

MIDWEST LAND GROUP PRESENTS

211 ACRES

TEXAS COUNTY, MO

ASHLEY CREEK ROAD TRACT 2, SALEM, MISSOURI, 65560



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

211 ACRES OF DYNAMITE HUNTING

Discover 211 +/- acres of exceptional hunting and recreational land in Texas County, Missouri, conveniently located just 10 minutes from Montauk State Park. This outstanding property features marketable timber, mature oak trees producing abundant acorns, and excellent whitetail deer habitat, making it an ideal destination for hunting enthusiasts and outdoor lovers alike. An established trail system provides access throughout the property, while two ponds add to its natural beauty and recreational appeal.

With electric available and road frontage on two sides, this versatile property offers excellent potential for a future homesite, private hunting retreat, or family getaway. Build your dream home surrounded by the natural beauty of the Missouri Ozarks, create a weekend escape, or invest in a sizable tract of land with timber and recreational appeal. Whether you're looking for a permanent residence, a place to enjoy the outdoors, or a long-term land investment, this 211 +/- acre property offers space, privacy, and endless possibilities.

PROPERTY FEATURES

COUNTY: **TEXAS** | STATE: **MISSOURI** | ACRES: **211**

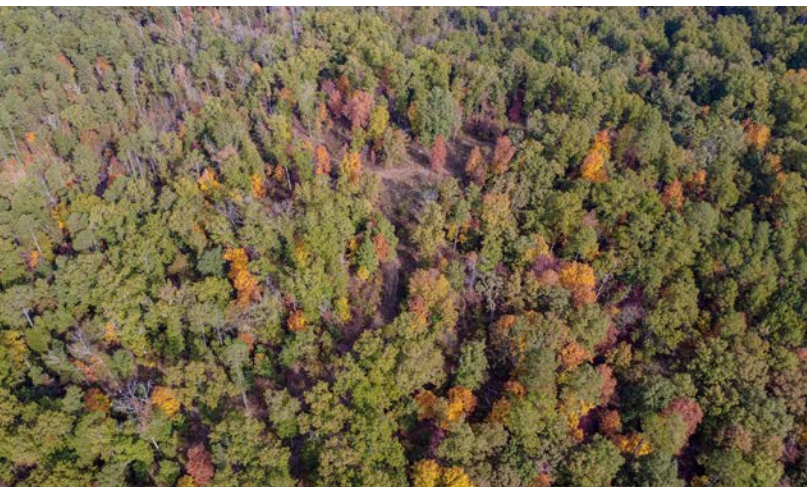
- Acorn-producing oaks
- Abundant population of mature whitetail deer
- Electric available
- 2 ponds
- 2 sides of road frontage
- Mature timber
- Marketable timber
- 10 minutes from Montauk State Park
- Easy access
- Potential homesite



