MIDWEST LAND GROUP PRESENTS

113.7 ACRES IN

DADE COUNTY
MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

113.7 +/- ACRES OF HUNTING, RECREATION, & RURAL LIVING POTENTIAL

Located along the Dade and Cedar County line in southwest Missouri, this 113.7 +/- acre tract offers an excellent opportunity for hunters, outdoor enthusiasts, and those looking for a private place to build. Situated approximately 20 miles northeast of Lamar and 16 miles north of Golden City, this property offers a peaceful rural setting with plenty of room to make it your own. With approximately 2,000 feet of county road frontage, the property provides plenty of access and flexibility for future use. Whether you're looking for a hunting retreat, a recreational getaway, or a place to build your dream home, this tract has plenty to offer.

The property consists primarily of timber, featuring a diverse mixture of mature hardwoods and cedar thickets that provide excellent cover and habitat for wildlife. With neighboring properties consisting of crop ground and hayfields, this heavily wooded tract is ideally positioned to attract and hold whitetail deer. The nearby crop fields provide an abundant seasonal food source, offering excellent nutritional opportunities that can contribute to healthy deer populations and strong antler growth potential. The combination of surrounding agriculture, natural cover, and established openings creates an appealing setup for serious deer hunters.

Two areas have already been cleared for potential food plots, giving the next owner a head start on developing the property for hunting. With 113.7 +/- acres to explore and a variety of possibilities, this property offers the opportunity to create your own hunting destination, establish a private getaway, or explore potential homesites while enjoying everything the Missouri outdoors has to offer.



PROPERTY FEATURES

COUNTY: **DADE** | STATE: **MISSOURI** | ACRES: **113.7**

- 113.7 +/- acres in Dade County, MO
- Located along the Dade and Cedar County line
- Approximately 2,000 feet of county road frontage
- Primarily timber with mature hardwoods and cedars
- Excellent whitetail deer habitat
- Surrounded by crop ground and hayfields
- 2 cleared areas for potential food plots
- Nearby agricultural fields provide nutrition for antler growth potential
- Great hunting and recreational opportunities
- Potential building sites
- Approximately 20 miles northeast of Lamar, MO
- Approximately 16 miles north of Golden City, MO



MATURE HARDWOODS AND CEDARS

The property consists primarily of timber, featuring a diverse mixture of mature hardwoods and cedar thickets that provide excellent cover and habitat for wildlife.



