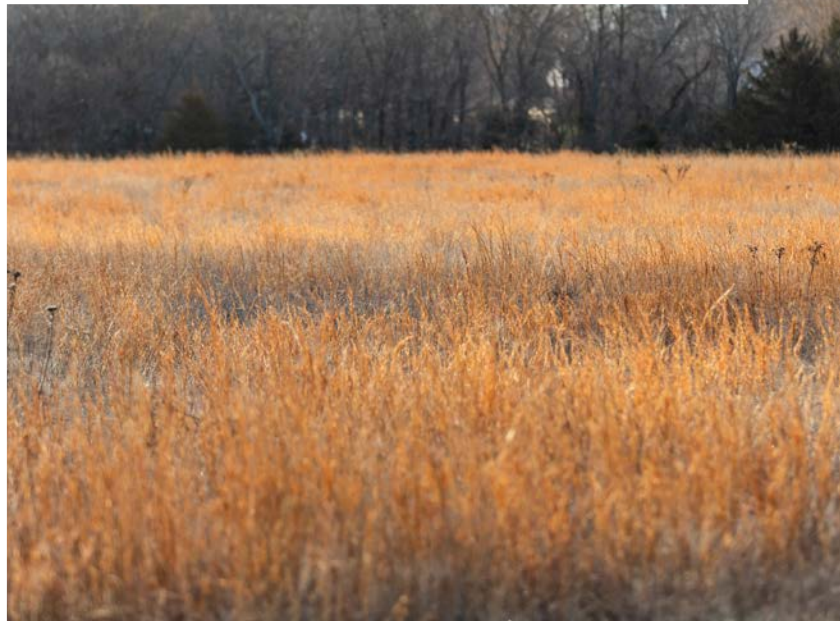


MIDWEST LAND GROUP PRESENTS



120 ACRES
DALLAS COUNTY, MO

101 Bannon Lane, Elkland, Missouri, 65644



MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL MISSOURI OZARKS FARM WITH OLD HOMESTEAD

Situated deep within the diverse landscapes of the Missouri Ozarks, this 120-acre farm in Dallas County is positioned to be a once-in-a-lifetime property. This farm has a good mix of pasture and dense timber making it a diverse farm that includes Opossum Creek on its western border.

A short drive along a paved road brings you to a long private drive that will bring you to the old homestead. With evidence of a once fully operational farm, you'll see reminisce of old farm equipment, the old home and barn along with other structures that have begun to succumb to the times. As you meander past the homestead you'll begin to see this farm's diversity with multiple pastures, timber blocks, and two ponds setting up for a nice cattle operation as it is already crossed-fenced. As you

make your way around the farm you'll also notice plenty of mature timber and walnut trees, especially as you traverse towards the western border to Possum Creek that flows along the property line. Here is where you will find a large amount of deer and turkey signs, scattered among the oak ridges and side hills. This property also had deeded access from the east side giving it more opportunity for access or splitting.

This farm is only 15 minutes from Buffalo, Missouri, and 30 minutes from Springfield, Missouri making it a perfect location for secluded yet convenient living! Whether you're wanting to build a new home, add to your cattle operation, split it up, or have a place to hunt this is it! Schedule your showing today! (417) 773-5470.



PROPERTY FEATURES

PRICE: **\$660,000** | COUNTY: **DALLAS** | STATE: **MISSOURI** | ACRES: **120**

- Diverse
- Creek frontage
- Two ponds
- Cross-fenced
- Lots of walnut
- Old homestead
- Long private drive
- Paved road frontage
- 15 minutes from Buffalo
- 30 minutes from Springfield
- Two access points
- Lots of deer & turkey sign



