

MIDWEST LAND GROUP PRESENTS



107.09 ACRES
BARRY COUNTY, MO

0000 County Road 1245, Aurora, Missouri 65605



MIDWEST LAND GROUP IS HONORED TO PRESENT

107.09 +/- ACRE TIMBER & HUNTING TRACT IN THE MISSOURI OZARKS

If you've been searching for an affordable hunting tract in the Missouri Ozarks, this 107.09 +/- acre property in Barry County deserves a look. This all-timber tract is loaded with wildlife, including an abundance of deer, and offers plenty of room to hunt and enjoy the outdoors. Mature timber covers the property, while natural springs and beautiful rock formations add character to the landscape.

Access is provided by a 30-foot-wide ingress and egress easement that runs approximately one-third of a mile

from the county road to the property and continues along the boundary. The secluded setting gives you the privacy you want in a recreational property while still providing established access.

Whether you're looking for your own hunting ground, a weekend getaway, or a place to explore the beauty of the Ozarks, this property has a lot to offer. With over 107 +/- acres to roam, you can spend your time hunting, hiking, exploring the springs and rock formations, or simply enjoying a quiet piece of Southwest Missouri.

PROPERTY FEATURES

COUNTY: **BARRY** | STATE: **MISSOURI** | ACRES: **107.09**

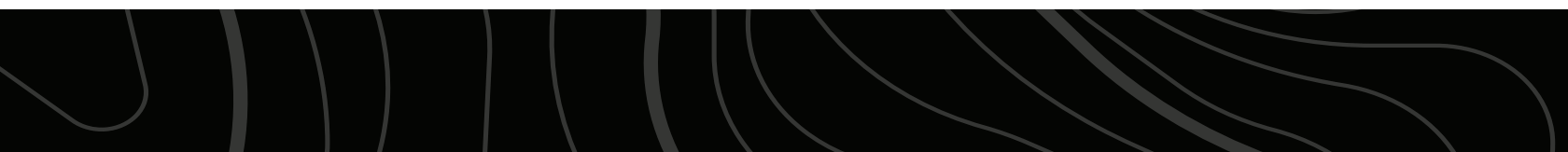
- All-timber hunting & recreational tract
- Abundant deer & wildlife
- Mature timber throughout
- Natural springs on the property
- Beautiful Ozark rock formations
- Secluded & private setting
- 30-foot-wide ingress & egress easement
- Plenty of room to hunt, hike & explore
- Established trails
- Electric access at the county road



