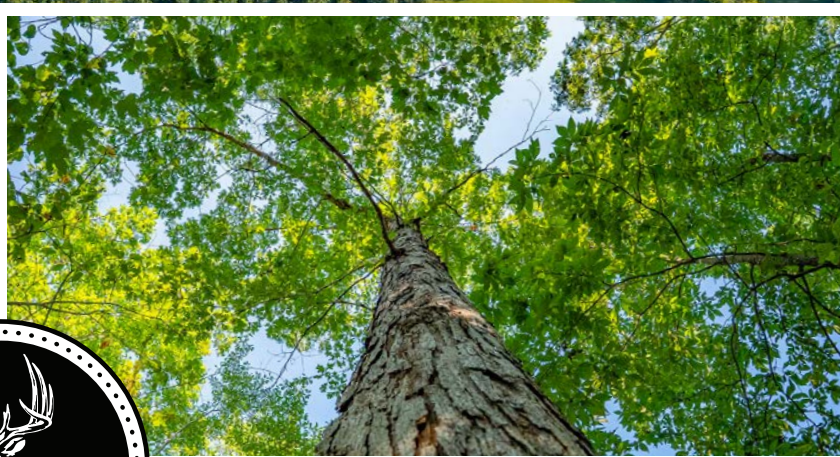
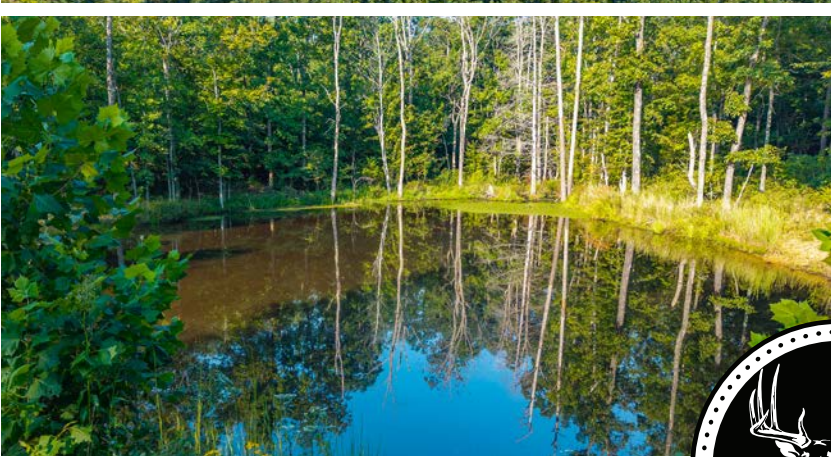
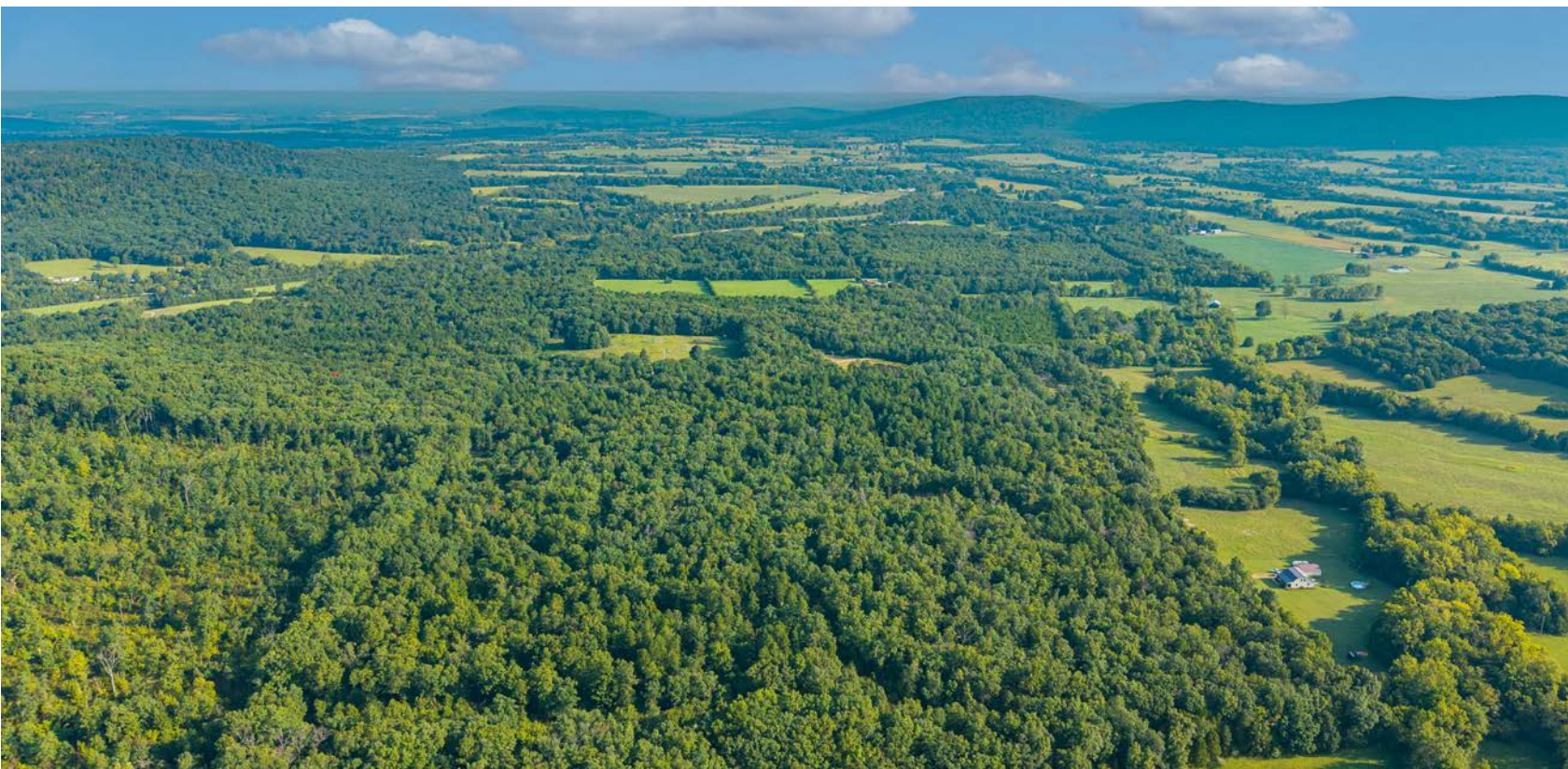