2 PONDS



MARKETABLE TIMBER



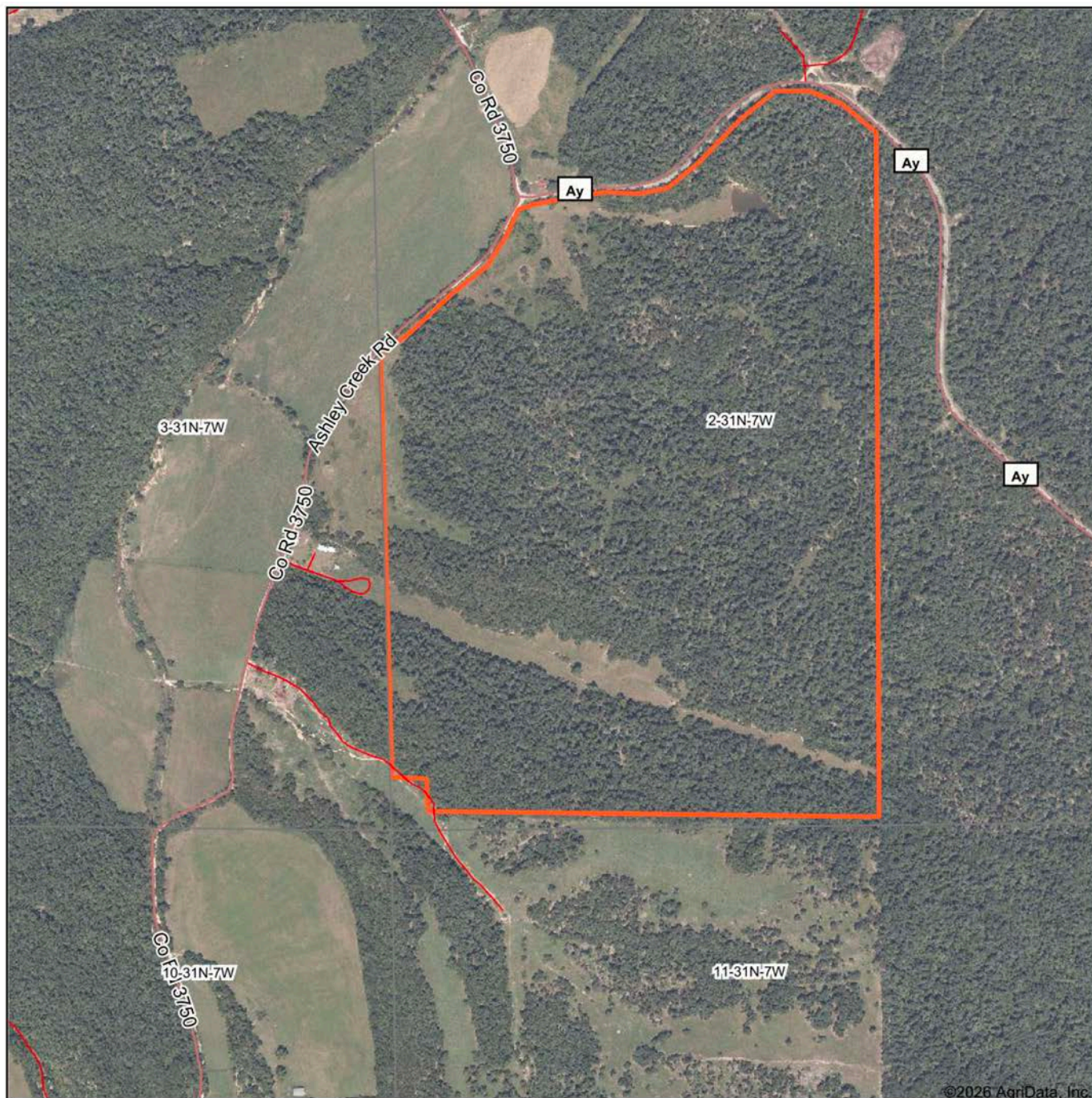
ROAD FRONTAGE



MATURE WHITETAIL DEER



AERIAL MAP



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Boundary Center: 37° 24' 48.98, -91° 40' 42.32

0ft 856ft 1712ft



Maps Provided By:



