-sided pole barn that serves the festival grounds.



AERIAL MAP



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Boundary Center: 37° 9' 17.99, -92° 55' 16.01

0ft 445ft 889ft



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

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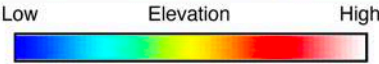
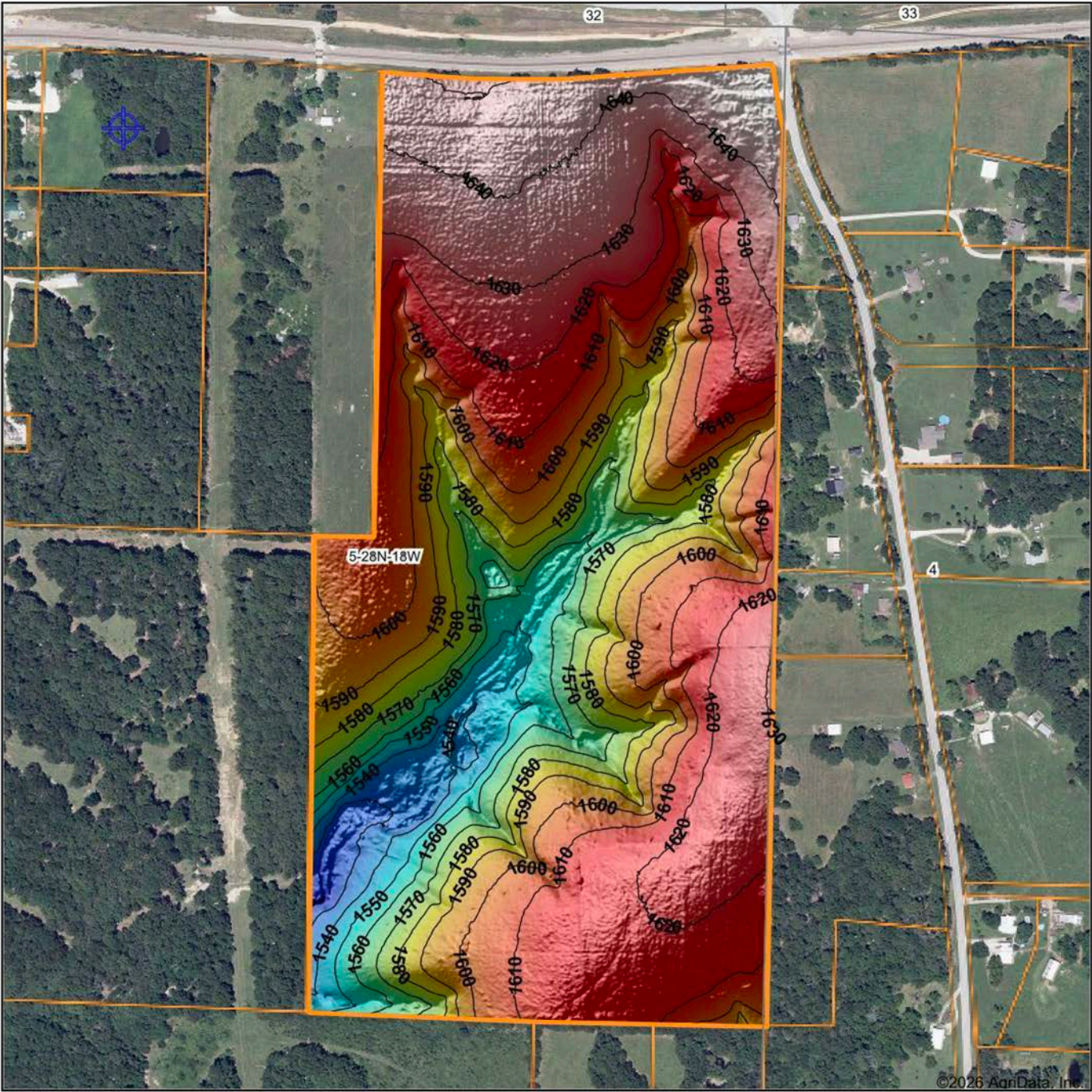
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5-28N-18W
Webster County
Missouri



