

MIDWEST LAND GROUP PRESENTS



DALLAS COUNTY, MO

196 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRIME 196-ACRE SOUTHEAST DALLAS COUNTY GEM: IDEAL BLEND FOR CATTLE, HUNTING, AND BUILDING

Welcome to your dream agricultural haven in southeast Dallas County! This expansive 196-acre property is a perfect blend of functionality and natural beauty, offering an array of features that make it ideal for both farming and phenomenal hunting. It's impossible to overlook the improvements of this farm including new perimeter and internal fencing equipped with sturdy steel gates and corners. The fencing includes 5-strand barbed wire and woven wire, ensuring the safety and containment of your livestock. Exceptional water sources, including a spring-fed creek and two ponds, provide abundant hydration for your herd and wildlife. Agricultural enthusiasts will appreciate the 35 acres of pasture/hay ground, with 50% of it being fertile creek bottom ground that yields ample forage. An additional 57+/- acres have been meticulously cleared of cedars and small post oaks, creating more pasture space. Small openings within the dense cover are strategically placed for potential food plots. This property is a haven for wildlife, featuring ridges, drainages, and funnels that concentrate wildlife

movement. Navigate effortlessly through the terrain with a trail system allowing convenient access to deer stands and other hunting locations. Practical amenities abound, with power and a well on-site, accompanied by a small lagoon. Two hydrants and a frost-free water source ensure a consistent water supply for your herd. A 1/2-acre catch pen/dry lot facilitates ease in working, feeding, and loading cattle. Strategically positioned on a hill, the well and power location offer breathtaking views of the creek bottom below, making it an ideal site for future construction. Located just 15 minutes from Interstate 44 and Conway, Missouri, and 20 minutes from Highway 65 between Fair Grove and Buffalo, this property is both accessible and private. Currently supporting 35 head of cow/calf pairs, this versatile farm awaits your vision. Seize the opportunity to own a piece of southeast Dallas County that seamlessly combines agricultural functionality with the serenity of nature. Call for your showing today!



PROPERTY FEATURES

PRICE: **\$764,400** | COUNTY: **DALLAS** | STATE: **MISSOURI** | ACRES: **196**

- 196 +/- acres
- New perimeter and internal fencing
- Exceptional water sources
- Power and well on site
- Wildlife friendly design
- Trail system
- Ideal building site
- Catch pen/dry lot
- 25 minutes to Buffalo
- 25 minutes to Lebanon
- 45 minutes to Springfield



