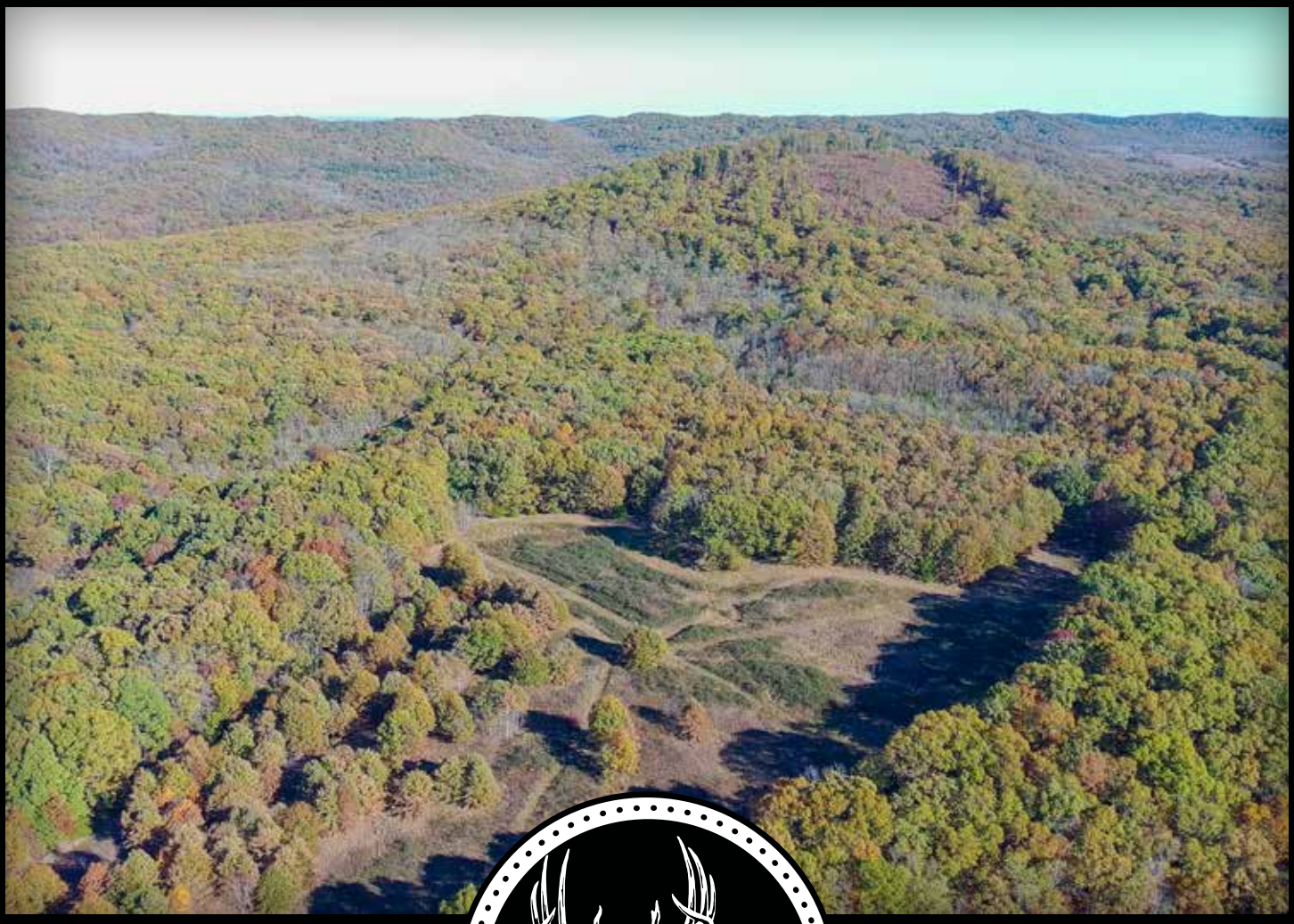
MIDWEST LAND GROUP PRESENTS

SECLUDED OZARK MOUNTAIN RETREAT

177 ACRES IN OZARK, MISSOURI



MIDWEST LAND GROUP

MidwestLandGroup.com









SECLUDED OZARK MOUNTAIN RETREAT, 177 +/- ACRES AND A HOME

COUNTY: OZARK | **STATE:** MISSOURI | **ACRES:** 177

Welcome to this incredible 177 +/- acre hunter's paradise nestled in the heart of the Missouri Ozarks! Located in Ozark County and bordering Caney Mountain Conservation Area, this property offers an exceptional opportunity for outdoor enthusiasts looking for their own private hunting retreat. A private driveway stretching over half a mile leads you into the property, offering an incredible sense of seclusion and privacy. This property is set up with the avid whitetail hunter in mind, featuring multiple hunting stands already in place, several potential food plot locations, and a history of mature whitetail bucks. A beautiful spring fed creek winds through the property, providing a natural water source for wildlife and adding to the scenic beauty of this remarkable tract. Two ponds stocked with bluegill provide additional fishing opportunities and enhance the property's recreational appeal. Bordering the property, Caney Mountain Conservation Area encompasses over 3,900 acres of additional potential hunting opportunities, subject to conservation area regulations, giving outdoor enthusiasts access to an expansive area of public land right next door.

Tucked away on the property is a 900 square foot home, providing the perfect place to unwind after a long day in the woods or enjoy a peaceful weekend surrounded by nature. A spacious 30' x 40' insulated shop offers plenty of room for storing tractors, ATVs, hunting equipment, and all your outdoor gear. Solar panels are installed on the shop and wired to provide backup power to the home. According to the seller, the backup solar system has never been used and will require some additional components or work to become operational. Additionally, the property features a livable mobile home that will convey with the sale at no assigned value, offering additional space for family, guests, or hunting buddies.

With 177 +/- acres to explore, established hunting locations, potential food plot areas, fishing opportunities, and the natural beauty of the Ozarks all around, this property is truly an outdoorsman's dream. Whether you're chasing that trophy buck, casting a line in one of the stocked ponds, spending time with family and friends, or simply enjoying the peace and quiet of the outdoors, this Ozark County gem offers the perfect combination of hunting, recreation, and seclusion. Properties with this much to offer don't come along every day!