MIDWEST LAND GROUP PRESENTS

69 ACRES

IRON COUNTY, MO

000 COUNTY ROAD 55, BELLEVIEW, MISSOURI 63623



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

69 +/- ACRES: AN OZARK OUTDOOR DREAM WITH ENDLESS POTENTIAL

Escape to the heart of the Missouri Ozarks with this beautiful and highly desirable 69 +/- acre tract in scenic Bellevue, Missouri. Nestled in historic Iron County and accessed by a quiet county road, this recently surveyed property is an outdoorsman's dream, offering an unmatched location and tons of potential for any direction your vision takes you.

For the outdoor enthusiast, this acreage functions as a premier hunting tract, boasting terrific habitat for whitetail deer and wild turkey. With its diverse cover, water sources, and size, it provides a fantastic canvas for active wildlife management. Multiple wet-weather creeks meander through the landscape, adding distinct Ozark character and serving as natural travel corridors for game. A cleared interior trail system winds through the land, giving hunters, hikers, and adventurers immediate access to every corner. Water is abundant, featuring two fully stocked ponds that double as a magnet for wildlife and a great fishing resource.

Outdoor adventurers and nature lovers will appreciate the unparalleled access to Missouri's premier public

lands. The property sits only a few minutes away from the iconic giant granite formations of Elephant Rocks State Park, and is a short drive from the crystal-clear swimming holes at Johnson's Shut-Ins State Park. Even closer to your doorstep are the rugged ridges of the Buford Mountain Conservation Area and the ancient, expansive Bell Mountain Wilderness area. Spanning out in all directions, you are steps from the Mark Twain National Forest and the region's top-tier gravel-bottom rivers and creeks.