120 +/- ACRES



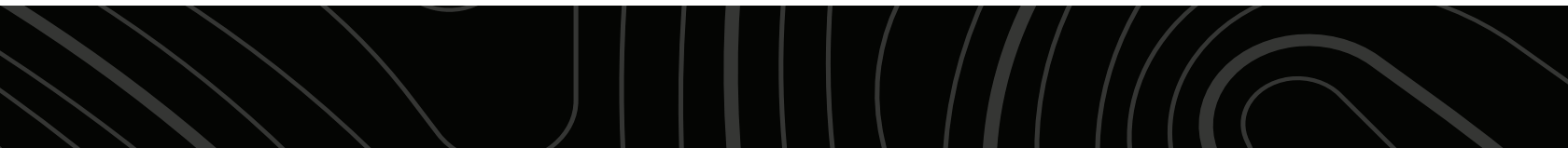
DIVERSE



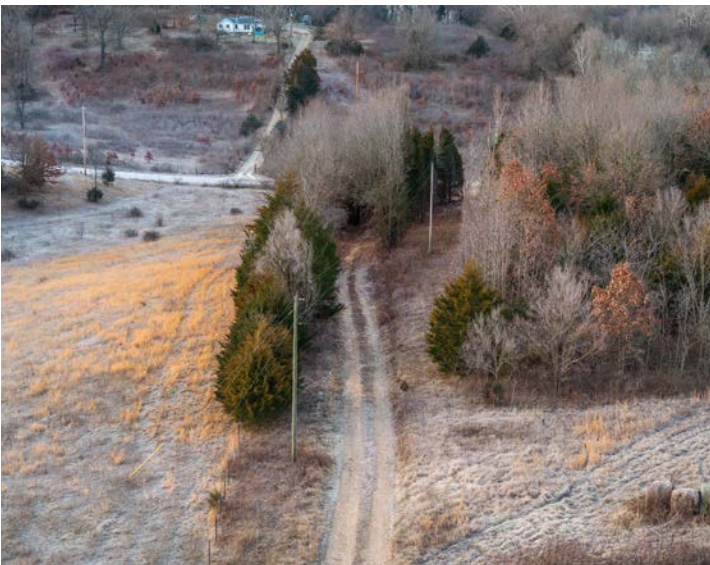
CREEK FRONTAGE



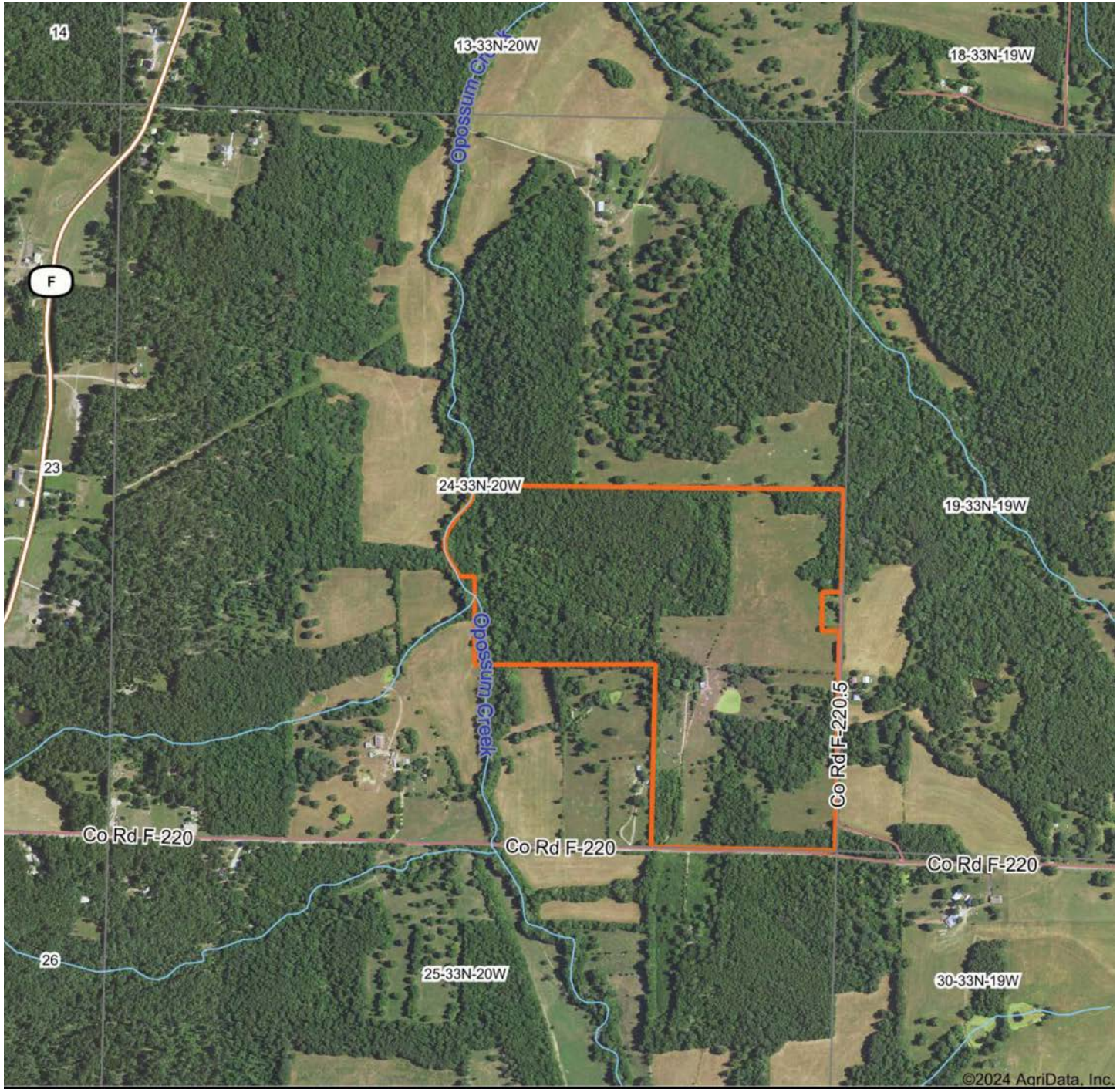