MATURE TIMBER



ESTABLISHED TRAILS



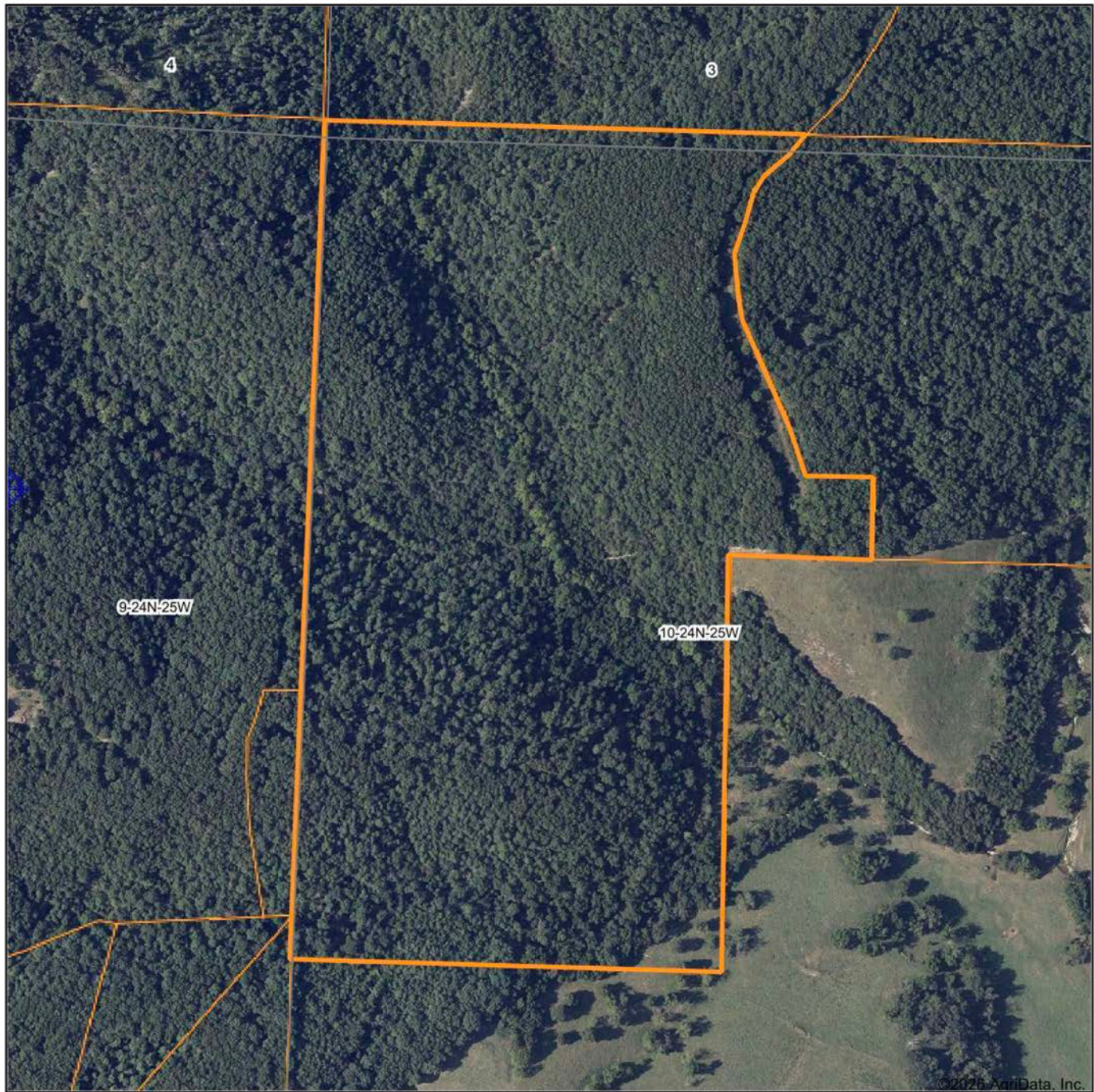
DEER HUNTING



NATURAL SPRINGS



AERIAL MAP



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

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Boundary Center: 36° 48' 20.49, -93° 37' 29.43

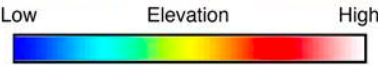
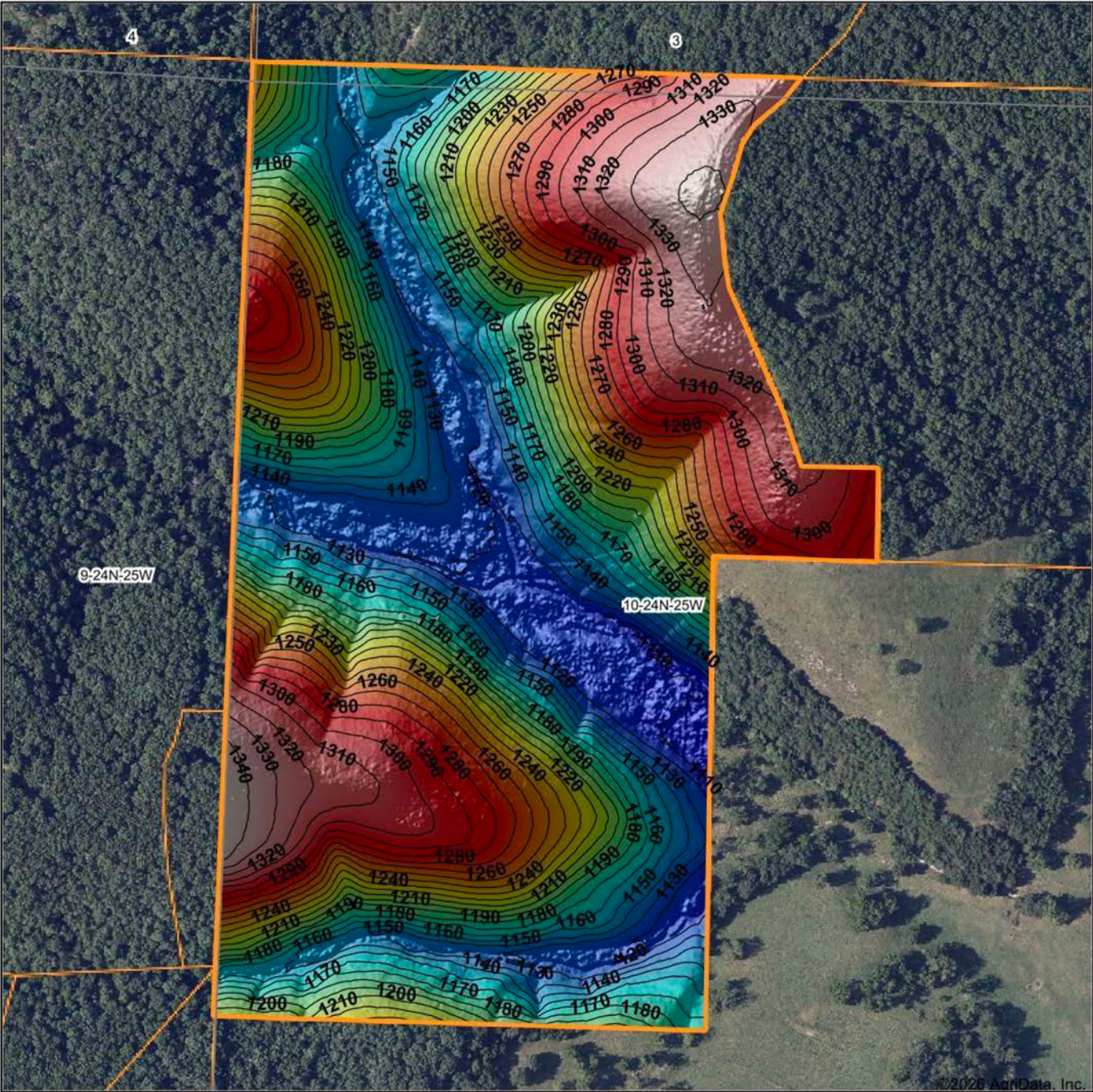
10-24N-25W
Barry County
Missouri

