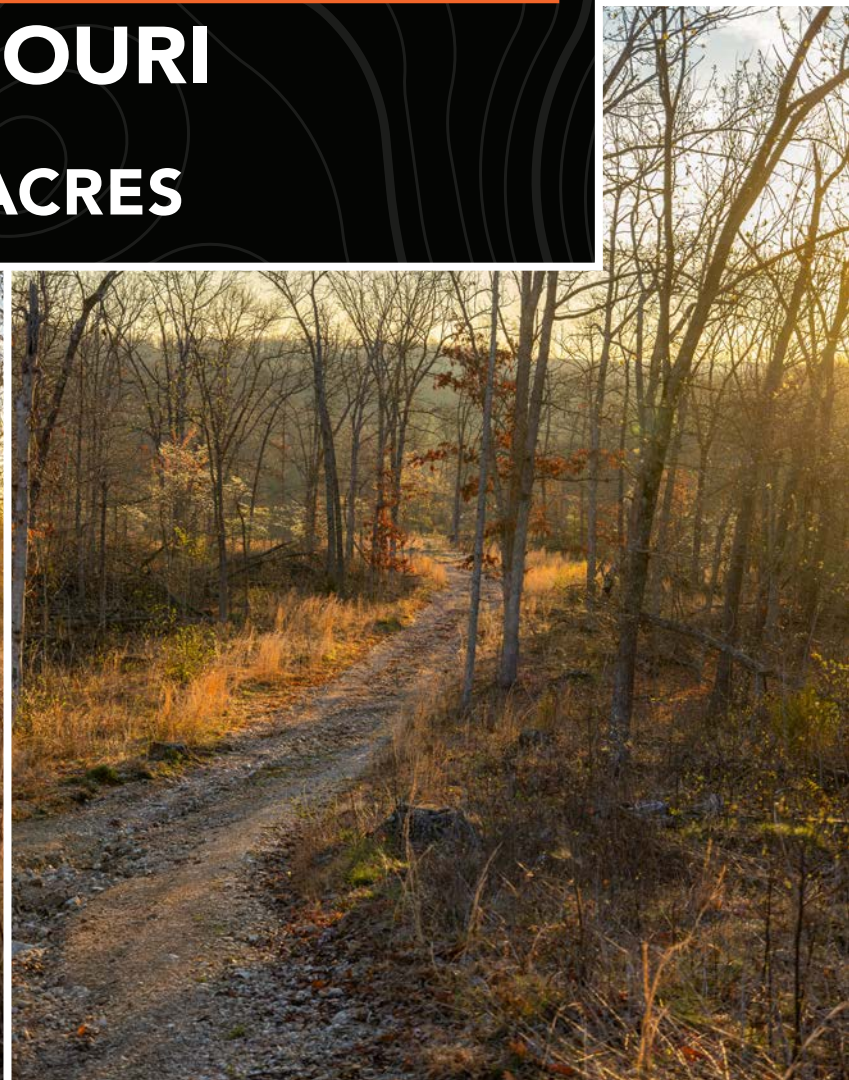




MIDWEST LAND GROUP  
PRESENTS  
**DALLAS COUNTY**  
**MISSOURI**  
**253 ACRES**



MIDWEST LAND GROUP IS HONORED TO PRESENT

# 253 +/- ACRES WITH HIGHWAY FRONTAGE 3 MILES FROM BENNETT SPRING STATE PARK

Three miles from the world-renowned trout park, Bennett Spring, lies this 253 +/- acres of prime recreational ground. With Highway 64 frontage, access is top-notch. Entering off the highway you will find the perfect building site for your home. Or with the proximity to the park, the commercial applications are endless. RV parks and campgrounds are a hot commodity in this area. A picturesque valley runs the length of the property. Running with the valley, you

will find a road with culverts already in place. Following the road is a beautiful creek that runs year-round. Springs are abundant all over this property. Start the morning in the turkey woods and finish them on the water with a fly rod in hand. At the end of the road, you will find a large two-story hunting lodge in construction. Come put the finishing touches on what will be the envy of all the hunting camps in the area.