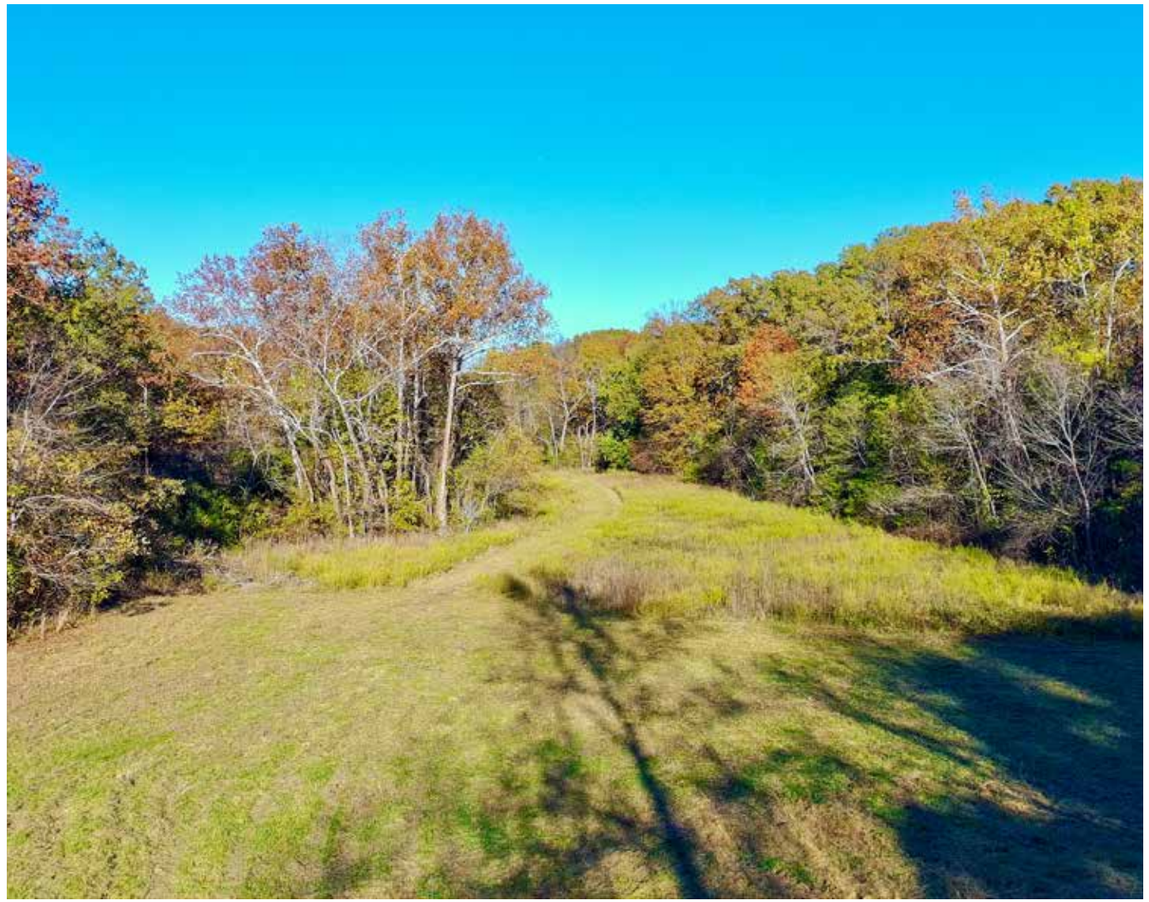
PROPERTY FEATURES

- 177 +/- acres in Ozark County, Missouri
- Borders Caney Mountain Conservation Area
- Over 3,900 acres of adjoining public conservation land with potential hunting opportunities
- Excellent whitetail hunting with a history of mature bucks
- Multiple established hunting stand locations throughout the property
- Several potential food plot locations
- Beautiful spring-fed creek running through the property
- Two stocked ponds with bluegill
- Private driveway stretching over half a mile
- 900 square foot home perfect for a hunting retreat
- 30′ x 40′ insulated shop for equipment and storage
- Solar panels installed for potential backup power to the home (system needs work)



FOOD PLOTS





STOCKED PONDS & SPRING-FED CREEK

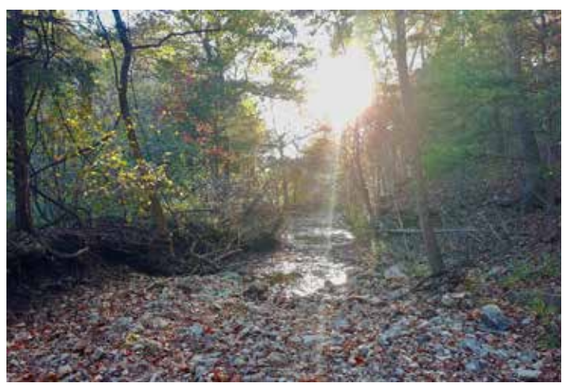
A beautiful spring fed creek winds through the property, providing a natural water source for wildlife and adding to the scenic beauty of this remarkable tract. Two ponds stocked with bluegill provide additional fishing opportunities and enhance the property's recreational appeal.

















HOME ON PROPERTY

Tucked away on the property is a 900 square foot home, providing the perfect place to unwind after a long day in the woods or enjoy a peaceful weekend surrounded by nature.