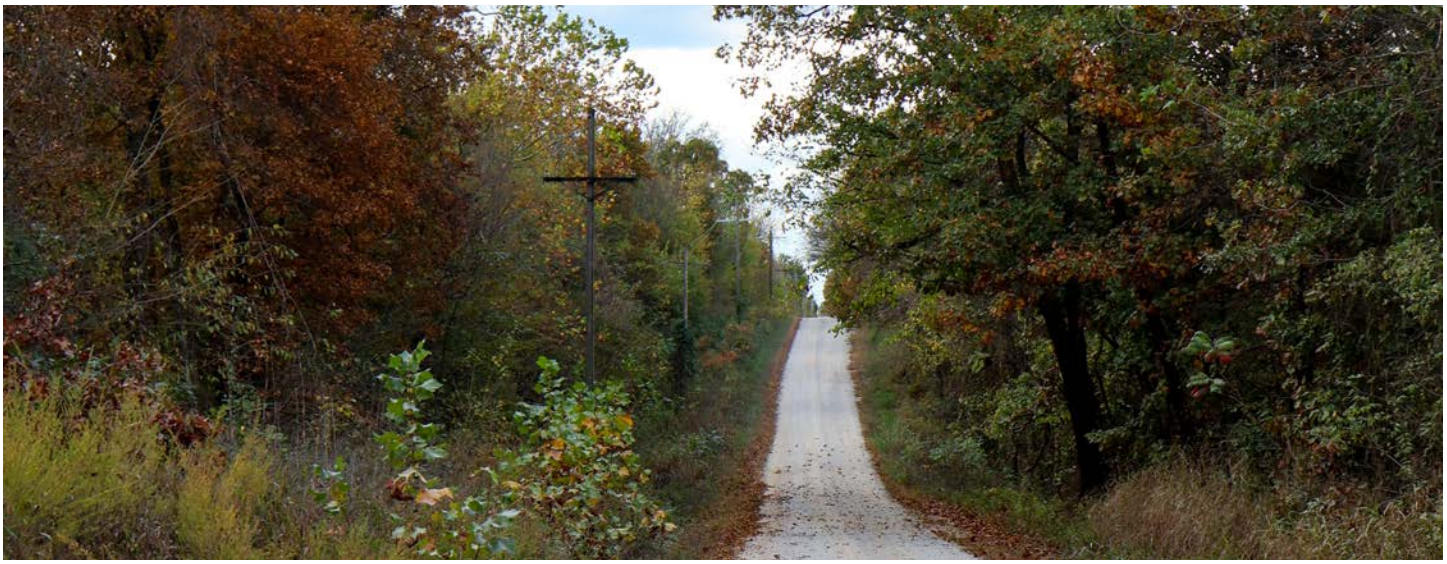








2,000 +/- FT. OF COUNTY ROAD FRONTAGE



2 CLEARED AREAS

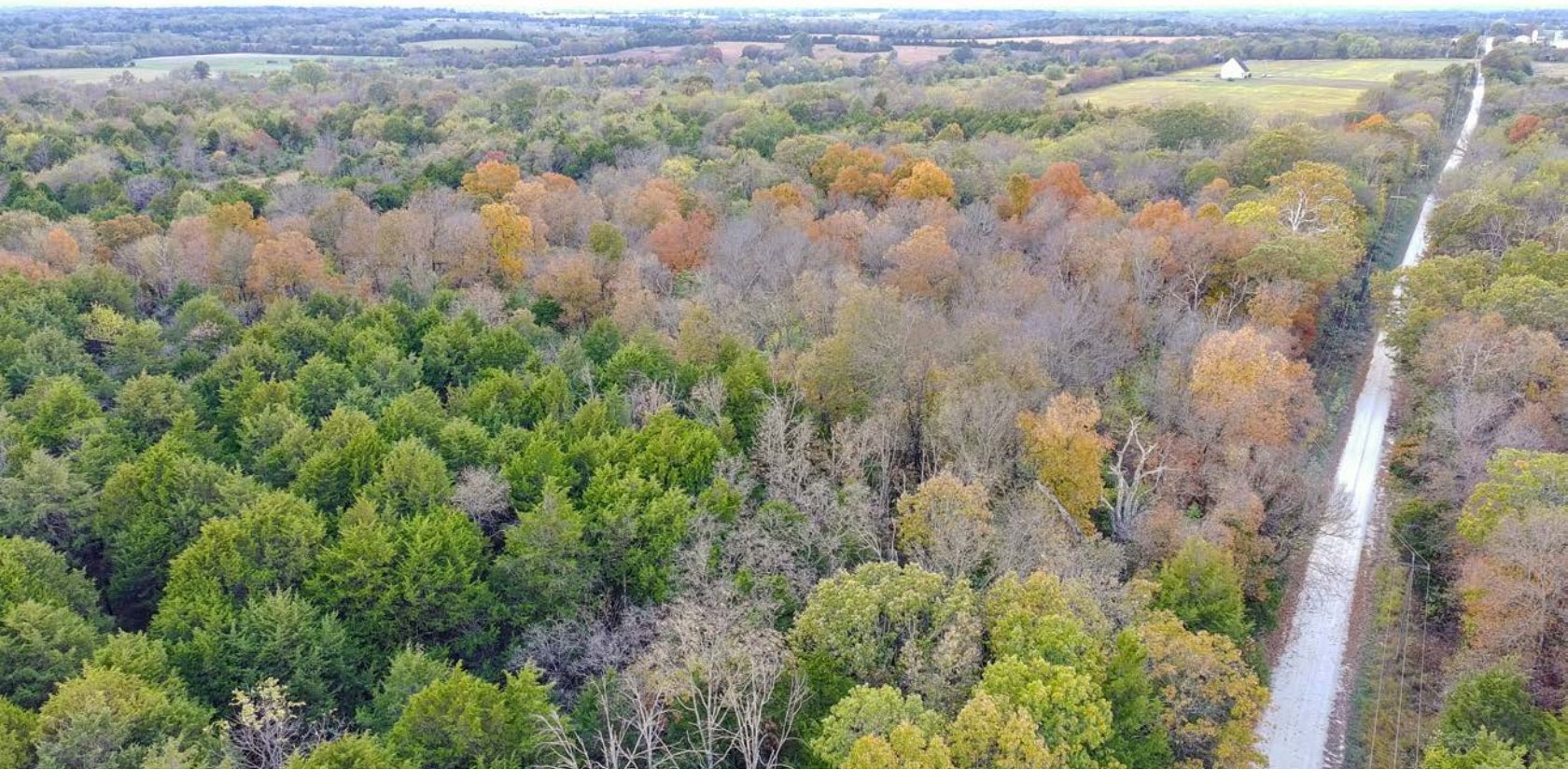






POTENTIAL BUILDING SITES