TWO PONDS



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 37° 33' 49.16, -93° 4' 28.46



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING

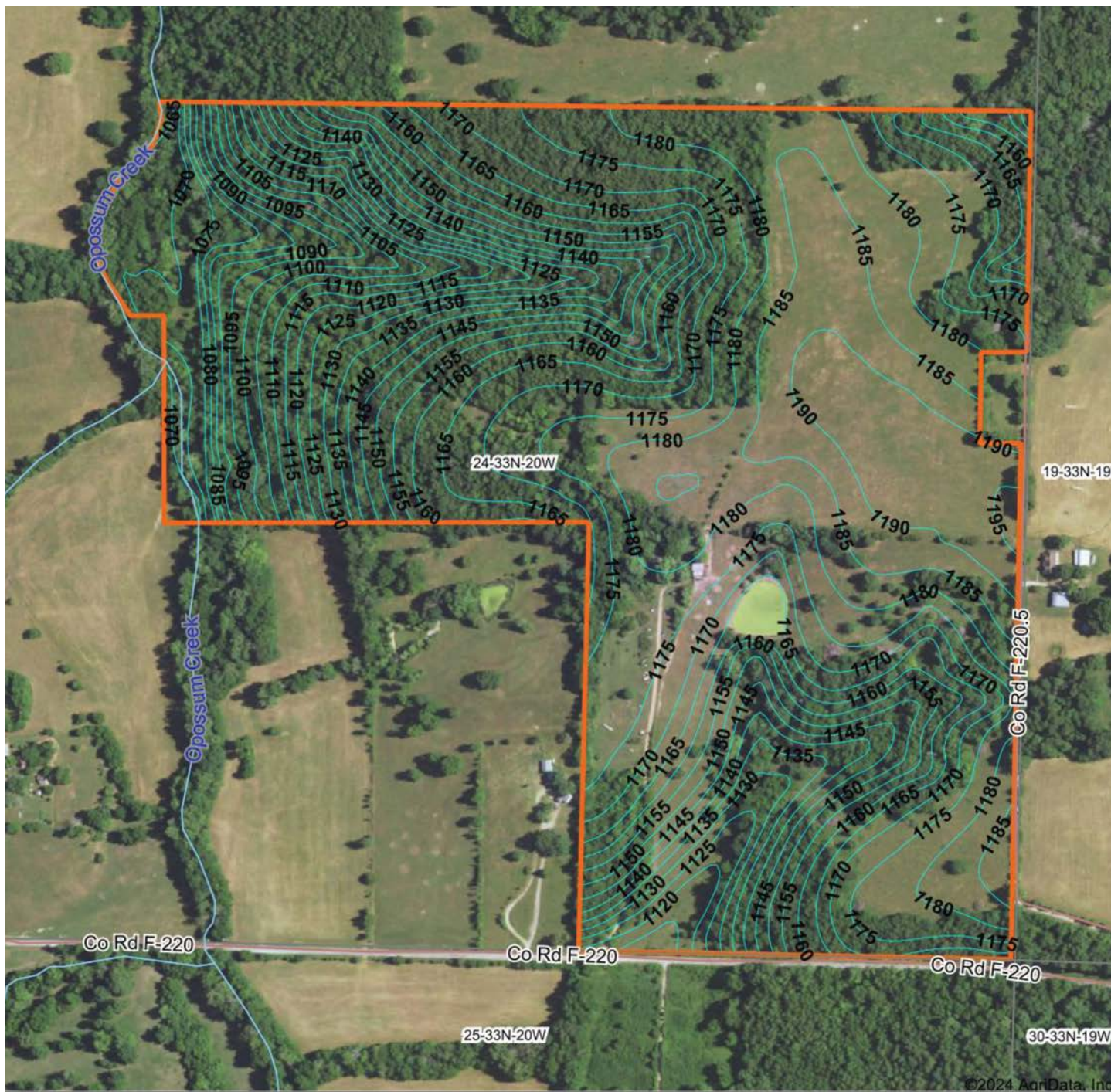
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24-33N-20W
Dallas County
Missouri



