



SMALLTOWN

**HUNTING PROPERTIES
& REAL ESTATESM**

54± ACRES
OZARK COUNTY, MO
\$220,000



OFFICE (816) 577-5206 | WWW.SMALLTOWNPROPERTIES.COM

THE OZARK 54

PROPERTY PROFILE

LOCATION:

- 697 Beldire Lane
Thornfield, MO 65762
- Adjoins the Mark Twain
National Forest
- Ozark County
- 7.6± Miles S of Thornfield
- 22.3± Miles NW of Gainesville
- 30.1± Miles S of Ava

COORDINATES:

- 36.6382, -92.672

PROPERTY USE:

- Hunting
- Recreational
- Timberland
- Investment

PROPERTY INFORMATION:

- 54± Acres
- Established Wildlife
Travel Corridors
- Secluded & Private Setting
- Excellent Wildlife Habitat
- Natural Bedding & Cover
- Deer & Black Bear
- Heavily Timbered

TAX INFORMATION:

- Parcel:
07-0.7-25-000-000-0009.001
- 2025 Taxes: \$20.57



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

KIX NELSON

LAND SPECIALIST

C: 417-841-7984

O: 816-577-5206

kix@smalltownproperties.com

4848 Main St. - Flora, MS 39701

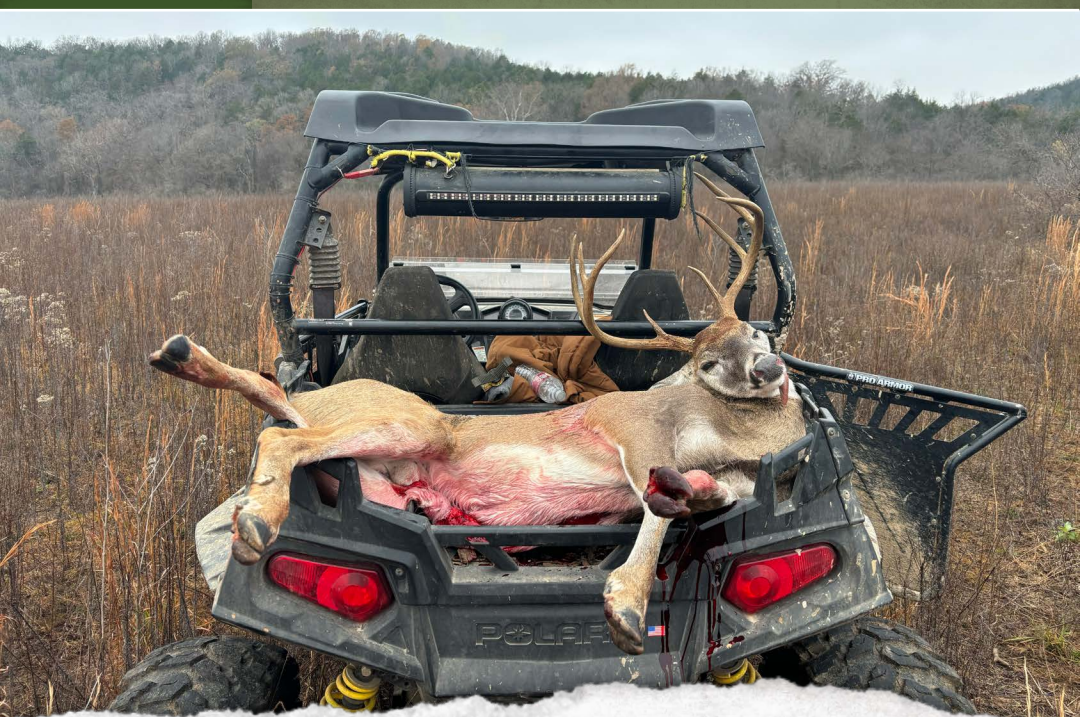
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE OZARK 54

WELCOME TO THE OZARK 54, LOCATED IN THORNFIELD, MISSOURI. Adjoining hundreds of acres of the Mark Twain National Forest, this 54± acre Ozark County tract is nestled in the rugged, heavily timbered hills of the Missouri Ozarks. The land offers a great combination of privately owned hunting ground and direct access to a much larger stretch of public land.

Wildlife is abundant on and around the property, with strong populations of whitetail deer and frequent black bear activity. The terrain and timber provide natural cover, travel corridors, and bedding habitat for wildlife. The private acreage and adjoining national forest land create an excellent setup for hunters looking for more room to roam without having to own hundreds of acres themselves.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

KIX NELSON

LAND SPECIALIST

C: 417-841-7984

O: 816-577-5206

kix@smalltownproperties.com

4848 Main St. - Flora, MS 39701

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

MORE ABOUT THE OZARK 54

The Mark Twain National Forest boundary is what really sets this tract apart. You have 54± acres of private ground while also gaining direct access to hundreds of additional acres of public land for hunting, hiking, exploring, and enjoying the outdoors.