ADDITIONAL PHOTOS



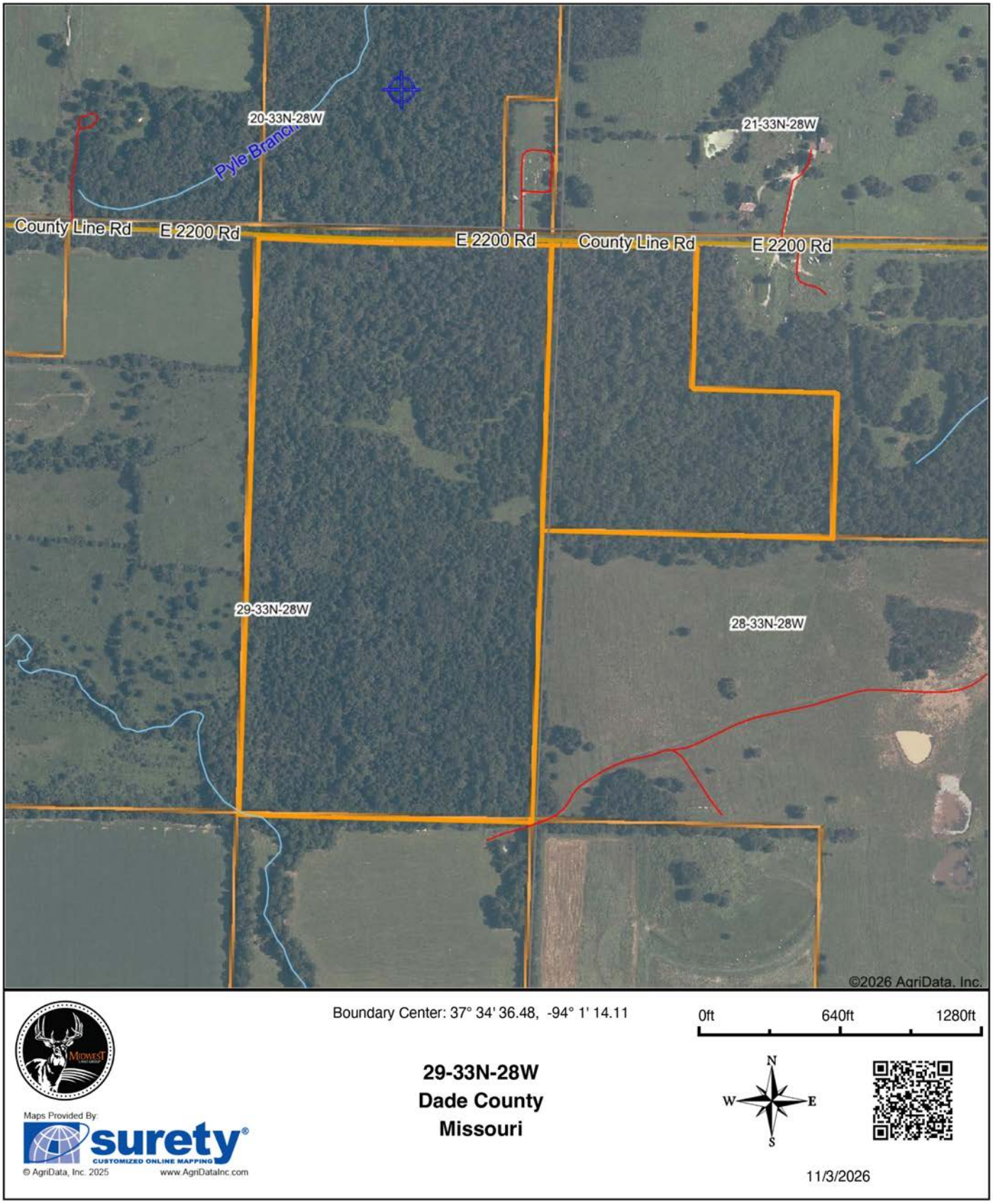








AERIAL MAP



Boundary Center: 37° 34' 36.48, -94° 1' 14.11

0ft 640ft 1280ft