196 +/- ACRES



WILDLIFE FRIENDLY DESIGN



NEW PERIMETER AND INTERNAL FENCING



EXCEPTIONAL WATER SOURCES

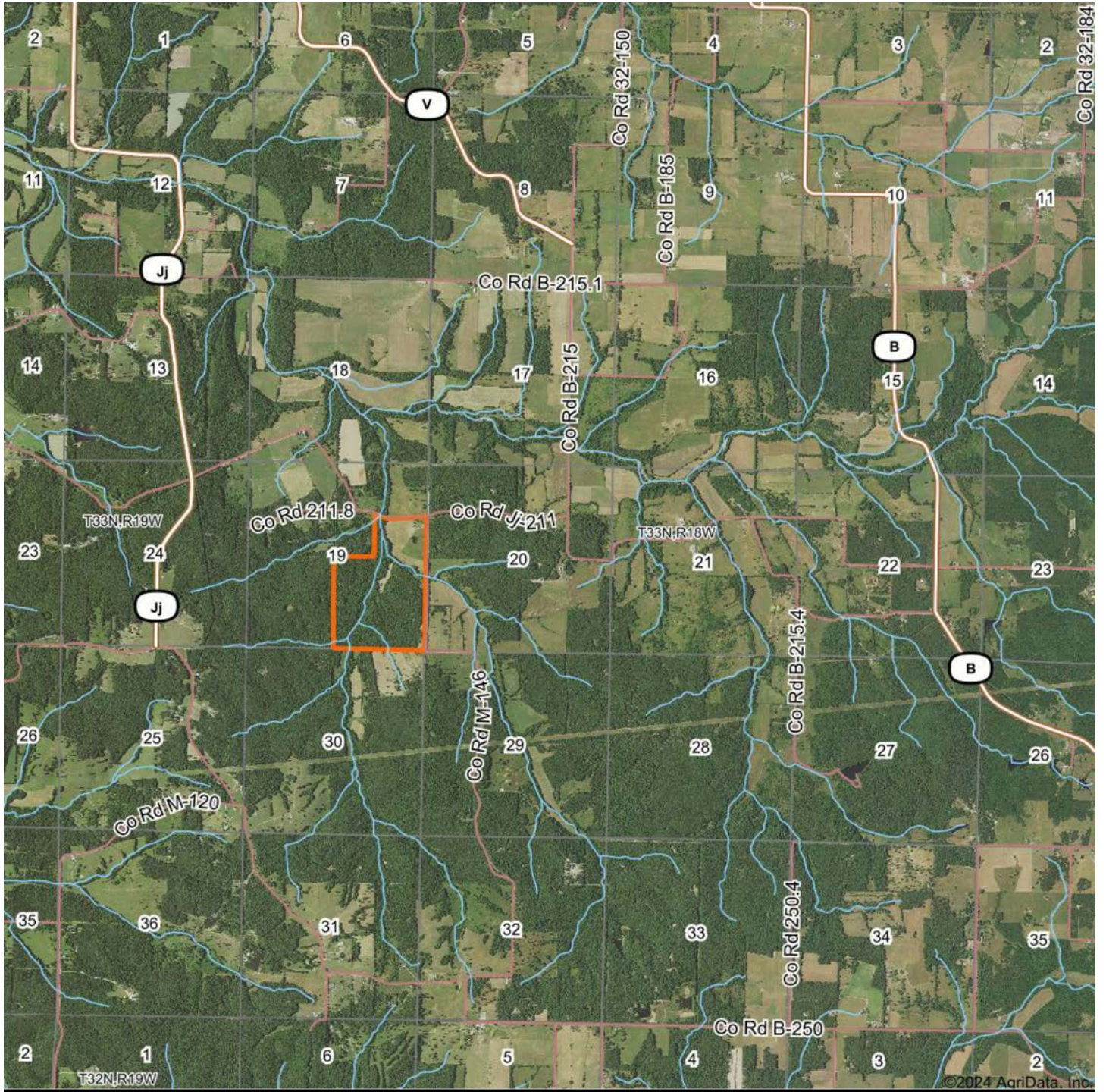
Exceptional water sources, including a spring-fed creek and two ponds, provide abundant hydration for your herd and wildlife.



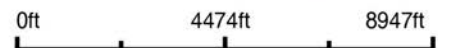
ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 37° 33' 47.02, -92° 56' 49.43