Whether you're looking for a manageable-sized dedicated hunting property, a secluded recreational getaway, or simply a piece of the Ozarks to call your own, the Ozark 54 is a solid choice! *Note: the seller is a licensed real estate agent.*

**Call Kix Nelson today to schedule a private showing
and experience #TheSmallTownWay!**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

KIX NELSON

LAND SPECIALIST

C: 417-841-7984

O: 816-577-5206

kix@smalltownproperties.com

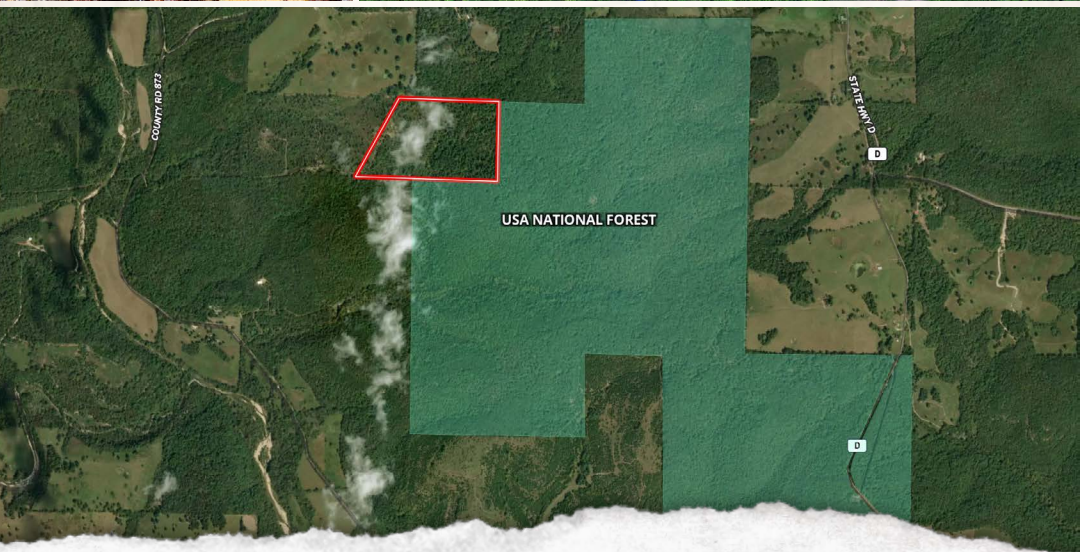
4848 Main St. - Flora, MS 39701

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

54± ACRES

OZARK COUNTY, MISSOURI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

KIX NELSON

LAND SPECIALIST

C: 417-841-7984

O: 816-577-5206

kix@smalltownproperties.com

4848 Main St. - Flora, MS 39701

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

54± ACRES

OZARK COUNTY, MISSOURI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

KIX NELSON

LAND SPECIALIST

C: 417-841-7984

O: 816-577-5206

kix@smalltownproperties.com

4848 Main St. - Flora, MS 39701

smalltownproperties.com

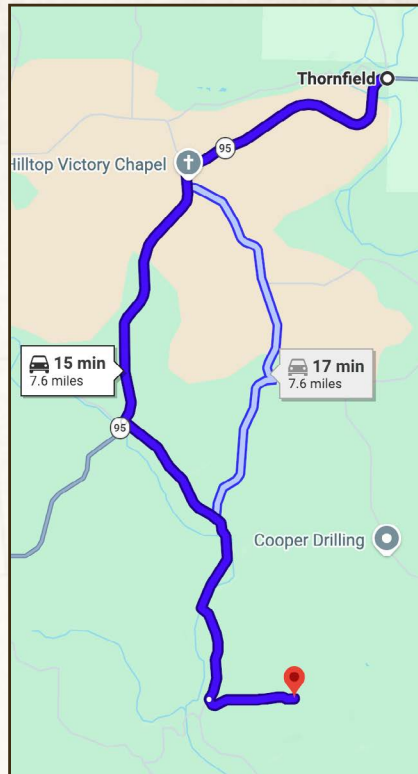
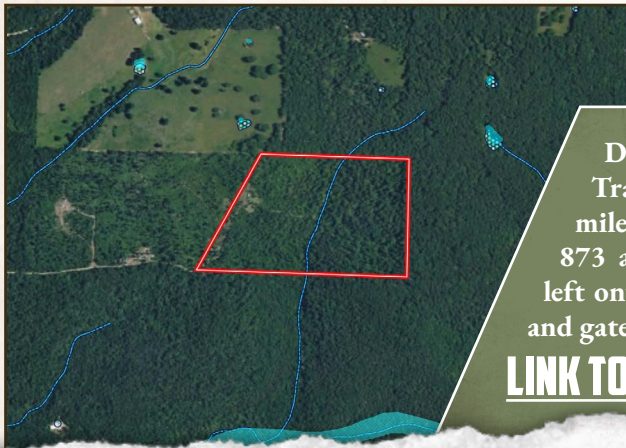
Information is believed to be accurate but not guaranteed.

54± ACRES

OZARK COUNTY, MISSOURI



land **id.** LINK



Directions From Thornfield, MO:
Travel south on Highway 95 for 4.2 miles. Turn left onto County Road 873 and continue for 2.7 miles. Turn left onto Beldire Lane, and the property and gate will be on the right in 0.7 miles.

LINK TO GOOGLE MAP DIRECTIONS



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

KIX NELSON

LAND SPECIALIST

C: 417-841-7984

O: 816-577-5206

kix@smalltownproperties.com

4848 Main St. - Flora, MS 39701

smalltownproperties.com

Information is believed to be accurate but not guaranteed.