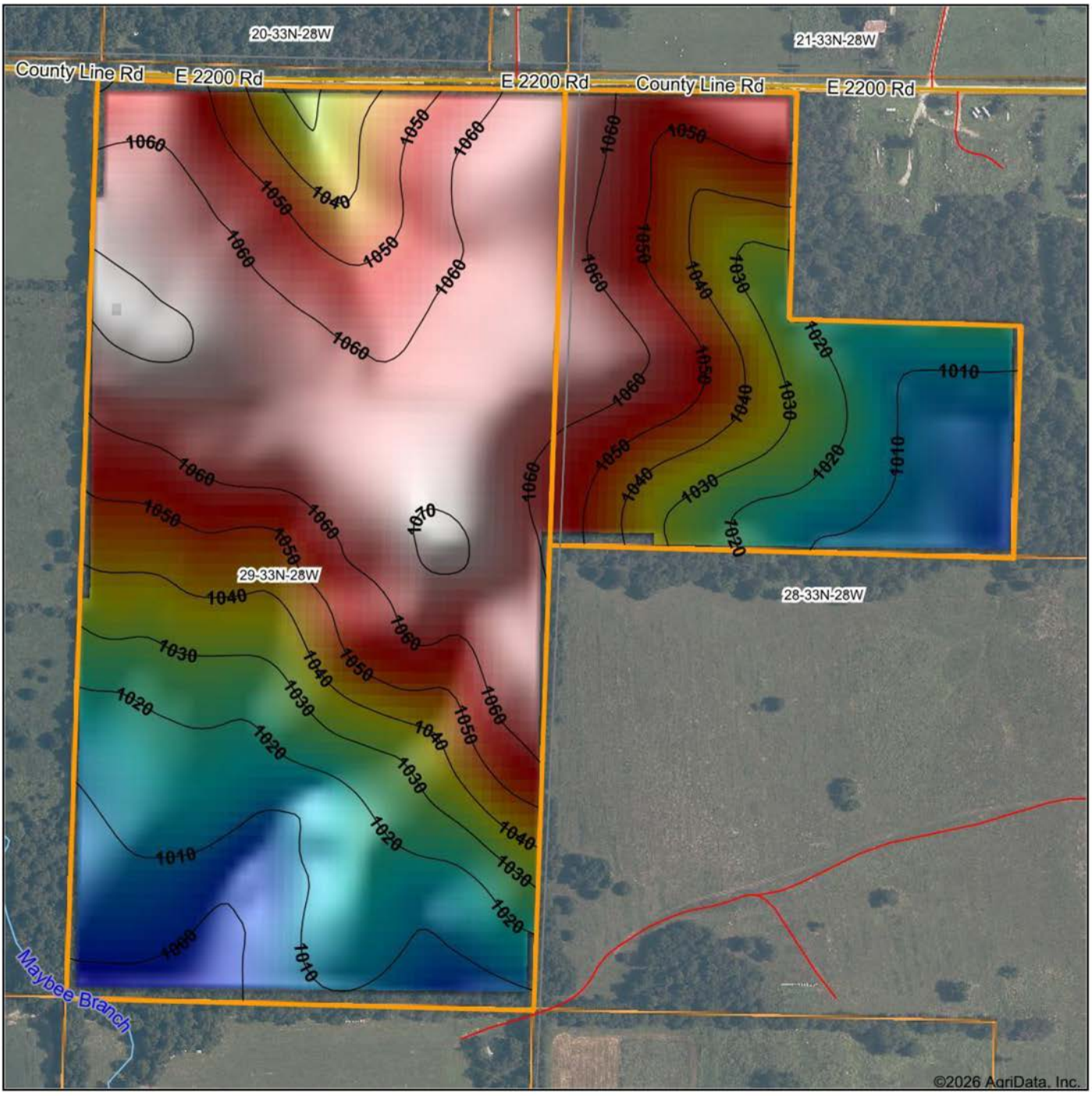
29-33N-28W
Dade County
Missouri

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W E
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11/3/2026