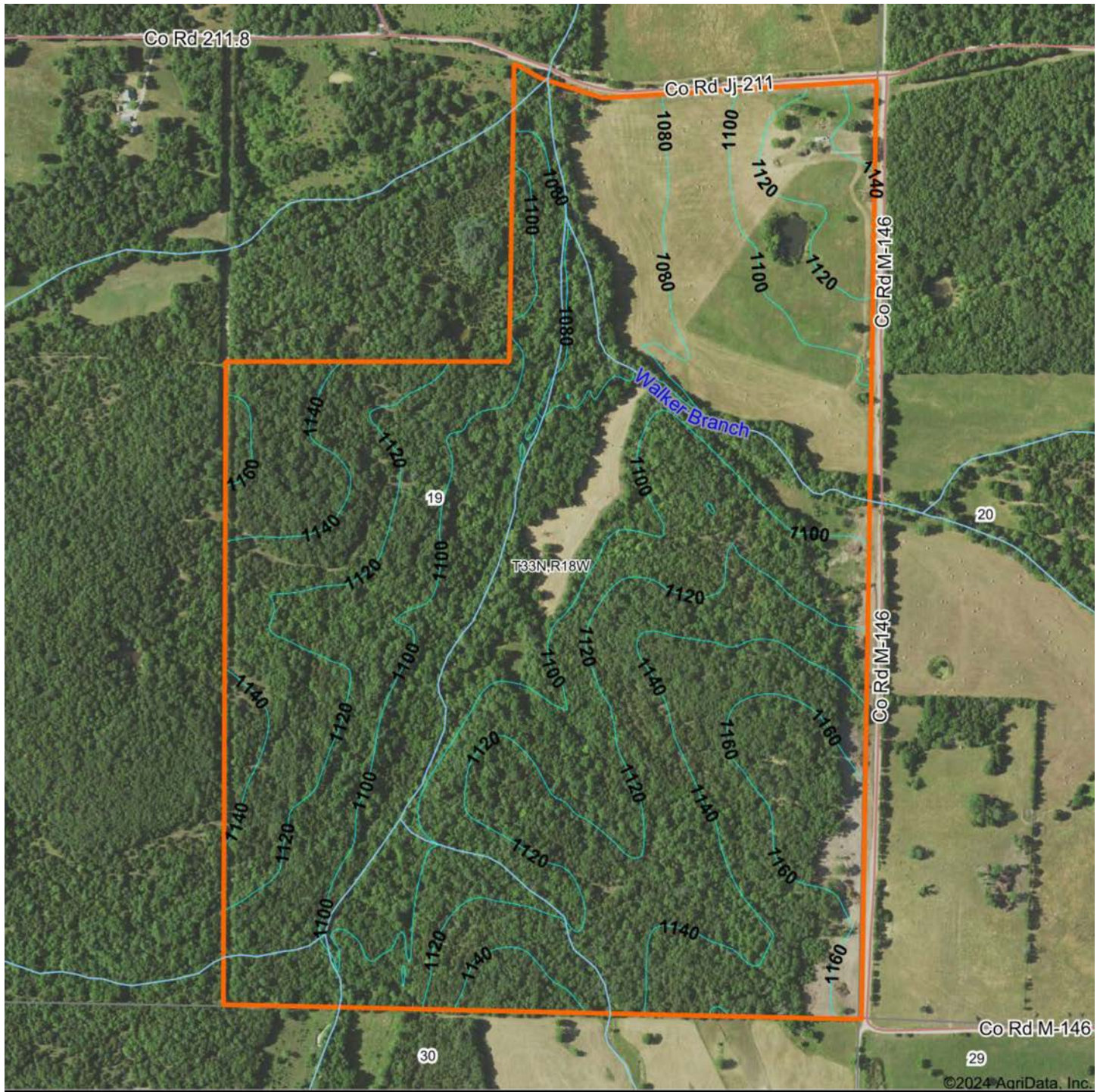
Maps Provided By:
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19-33N-18W
Dallas County
Missouri



1/10/2024

TOPOGRAPHY MAP



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Source: USGS 10 meter dem
 Interval(ft): 20.0
 Min: 1,068.7
 Max: 1,177.4
 Range: 108.7
 Average: 1,115.5
 Standard Deviation: 25.1 ft