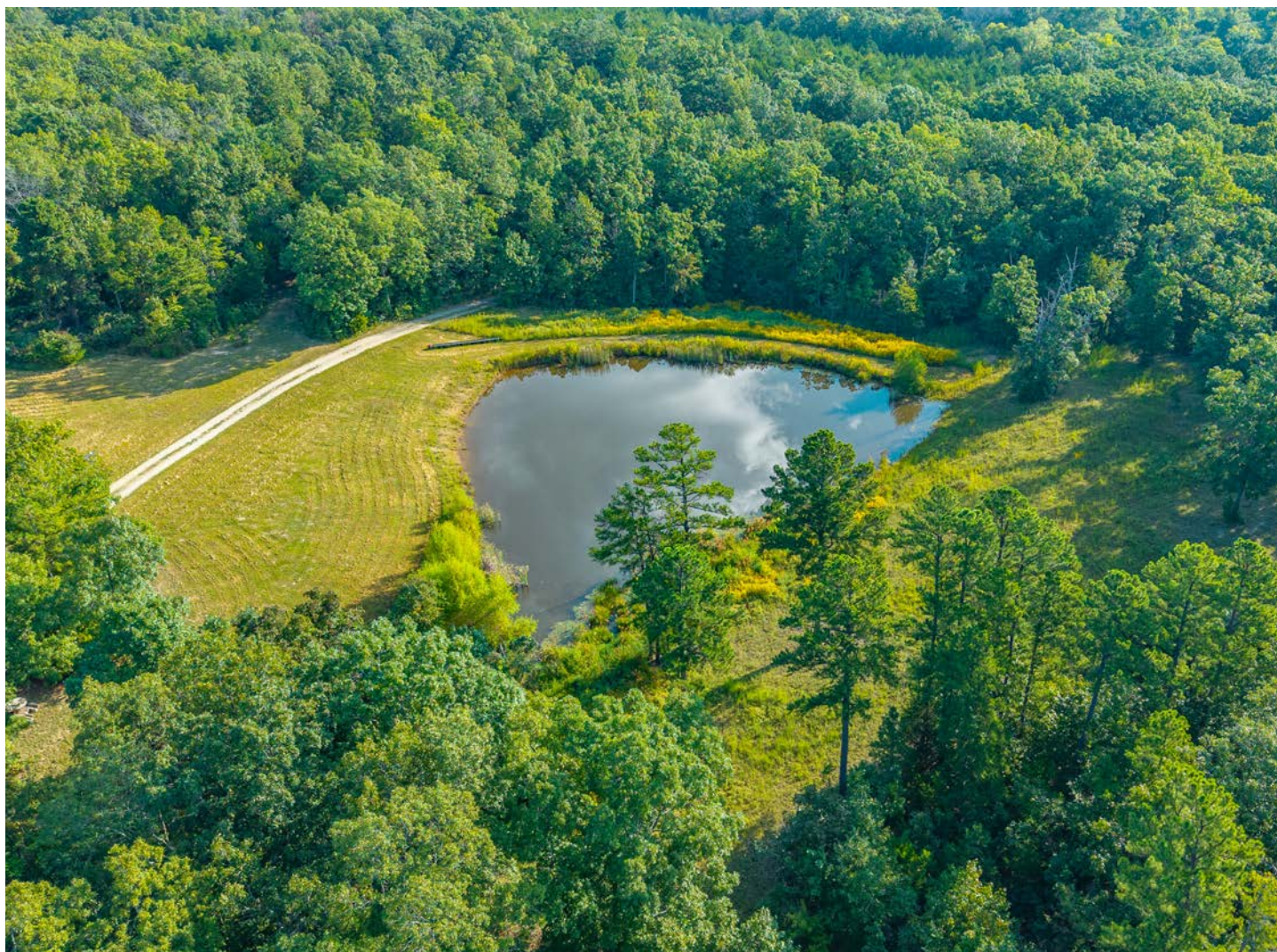
Whether you are an adventurer seeking a rugged basecamp, an off-grid looker wanting self-sufficiency, or a hunter looking for a dedicated management tract, this beautiful land accommodates your vision. An old homestead site offers a historic, ready-to-clear footprint, while the gently sloping topography provides multiple choices for building sites. Investors will value the forest composition, featuring marketable pines and mixed hardwoods. A utility easement on the north side ensures power is accessible if you choose not to go completely off the grid.



PROPERTY FEATURES

COUNTY: **IRON** | STATE: **MISSOURI** | ACRES: **69**

- Two stocked ponds offering excellent fishing and permanent water sources for local wildlife
- Interior trail system providing immediate ATV and foot access throughout the entire acreage
- Terrific wildlife habitat for trophy whitetail deer and wild turkey hunting
- Wet-weather creeks adding classic Ozark character and natural game funnels
- Marketable timber including pines and mixed hardwoods
- Choice building locations supported by a gently sloping, highly usable topography
- Old homestead footprint providing a ready-made clearing for an off-grid cabin, hunting camp, or permanent residence
- North side utility easement with simple power access available if you choose not to build completely off-grid
- Recent survey provides complete peace of mind with verified, clean property lines
- Minutes from Elephant Rocks State Park, Bell Mountain Wilderness, Buford Mountain Conservation Area, Johnson's Shut-Ins, and the Mark Twain National Forest



TWO STOCKED PONDS

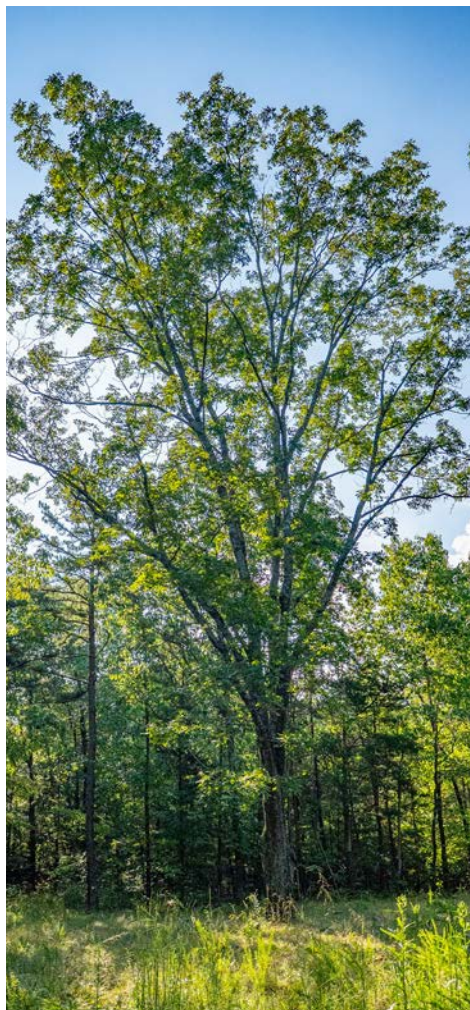
Water is abundant, featuring two fully stocked ponds that double as a magnet for wildlife and a great fishing resource.