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HILLSHADE MAP



Low Elevation High

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Source:	USGS 10 meter dem
Interval(ft):	10
Min:	994.8
Max:	1,071.4
Range:	76.6
Average:	1,040.3
Standard Deviation:	22.05 ft

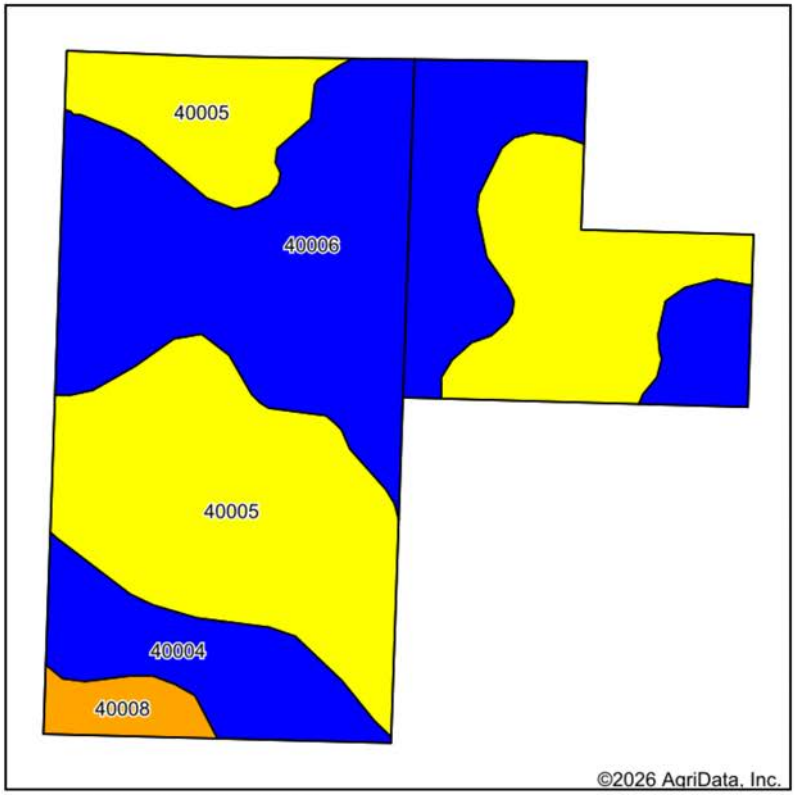
0ft 441ft 883ft

11/3/2026

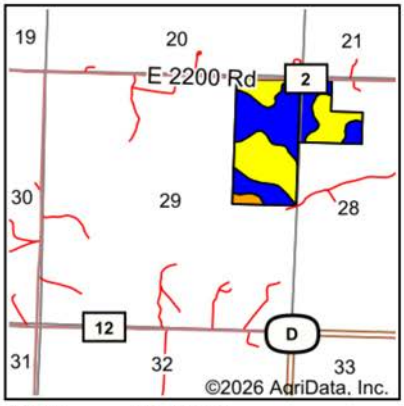
29-33N-28W
Dade County
Missouri

Boundary Center: 37° 34' 36.48, -94° 1' 14.11

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Dade**
Location: **29-33N-28W**
Township: **Cedar**
Acres: **110.19**
Date: **11/3/2026**