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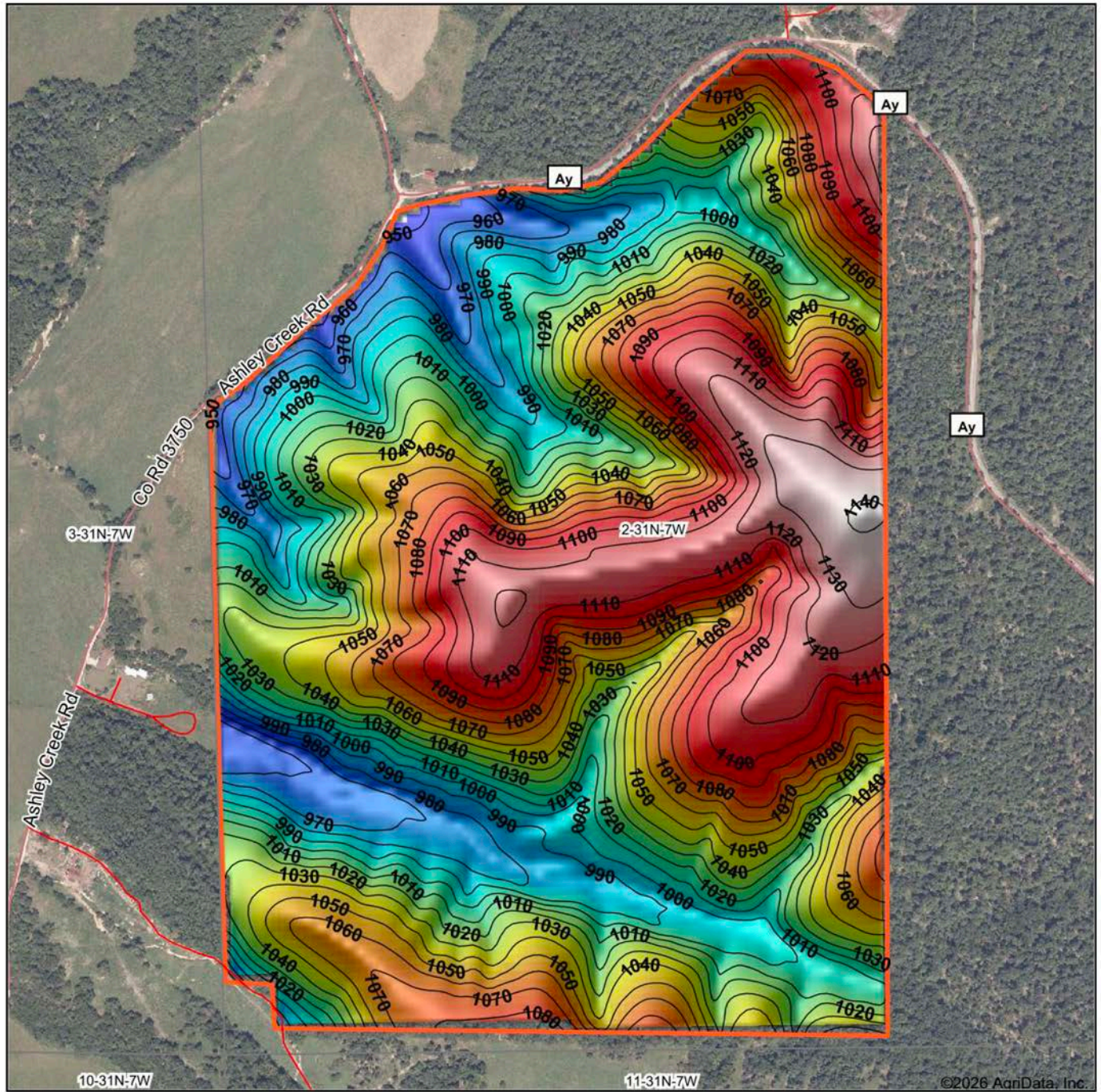
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2-31N-7W
Texas County
Missouri