MULTIPLE BUILD SITES

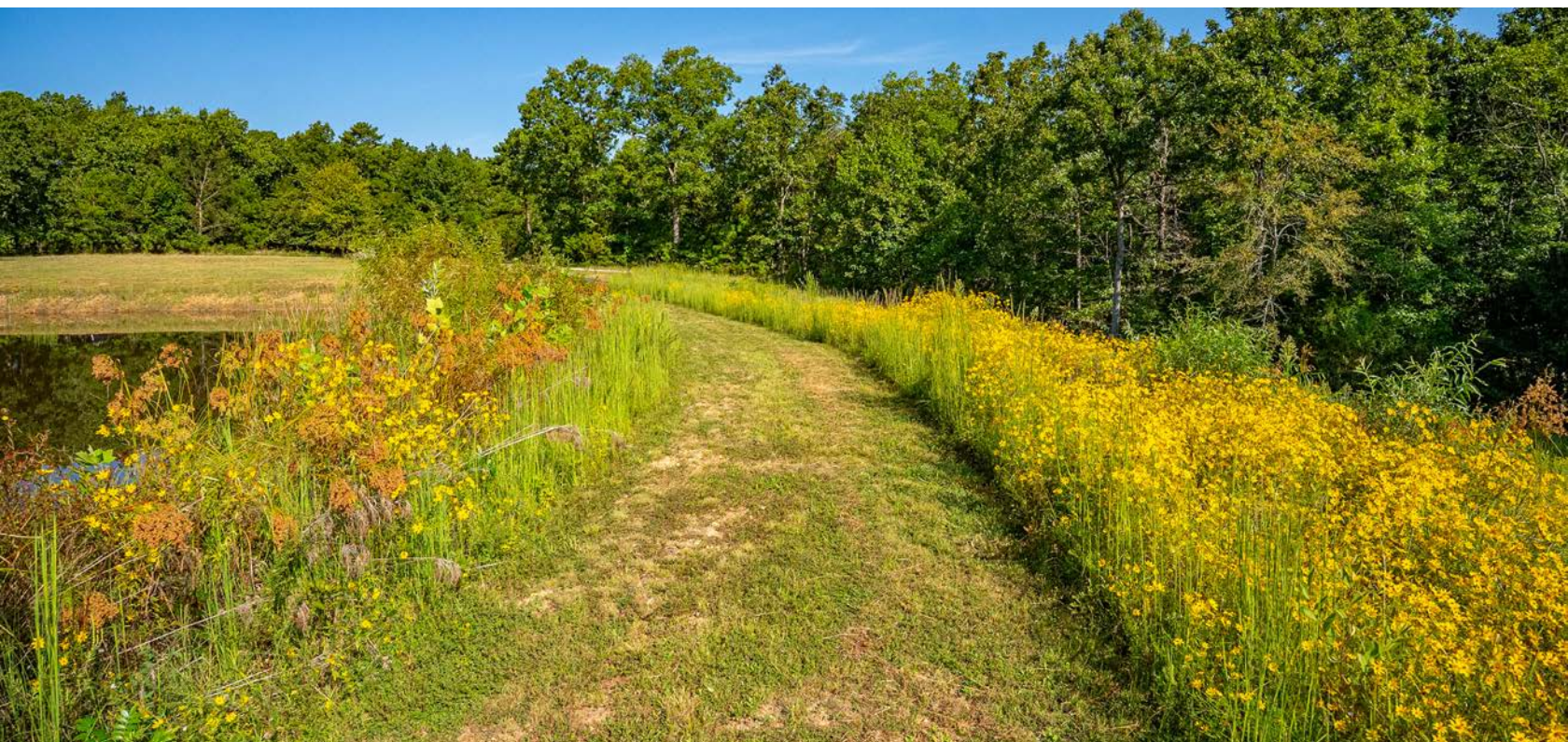
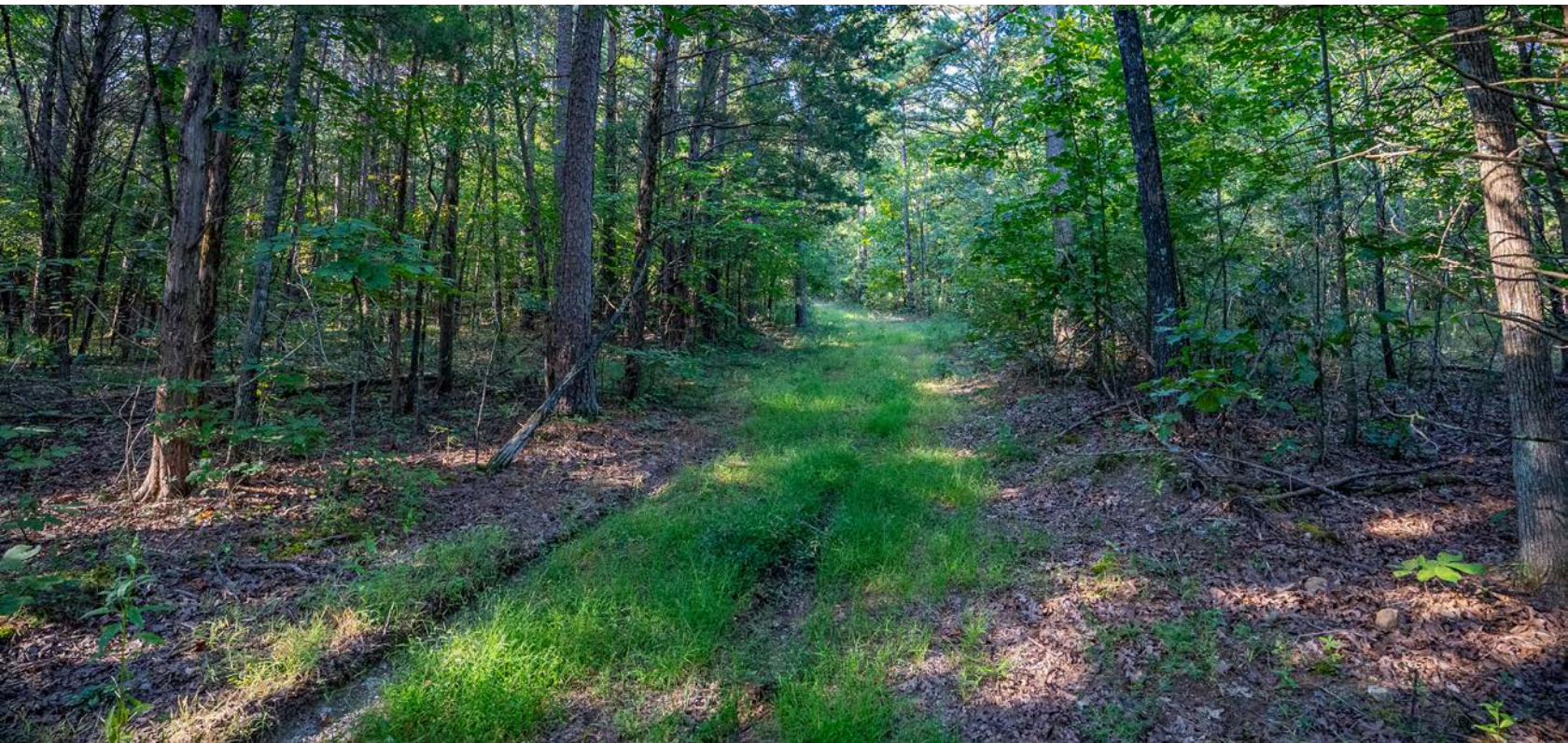