ADDITIONAL PHOTOS









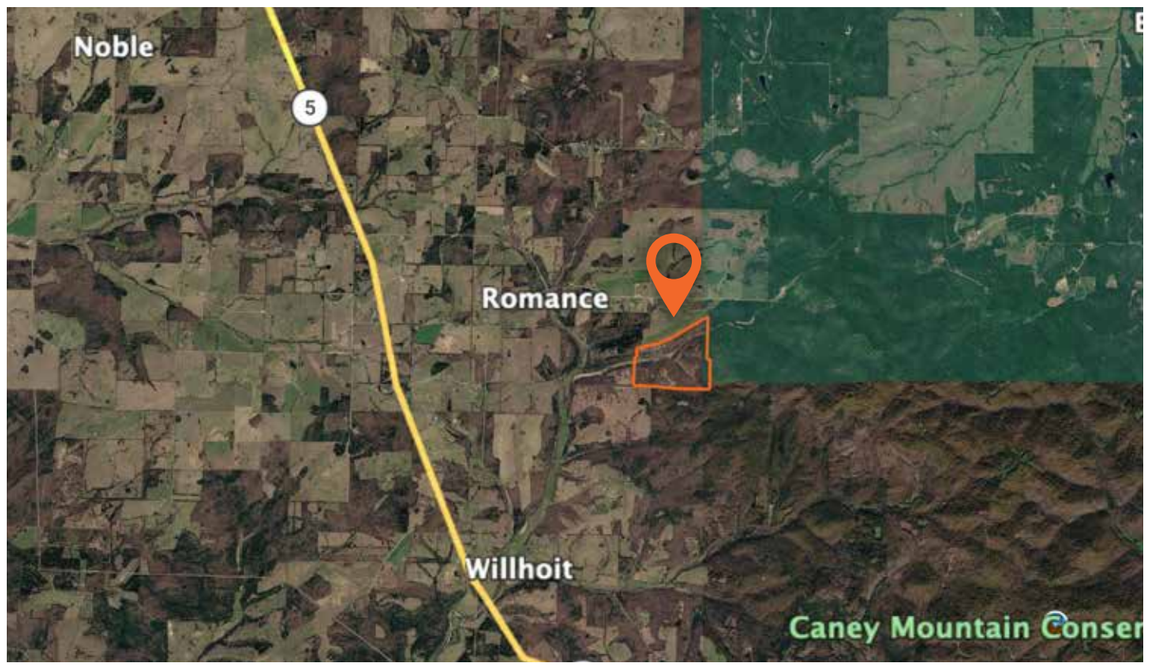
INSULATED SHOP



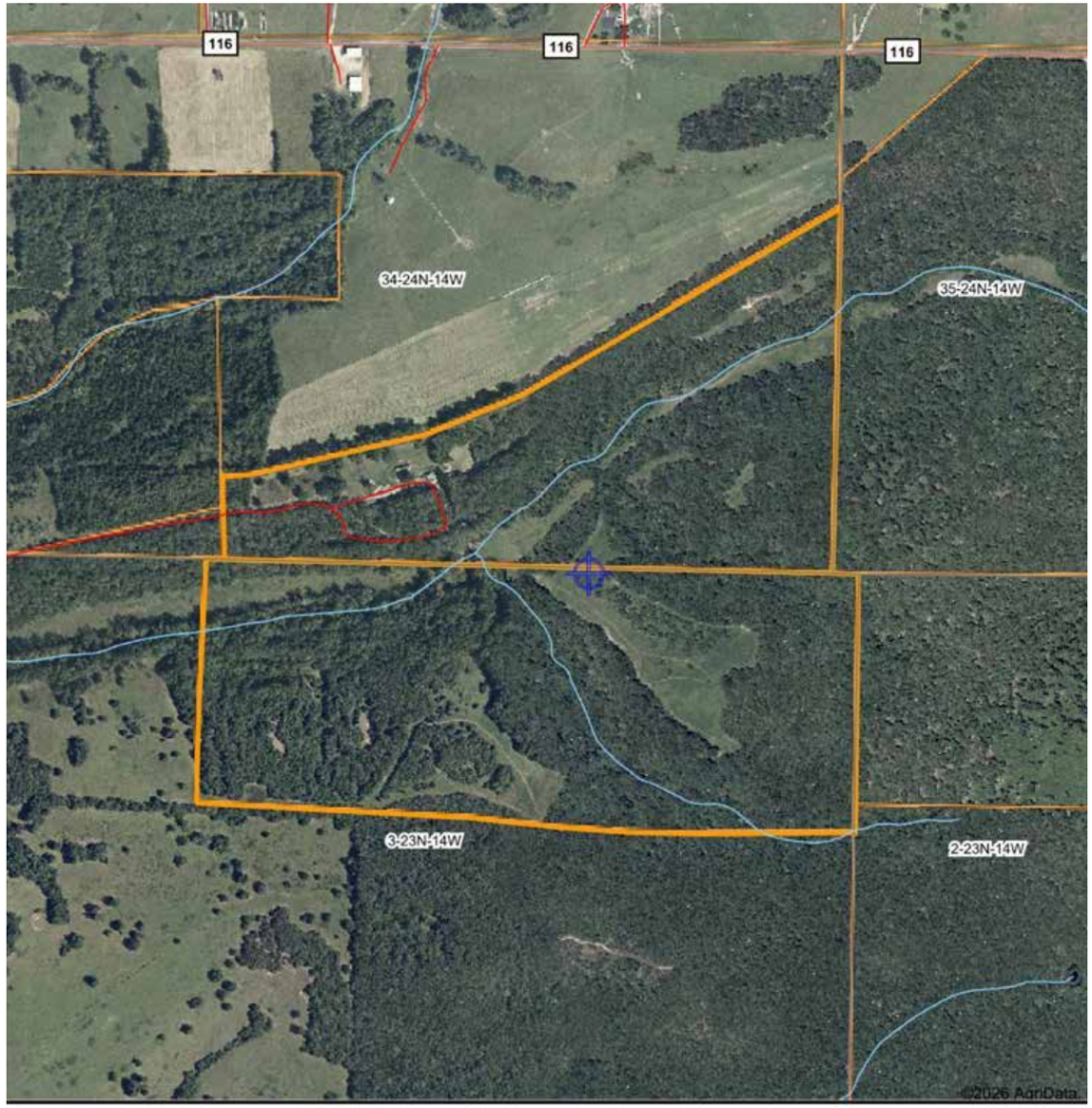


AERIAL MAPS





TOPOGRAPHY MAP



Boundary Center: 36° 42' 33.77, -92° 29' 1.29

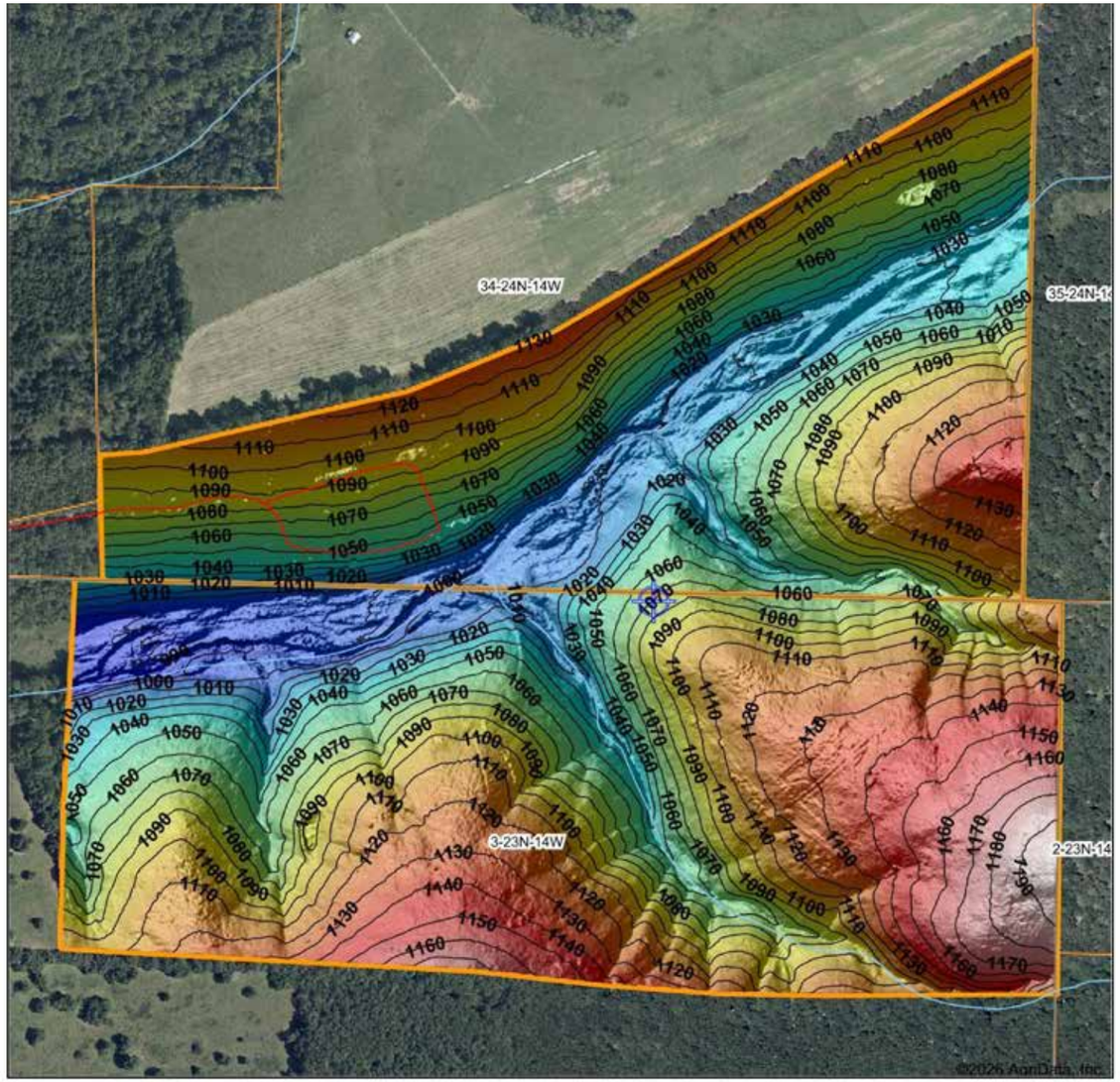
0ft 823ft 164

34-24N-14W
Ozark County
Missouri

11/11/2026

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HILLSHADE MAP



Low Elevation High

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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Source:	USGS 1 meter dem
Interval(ft):	10
Min:	981.5
Max:	1,199.3
Range:	217.8
Average:	1,082.8
Standard Deviation:	45.8 ft

0ft 538ft 1077ft

11/11/2026

34-24N-14W
Ozark County
Missouri

Boundary Center: 36° 42' 33.77, -92° 29' 1.29

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

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