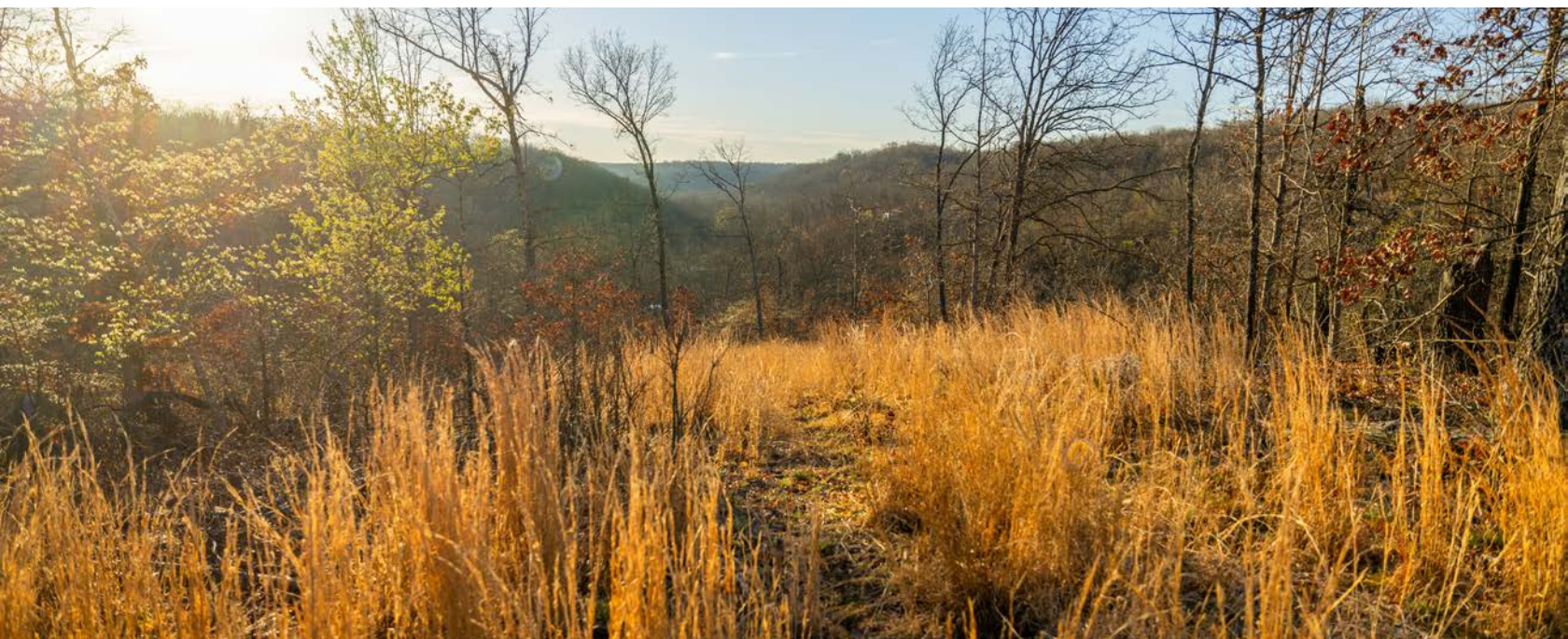


# PROPERTY FEATURES

PRICE: **\$796,950** | COUNTY: **DALLAS** | STATE: **MISSOURI** | ACRES: **253**

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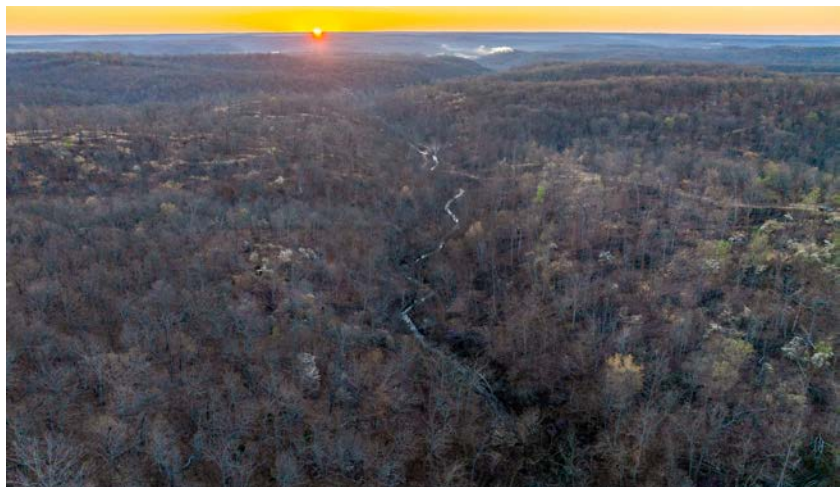
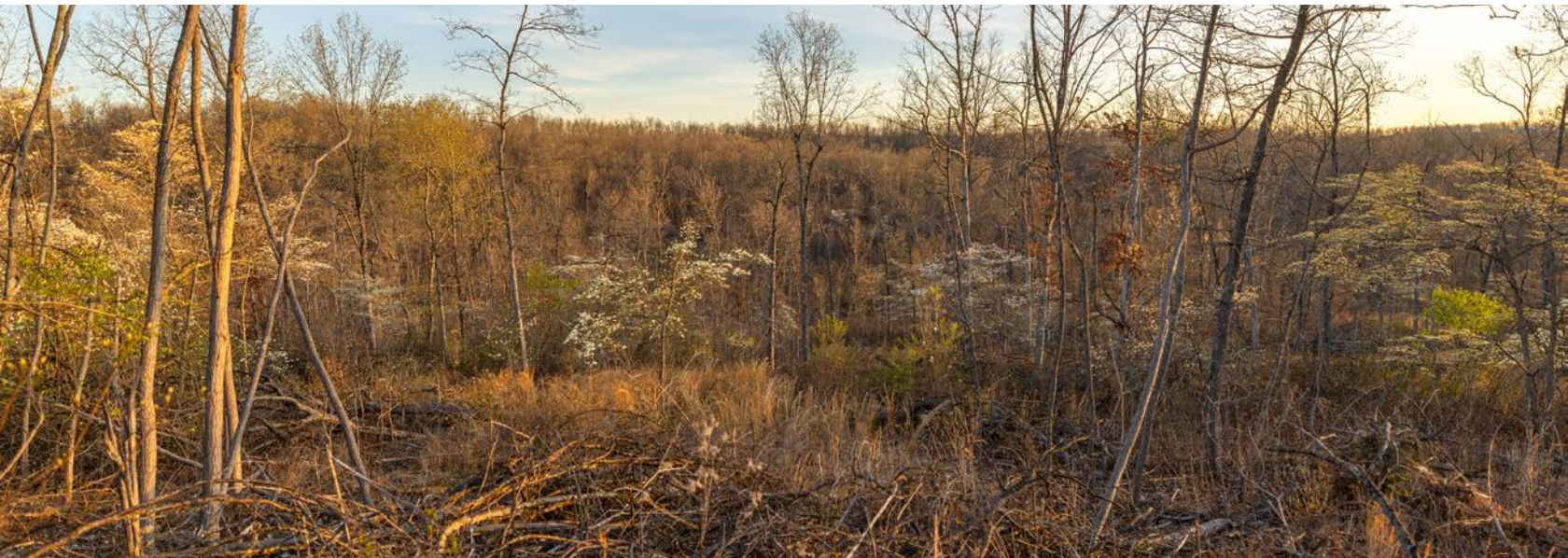
- Year-round creek
- Many springs
- 4 minute drive to Bennett Spring State Park
- 20 minutes from Lebanon, MO
- 50 minutes from Springfield, MO
- Highway frontage
- Hunting lodge in construction
- Abundant wildlife
- 40 minutes to Lake of the Ozarks
- Investment opportunity



# 253 +/- ACRES

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Three miles from the world-renowned trout park, Bennett Spring, lies this 253 +/- acres of prime recreational ground. With Highway 64 frontage, access is top-notch.