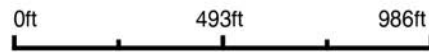
3/1/2024

TOPOGRAPHY MAP



Maps Provided By:
surety
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Source: USGS 10 meter dem
 Interval(ft): 5.0
 Min: 1,061.4
 Max: 1,196.4
 Range: 135.0
 Average: 1,155.3
 Standard Deviation: 32.09 ft

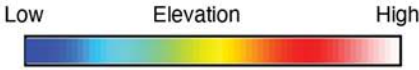
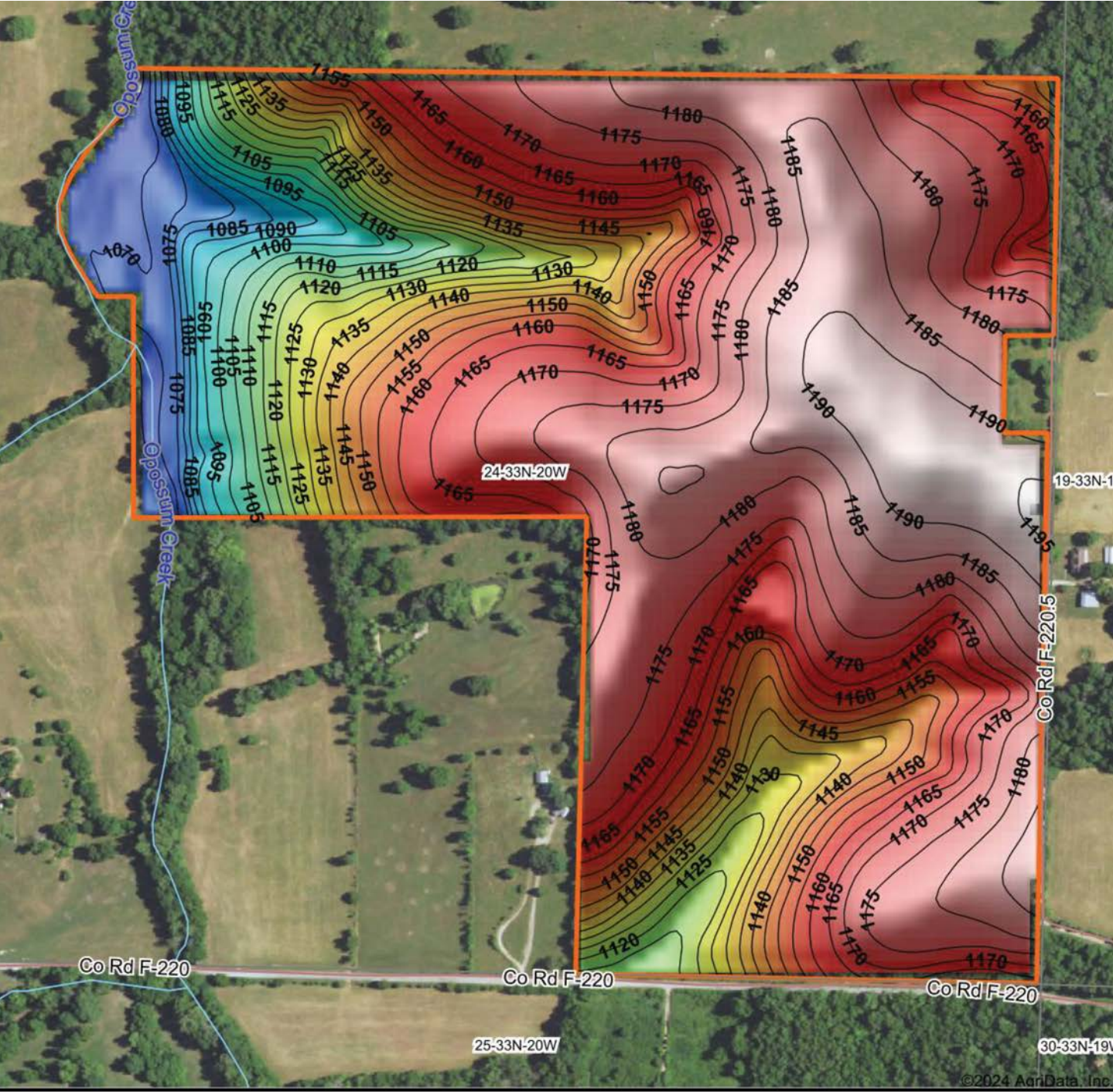


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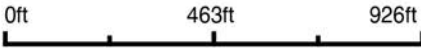
24-33N-20W
Dallas County
Missouri

Boundary Center: 37° 33' 49.16, -93° 4' 28.46

HILLSHADE MAP



Source: USGS 10 meter dem
 Interval(ft): 5
 Min: 1,061.4
 Max: 1,196.4
 Range: 135.0
 Average: 1,155.3
 Standard Deviation: 32.09 ft