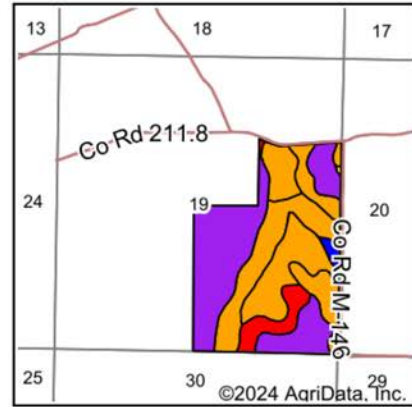
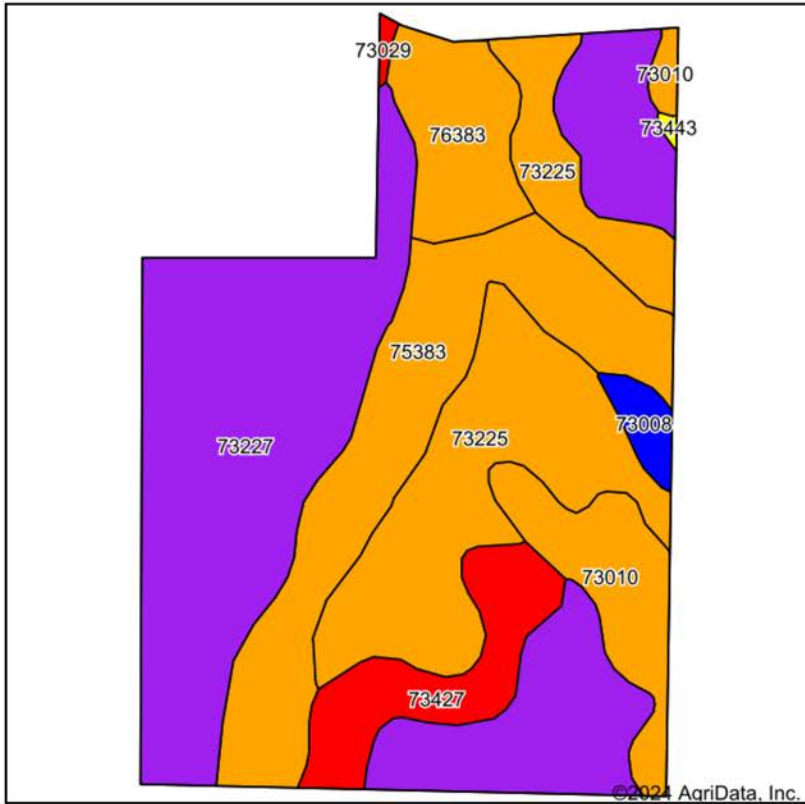


1/10/2024

19-33N-18W
Dallas County
Missouri

Boundary Center: 37° 33' 47.02, -92° 56' 49.43

SOIL MAP



State: **Missouri**
 County: **Dallas**
 Location: **20-33N-18W**
 Township: **Washington**
 Acres: **196.56**
 Date: **1/10/2024**



Maps Provided By:

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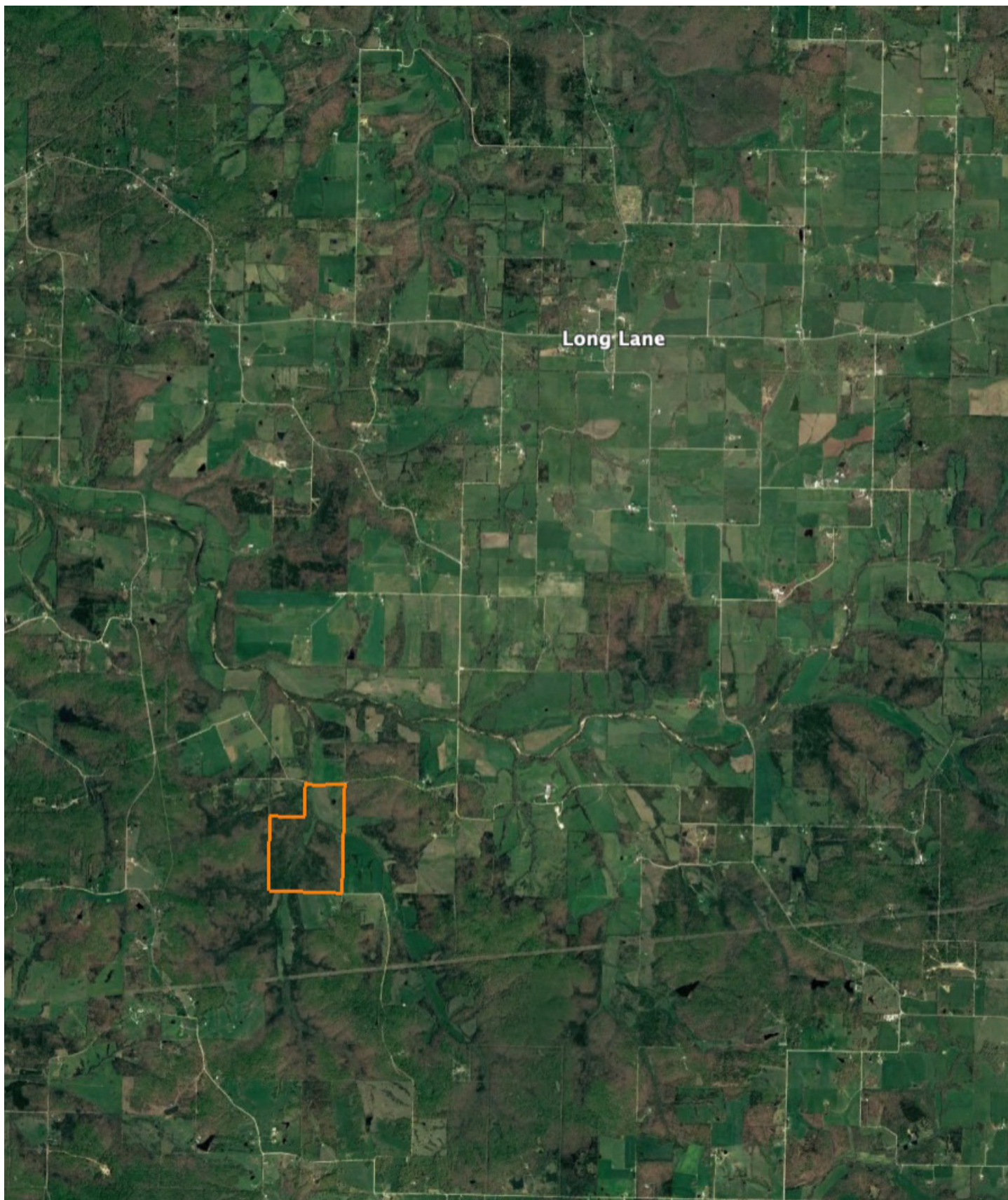