8/6/2026

HILLSHADE MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,518.2
Max: 1,647.5
Range: 129.3
Average: 1,601.2
Standard Deviation: 28.9 ft

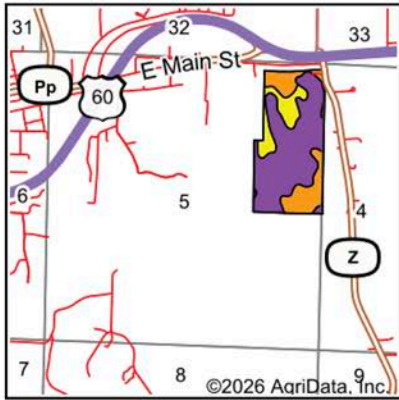
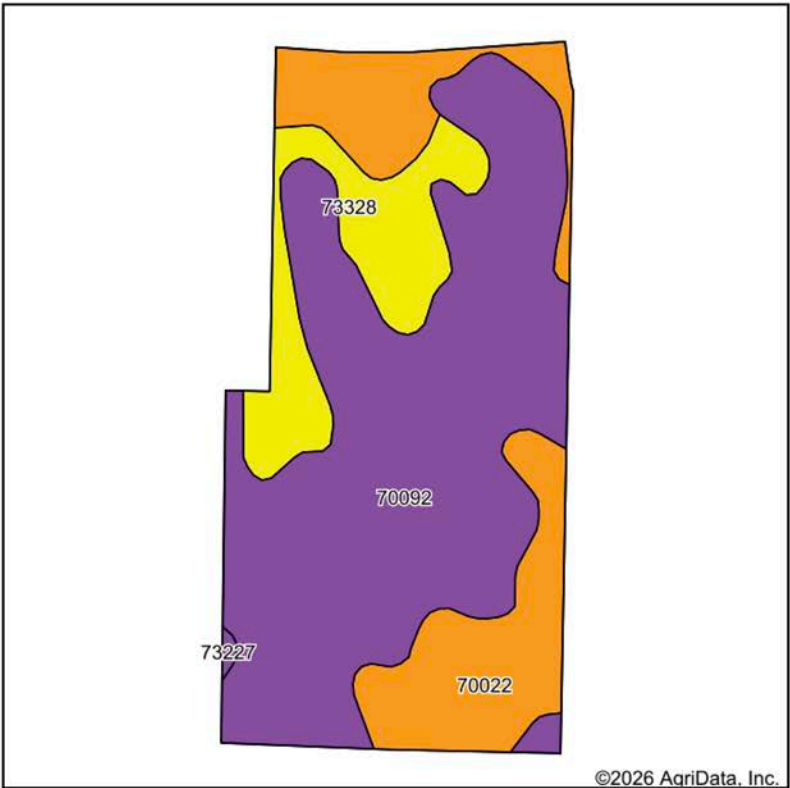
0ft 448ft 895ft



5-28N-18W
Webster County
Missouri

Boundary Center: 37° 9' 17.99, -92° 55' 16.01

SOILS MAP



State: **Missouri**
County: **Webster**
Location: **5-28N-18W**
Township: **East Benton**
Acres: **77.85**
Date: **8/6/2026**



Maps Provided By:



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Area Symbol: MO225, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
70092	Alsop-Noark complex, 8 to 35 percent slopes	48.53	62.4%		3.3ft. (Paralithic bedrock)	Vle	39	38	26
70022	Tonti silt loam, 3 to 8 percent slopes	18.23	23.4%		1.7ft. (Fragipan)	Ille	42	42	30
73328	Scholten-Noark complex, 3 to 8 percent slopes	10.91	14.0%		1.7ft. (Fragipan)	IVs	42	40	30
73227	Ocie-Gatewood complex, 15 to 35 percent slopes, very stony	0.18	0.2%		2ft. (Strongly contrasting textural stratification)	Vle	10	10	2
Weighted Average						5.02	*n 40.1	*n 39.2	*n 27.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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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