10/28/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10

Min: 944.1

Max: 1,143.0

Range: 198.9

Average: 1,043.6

Standard Deviation: 46.52 ft

0ft 627ft 1254ft

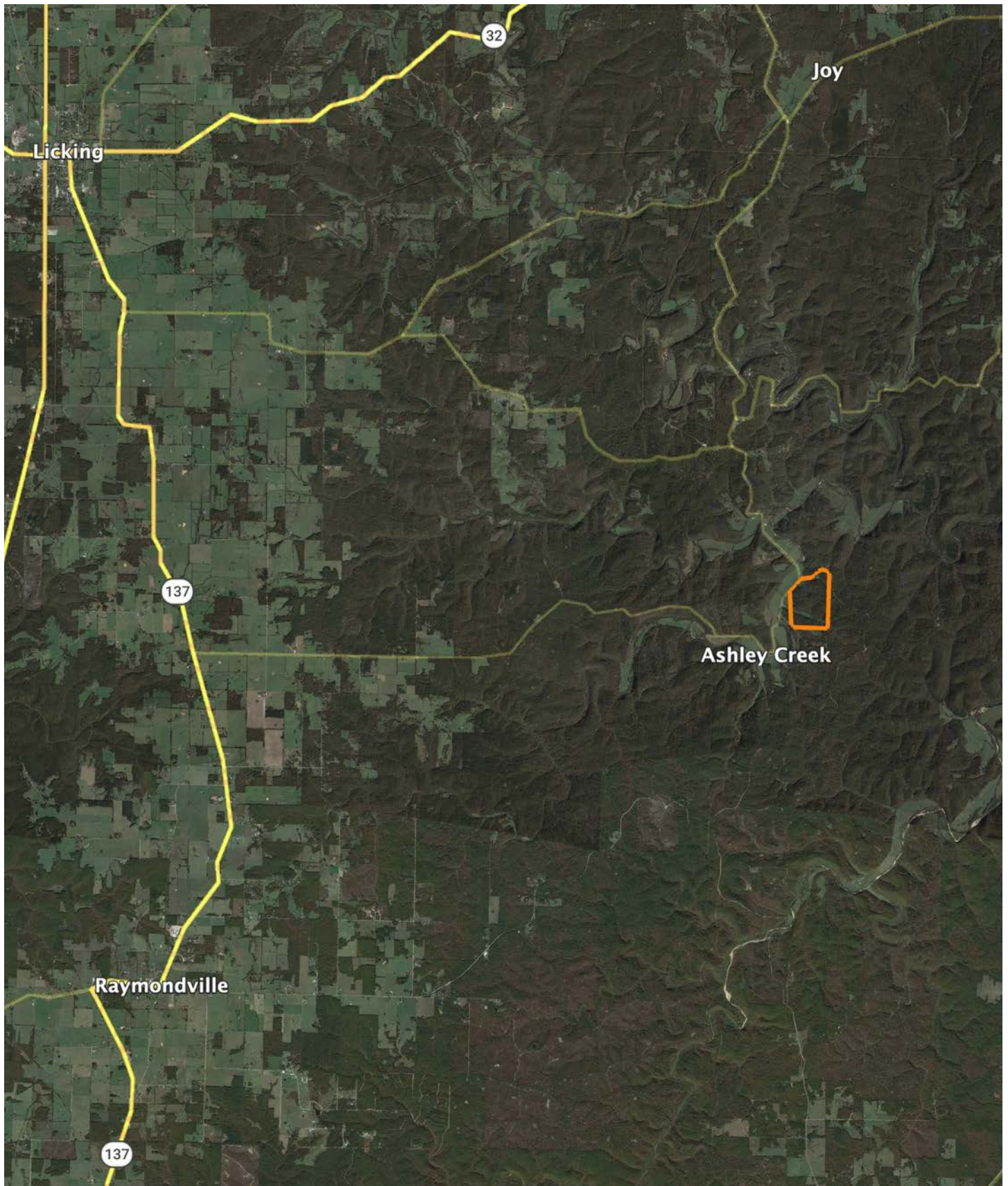


10/28/2026

2-31N-7W
Texas County
Missouri

Boundary Center: 37° 24' 48.98, -91° 40' 42.32

OVERVIEW MAP



AGENT CONTACT

Austin Phillips is a passionate and knowledgeable land agent specializing in the southwest region of Missouri. Born in Columbia, MO, and now residing in Fair Grove, MO, with his wife Lydia and daughter Doris, Austin's journey into land sales is fueled by a profound love for the outdoors and a commitment to helping others achieve their dream of land ownership. His connection to the land is deeply personal, stemming from childhood days spent hunting and fishing under his father's guidance, and contributing to his grandmother's cattle farm. These experiences have not only fostered a deep appreciation for nature but also endowed him with invaluable skills in land management and wildlife conservation.

Austin's hobbies, which include hunting, fly fishing, horseback riding, and archery, enrich his understanding of the land and its value. His professional background, featuring roles that demanded adaptability, customer-focused solutions, and creative problem-solving, equips him with a unique set of skills ideal for navigating the complexities of real estate transactions.

What distinguishes Austin is his eagerness to share his passion with others, whether they're seasoned outdoorsmen or newcomers to the land ownership journey. His ability to connect with clients, combined with his extensive knowledge of land and wildlife, makes him the perfect guide for those looking to sell their property or find their dream piece of land. With Austin Phillips, clients can expect not just a transaction, but a partnership built on trust, passion, and a shared love for the great outdoors. His dedication to realizing clients' outdoor dreams through personalized, knowledgeable service sets him apart as the go-to land agent in Missouri.



AUSTIN PHILLIPS,

LAND AGENT

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