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N W E S

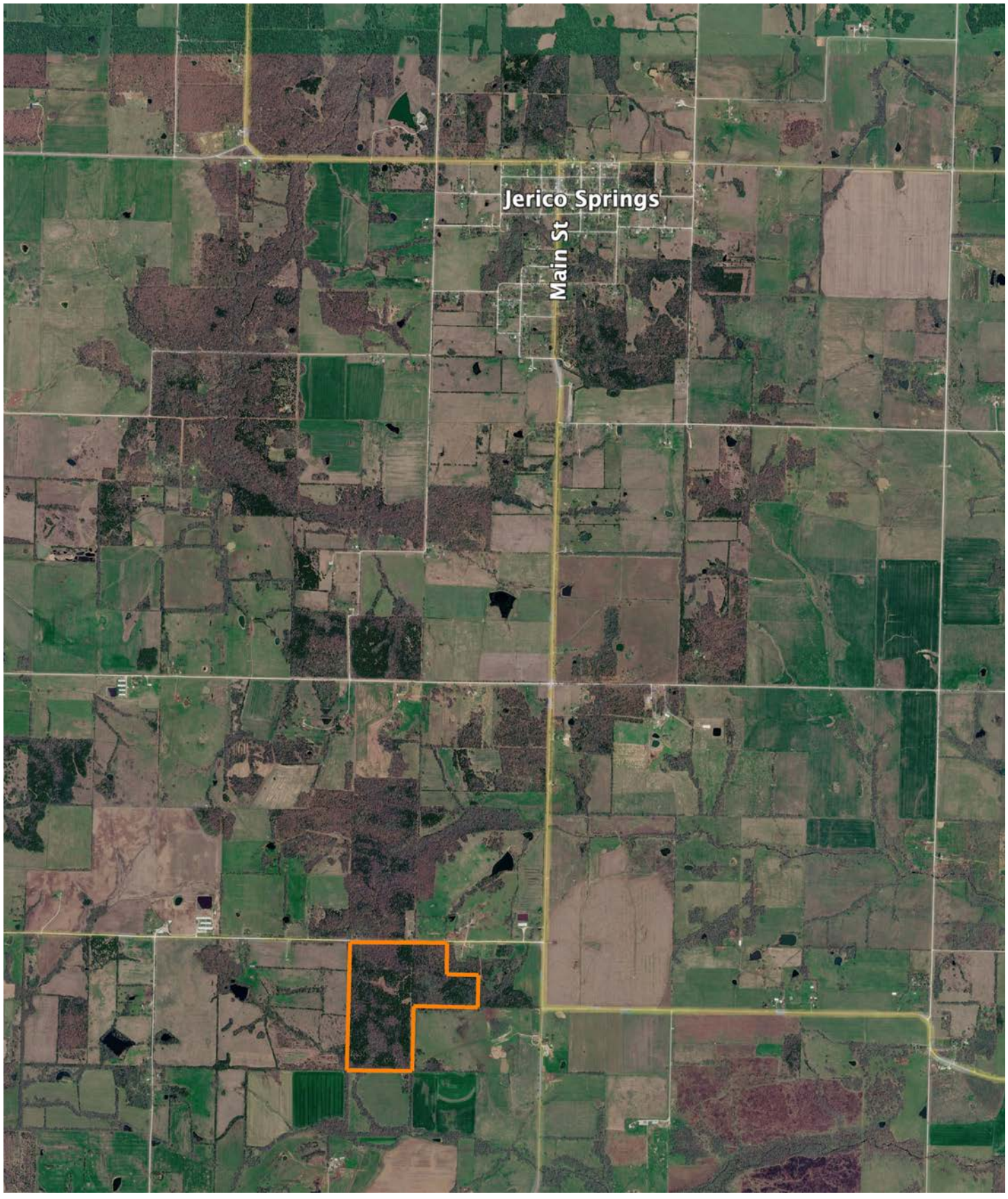
Area Symbol: MO057, Soil Area Version: 34

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
40005	Sylvania loam, 5 to 15 percent slopes, very stony	50.79	46.1%		3.7ft. (Paralithic bedrock)	IVe	0	55	49	46	34
40006	Barco-Sylvania complex, 2 to 5 percent slopes	42.24	38.3%		2.8ft. (Paralithic bedrock)	IIe	0	64	60	59	50
40004	Barden loam, 2 to 5 percent slopes	14.11	12.8%		> 6.5ft.	IIe	0	77	77	63	58
40008	Parsons silt loam, 0 to 1 percent slopes	3.05	2.8%		1.1ft. (Abrupt textural change)	IIIw	3761	83	82	66	69
					Weighted Average	**2.95**	**104.1**	***n 62**	***n 57.7**	***n 53.7**	***n 44.2**

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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.



DUSTIE COOK, LAND AGENT
417.551.9287
DCook@MidwestLandGroup.com

MidwestLandGroup.com

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