MARKETABLE TIMBER



INTERIOR TRAIL SYSTEM

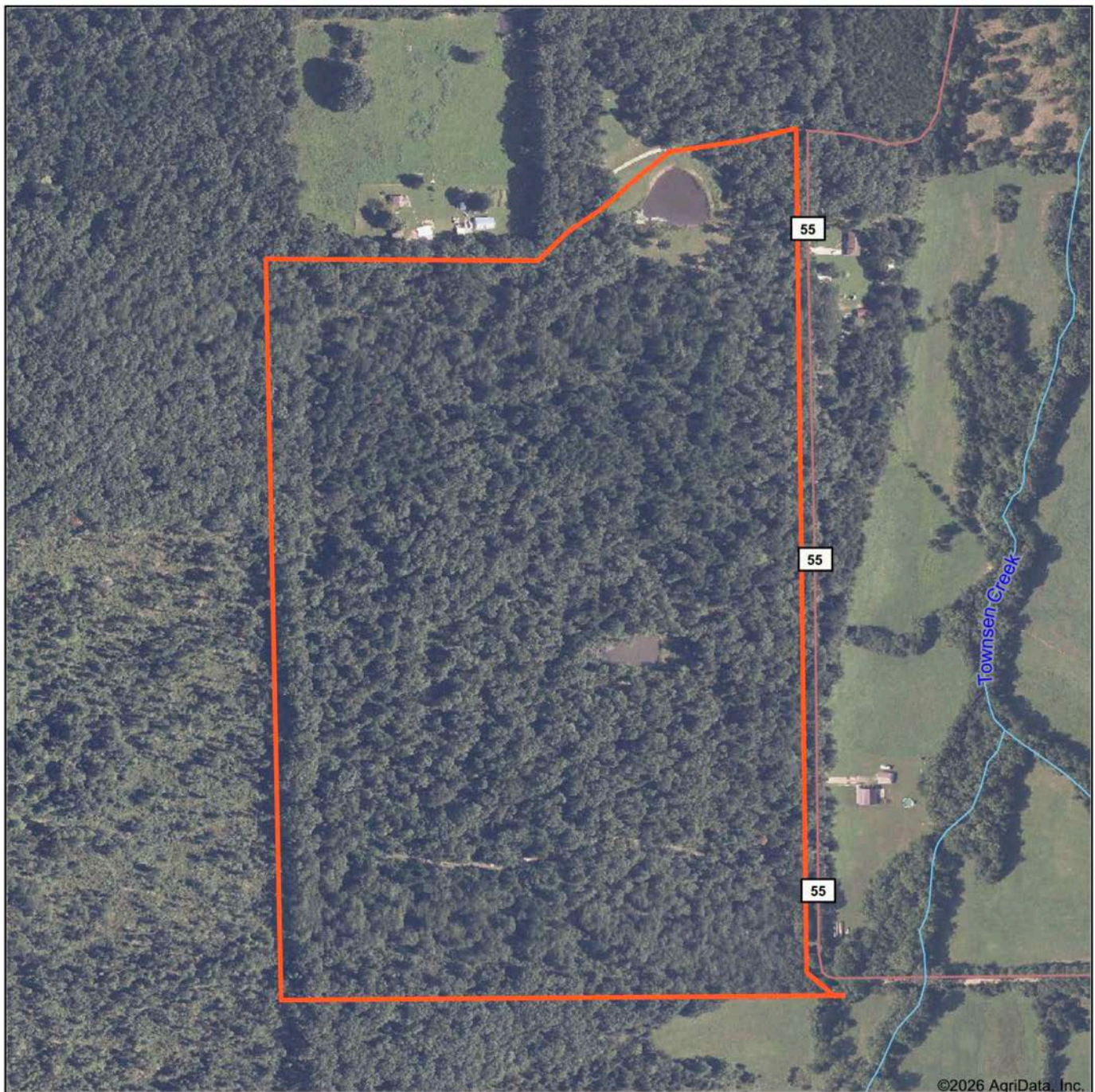
A cleared interior trail system winds through the land, giving hunters, hikers, and adventurers immediate access to every corner.