0ft 498ft 995ft



9/20/2026

HILLSHADE MAP



Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,104.3
Max: 1,348.5
Range: 244.2
Average: 1,214.5
Standard Deviation: 69.52 ft

0ft 438ft 877ft

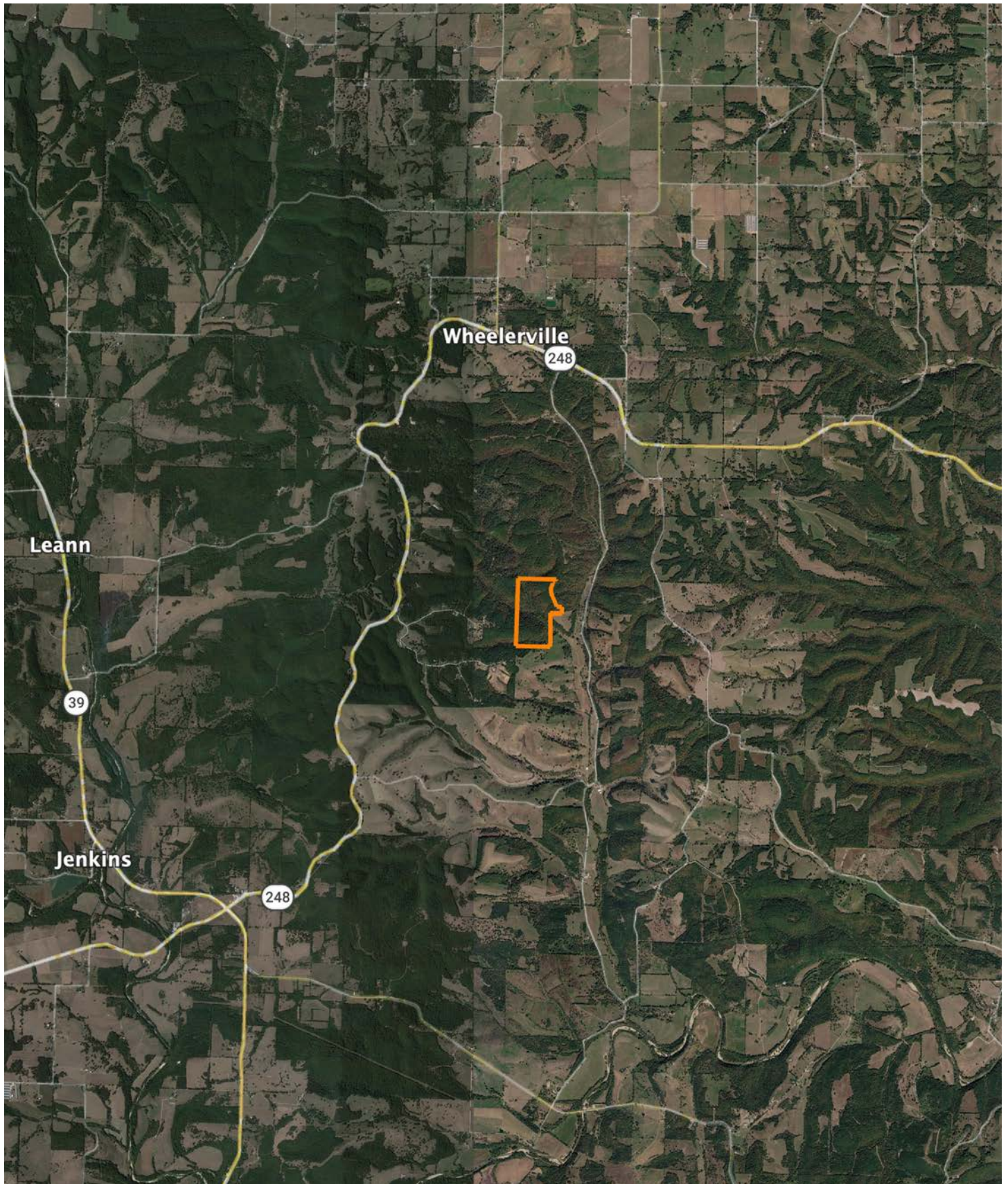


9/20/2026

10-24N-25W
Barry County
Missouri

Boundary Center: 36° 48' 20.49, -93° 37' 29.43

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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