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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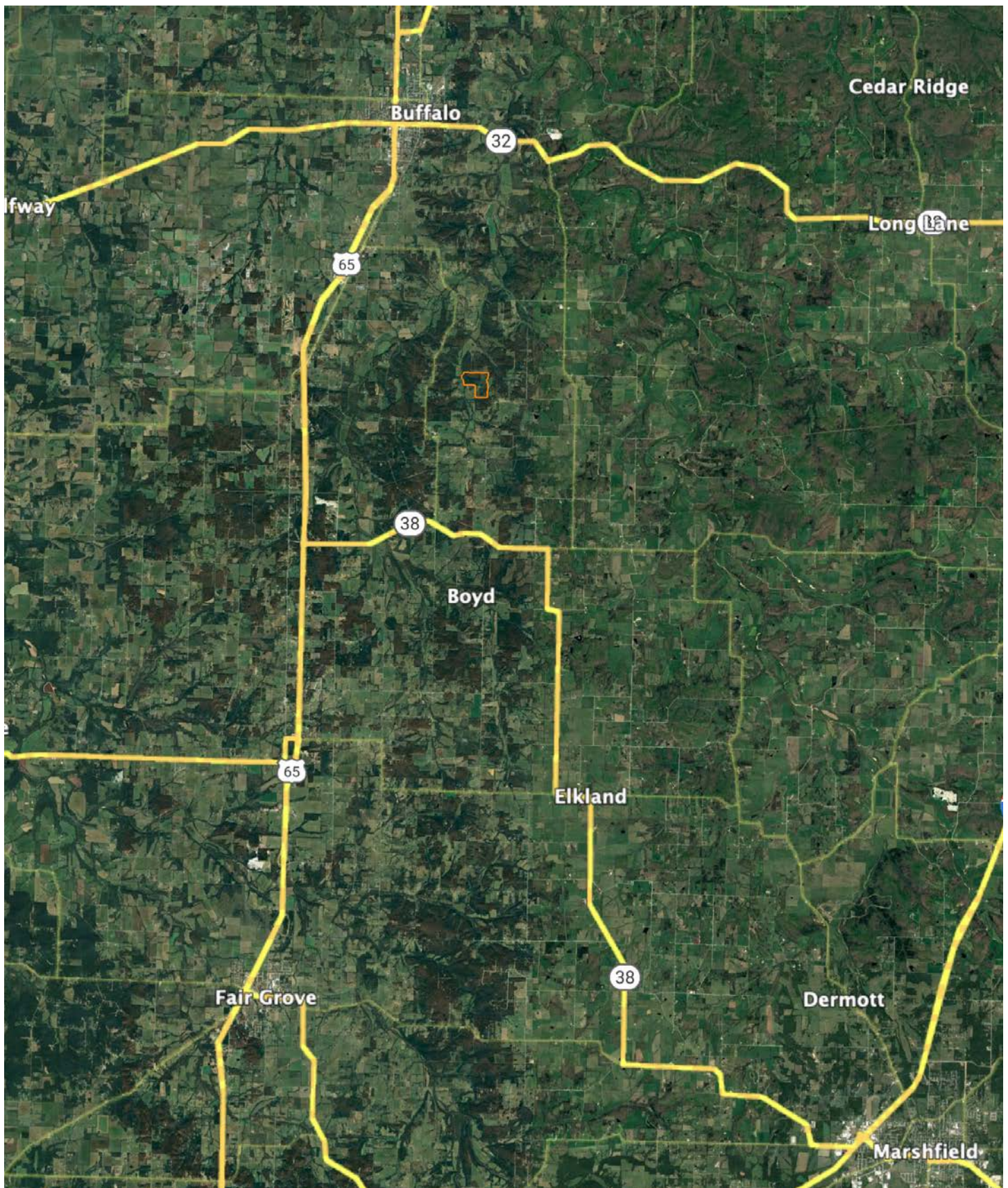


3/1/2024

24-33N-20W
Dallas County
Missouri

Boundary Center: 37° 33' 49.16, -93° 4' 28.46

OVERVIEW MAP



AGENT CONTACT

Looking for land or selling a piece of property can be stressful or overbearing, but not if you're working with the right agent. Bjorn Wilkerson is all about making sure each client has an enjoyable experience from start to finish. A lifelong lover of the outdoors, Bjorn has a background in agriculture and a passion for all things outdoors. This includes hunting, fishing, camping, traveling, hiking, and land management, not to mention his personal favorites: spring turkey hunting, whitetail hunting, and bowfishing. Born in West Plains, Missouri, Bjorn attended Couch High School and graduated from Missouri State University—Springfield with a degree in Wildlife Management. Before coming to Midwest Land Group, he worked in agriculture and operations with Archer Daniels Midland (ADM), a human and animal nutrition company specializing in agricultural origination and processing, where he worked his way around the company, serving in a variety of positions, everything from trainee, plant manager, and recruiter to new manager development specialist and continuous improvement practitioner. Being a service to someone looking for hunting or farming property is what drives Bjorn. He wants each experience to not only be enjoyable, but seamless as well. If you're in the market to sell or buy land, give Bjorn a call.



BJORN WILKERSON,
LAND AGENT

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MidwestLandGroup.com

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