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 37° 39' 35.02, -90° 44' 37.51

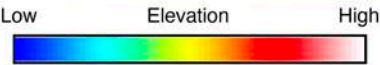
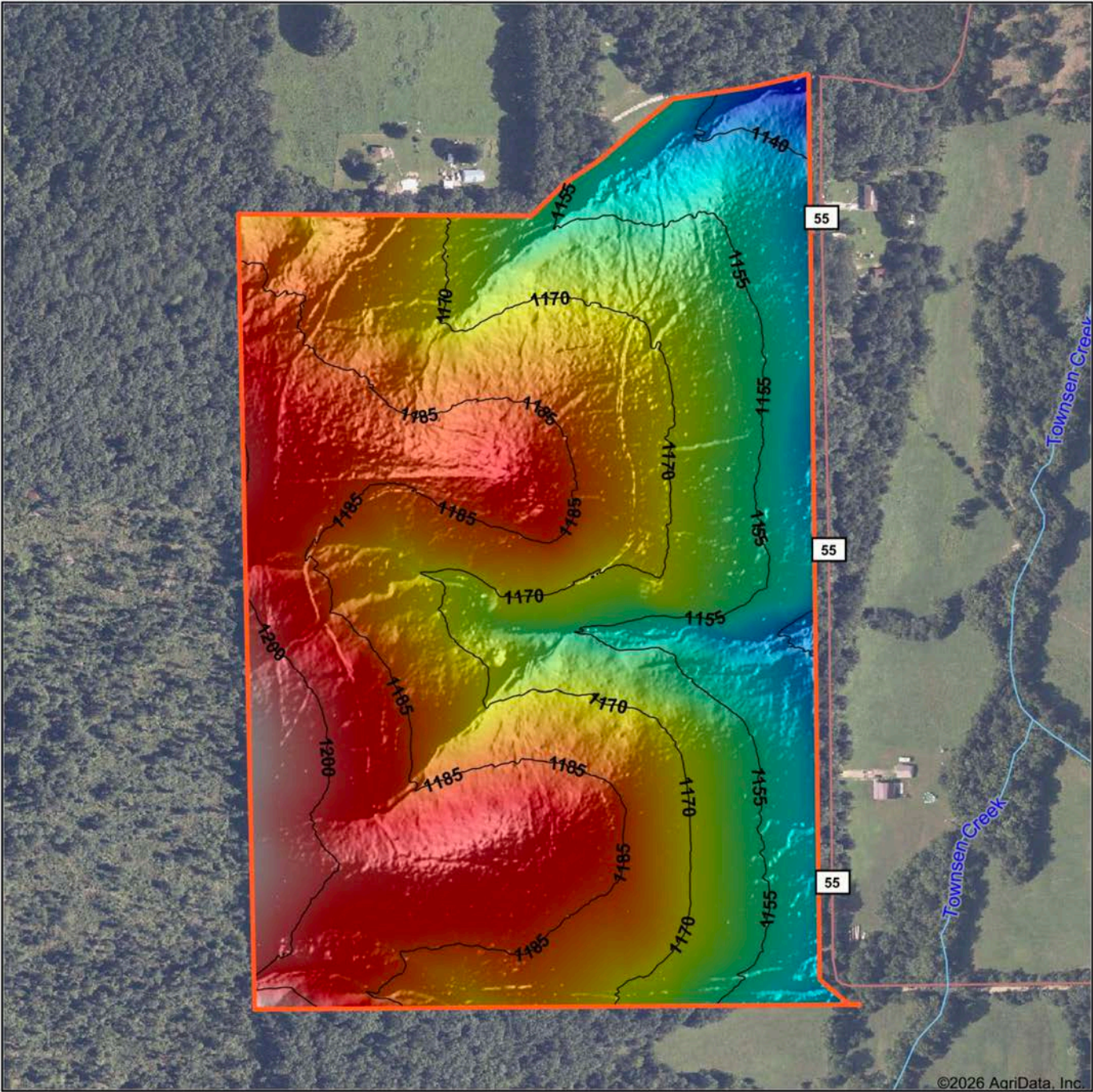
17-34N-3E
Iron County
Missouri