# YEAR-ROUND CREEK

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# MANY SPRINGS

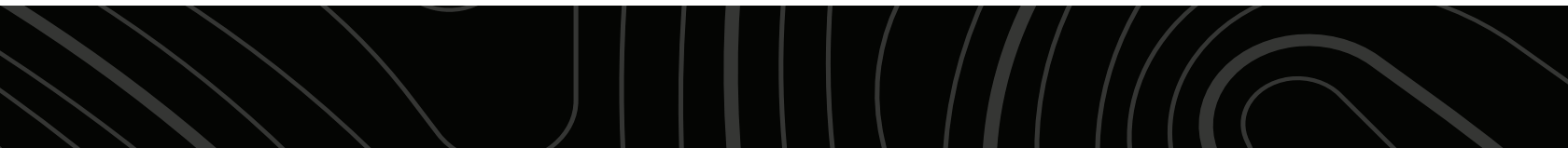
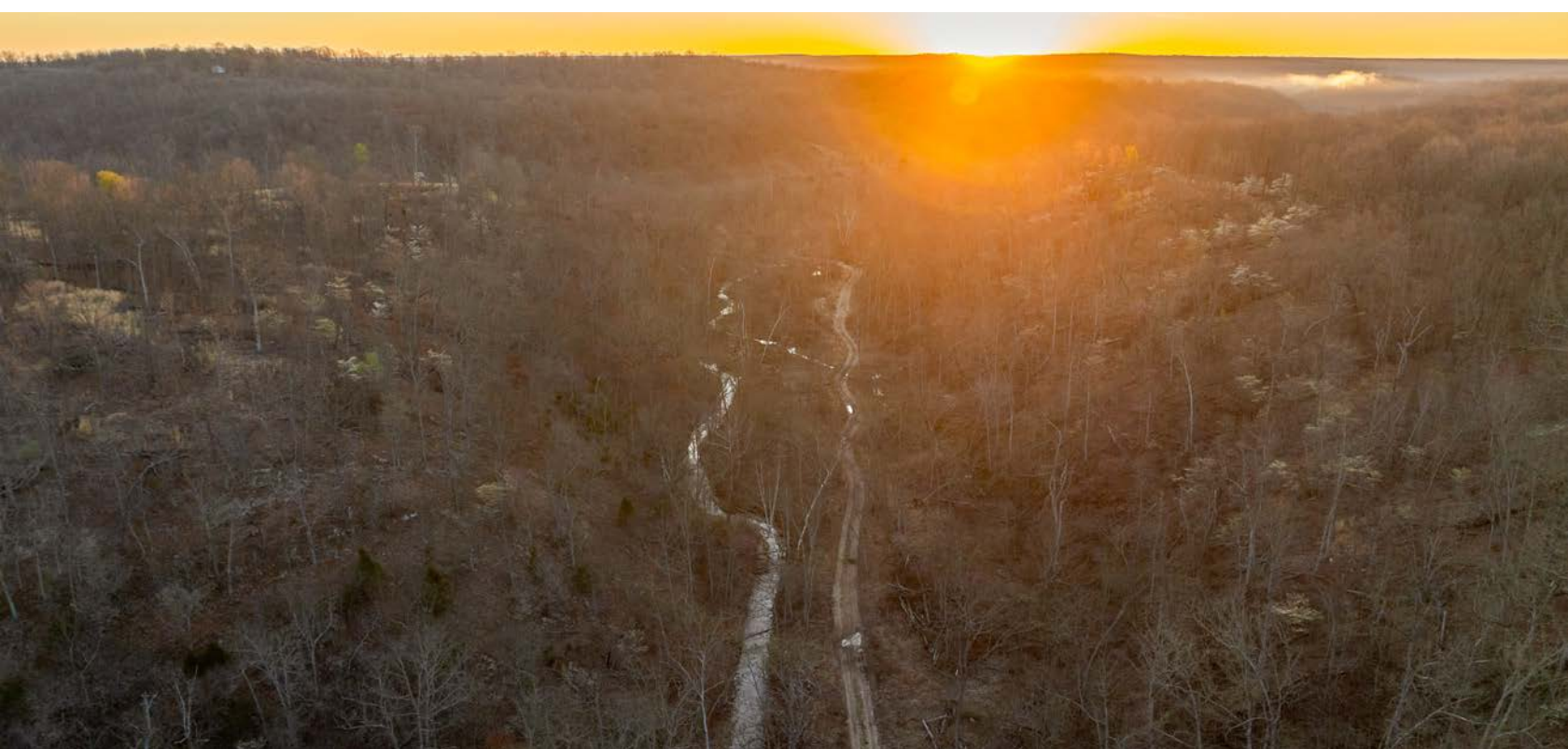
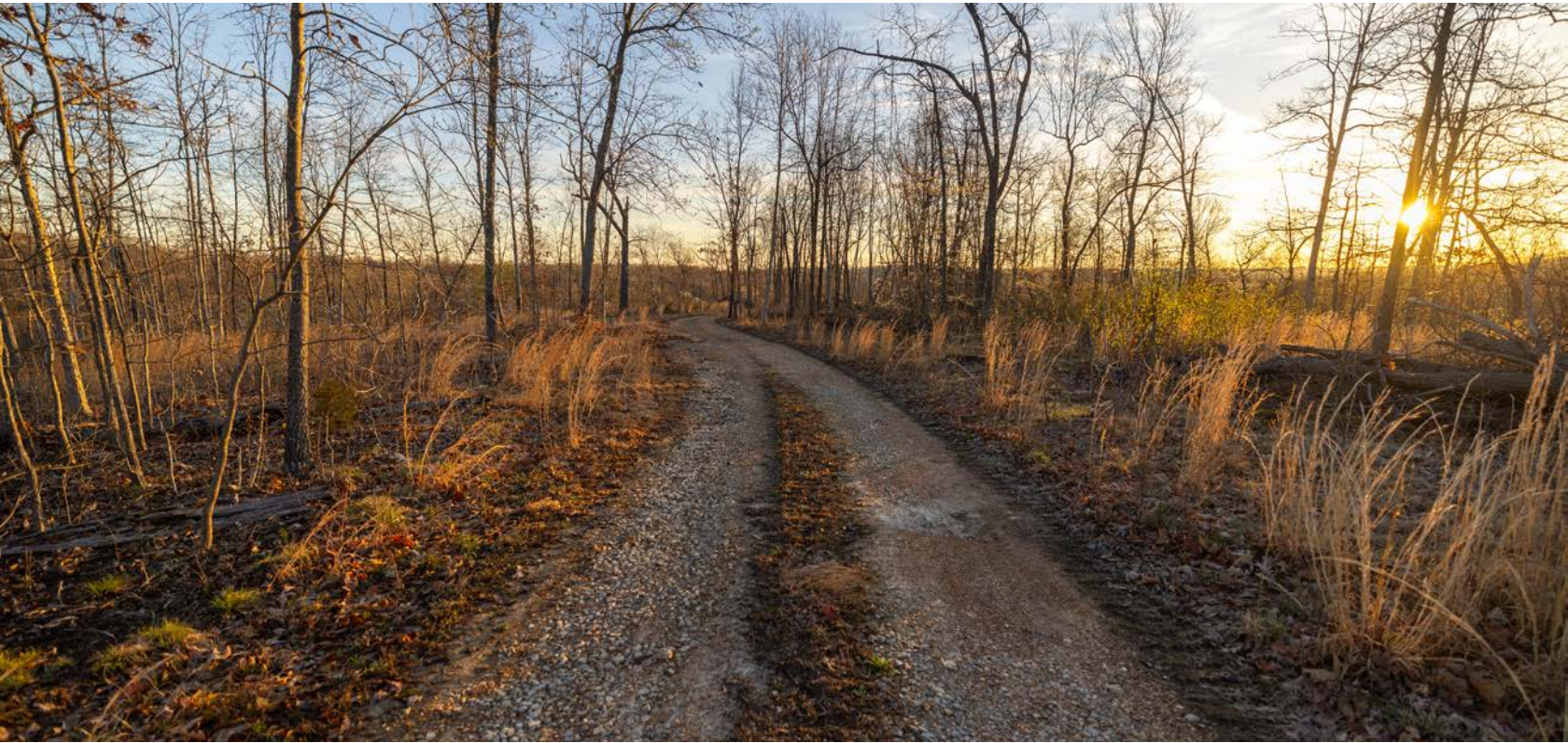
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# ROAD WITH CULVERTS