Soils data provided by USDA and NRCS.

Area Symbol: MO059, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Corn Bu	Grain sorghum Bu	Orchardgrass red clover Tons	Soybeans Bu	Tall fescue AUM	Tall fescue Tons	Tall fescue seed Lbs
73227	Ocie-Gatewood complex, 15 to 35 percent slopes, very stony	79.22	40.3%		Vle	4	7		4			6		5	5
73225	Ocie-Gatewood complex, 3 to 8 percent slopes	40.06	20.4%		Ille	4	7		5			6		5	5
75383	Cedargap silt loam, 1 to 3 percent slopes, frequently flooded	34.89	17.8%		Illw	2	4		3			2		3	3
73010	Wilderness gravelly silt loam, 3 to 8 percent slopes	13.68	7.0%		Illw	2	3		1			1		2	2
73427	Gasconade-Gatewood-Rock outcrop complex, 15 to 50 percent slopes	13.17	6.7%		Ville	1	2		1			1		1	1
76383	Cedargap silt loam, 0 to 2 percent slopes, frequently flooded	12.28	6.2%		Illw	2	4		3			2		3	3
73008	Viraton silt loam, 2 to 5 percent slopes	2.54	1.3%		Ile	3	6		4	1	2	5		5	5

OVERVIEW MAP



AGENT CONTACT

When it comes to land agents, Beau Mantle understands and appreciates the hard work it takes to maintain a property. He understands it takes time, money, and dedication, and that buyers and sellers alike deserve a representative who's going to apply the same level of skill and care to that investment in order for them to get the results they deserve.

Born in Jefferson City, MO, Beau developed a passion for bowhunting at an early age, thanks to stories his grandfather would share. He attended high school in Rogersville, MO, and graduated from Missouri State University in Springfield, MO, with a B.S. in Animal Science. Throughout this time, his love for the outdoors never waned.

Beau's background includes serving as a manager of a sow farm operation for Seaboard Foods as well as an account manager for Capital Sand Company where he worked with general contractors, real estate developers, and golf course superintendents. At Midwest Land Group, he's able to take that management experience and incorporate it with his passion for the outdoors.

Beau enjoys hunting, shed hunting, camping, shooting sporting clays, and spending time outdoors with his family. Bowhunting is his favorite pastime and is something he and his father and brother do on their farm in Texas County. He enjoys working the property, doing his best to improve the habitat for the wildlife, and baling hay for neighbors and surrounding livestock producers. Beau resides in Springfield, MO, with his wife, Courtney, and son, Jackson.



BEAU MANTLE, LAND AGENT
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MidwestLandGroup.com

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