0ft 420ft 840ft



8/24/2026

HILLSHADE MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 15

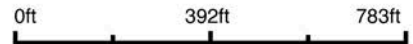
Min: 1,127.0

Max: 1,214.4

Range: 87.4

Average: 1,174.2

Standard Deviation: 16.96 ft

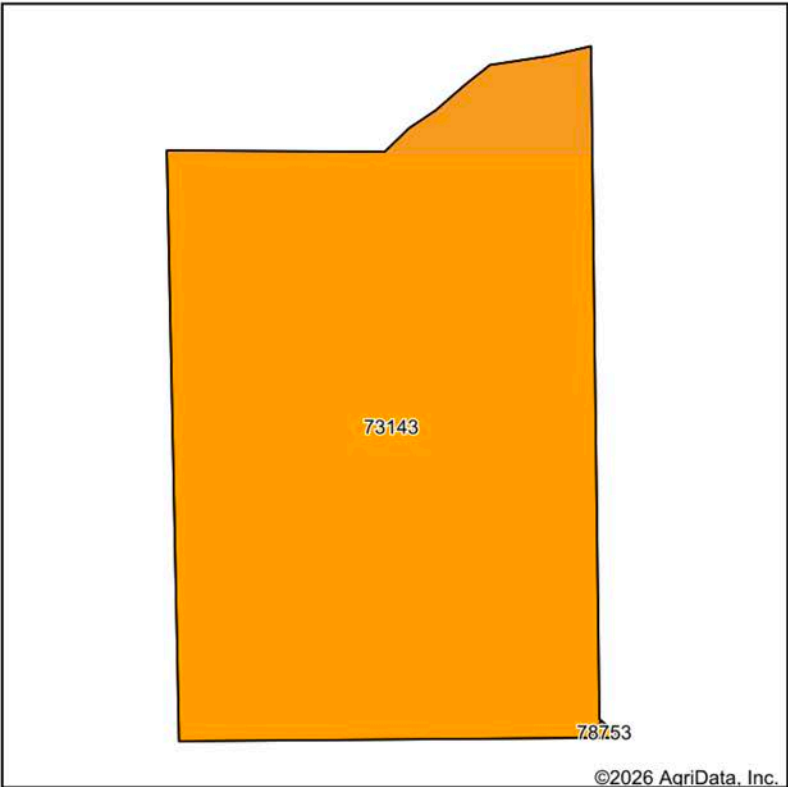


8/24/2026

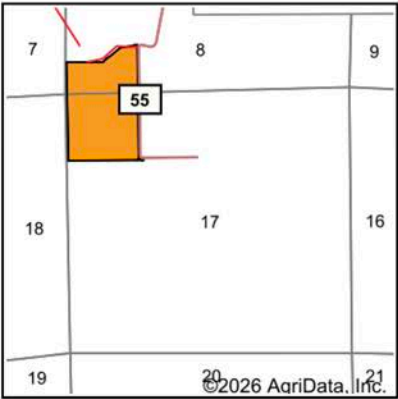
17-34N-3E
Iron County
Missouri

Boundary Center: 37° 39' 35.02, -90° 44' 37.51

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Iron**
Location: **17-34N-3E**
Township: **Iron**
Acres: **69.45**
Date: **8/24/2026**



Maps Provided By:



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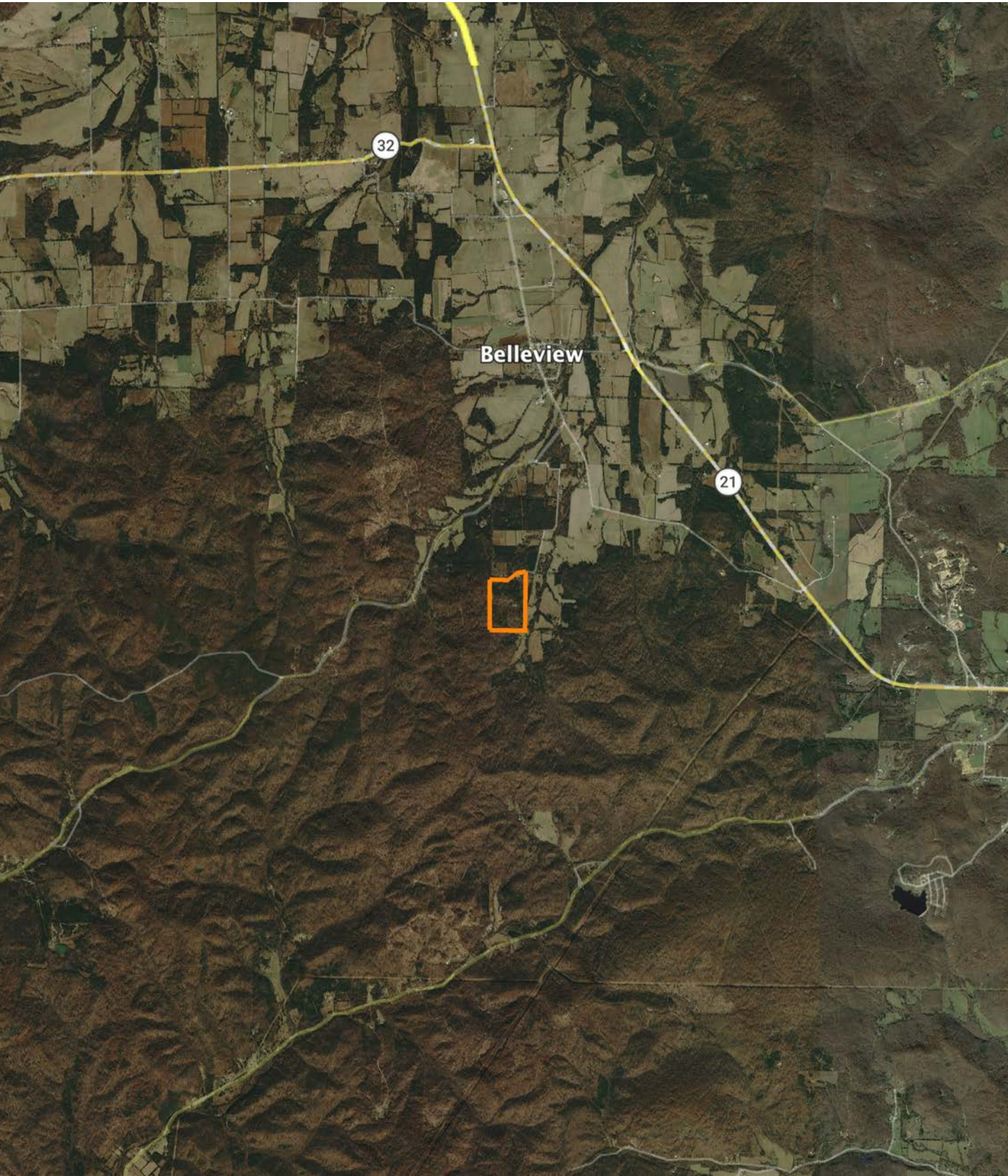
www.AgriDataInc.com



Area Symbol: MO093, Soil Area Version: 30									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
73143	Courtois silt loam, 3 to 8 percent slopes	69.38	99.9%		Well drained	Ills	69	69	60
78753	Dameron silt loam, clayey substratum, 1 to 3 percent slopes, frequently flooded	0.07	0.1%		Well drained	Illw	80	80	70
Weighted Average						3.00	*n 69	*n 69	*n 60

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

OVERVIEW MAP



AGENT CONTACT

Rooted in a lifelong love for the outdoors and a deep commitment to people, Andy Ogle brings passion, leadership, and integrity to every land transaction. Born in Knoxville, Tennessee and raised on a farm in Lenoir City, Andy grew up exploring springs, fishing a 10-acre pond, and learning firsthand the value of working and stewarding the land. Today, he and his wife, Olivia, along with their three children, Wyatt, Boone, and Josie—call Cape Girardeau, Missouri home, where their family life continues to center around faith, family, and the outdoors.

For nearly 25 years, Andy served in full-time ministry, including 22 years on staff with Young Life, building teams, leading organizations, and investing deeply in people. His professional background also includes outside sales in construction materials, general management of a motorcycle dealership, national account management within the outdoor industry, deer management services, and owning and operating a Christmas tree farm. These roles refined his ability to lead, negotiate, solve problems, and follow through with consistency.

Andy is an avid whitetail hunter, Certified Hunt Master in Tennessee, and hands-on land manager who understands habitat improvement, property potential, and the long-term value of ground. He believes knowing a property means walking it, learning its story, understanding its neighbors, and maximizing its strengths. As he often says, "If I don't know it, I'll find out."

His relational approach, business acumen, and unwavering work ethic position him to serve his clients with excellence. If you're ready to buy or sell land, Andy Ogle is ready to work relentlessly on your behalf and steward your property as if it were his own.



ANDY OGLE

LAND AGENT

573.290.2293

AOgle@MidwestLandGroup.com



MidwestLandGroup.com

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