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Running with the valley, you will find a road with culverts already in place. Following the road is a beautiful creek that runs year-round.



# HIGHWAY FRONTAGE

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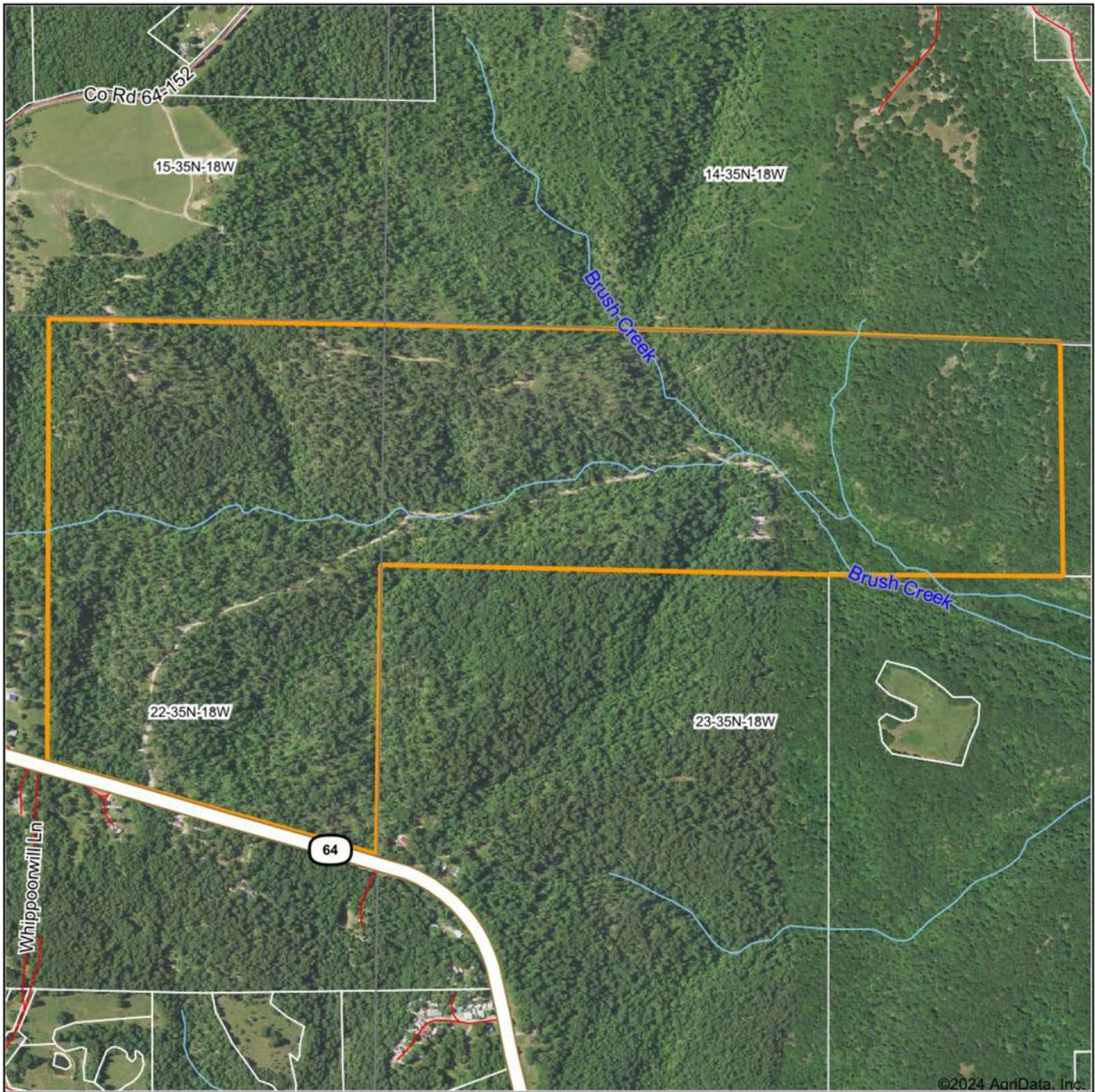


# ADDITIONAL PHOTOS





# AERIAL MAP



Boundary Center: 37° 45' 40.83, -92° 53' 30.29



Maps Provided By:



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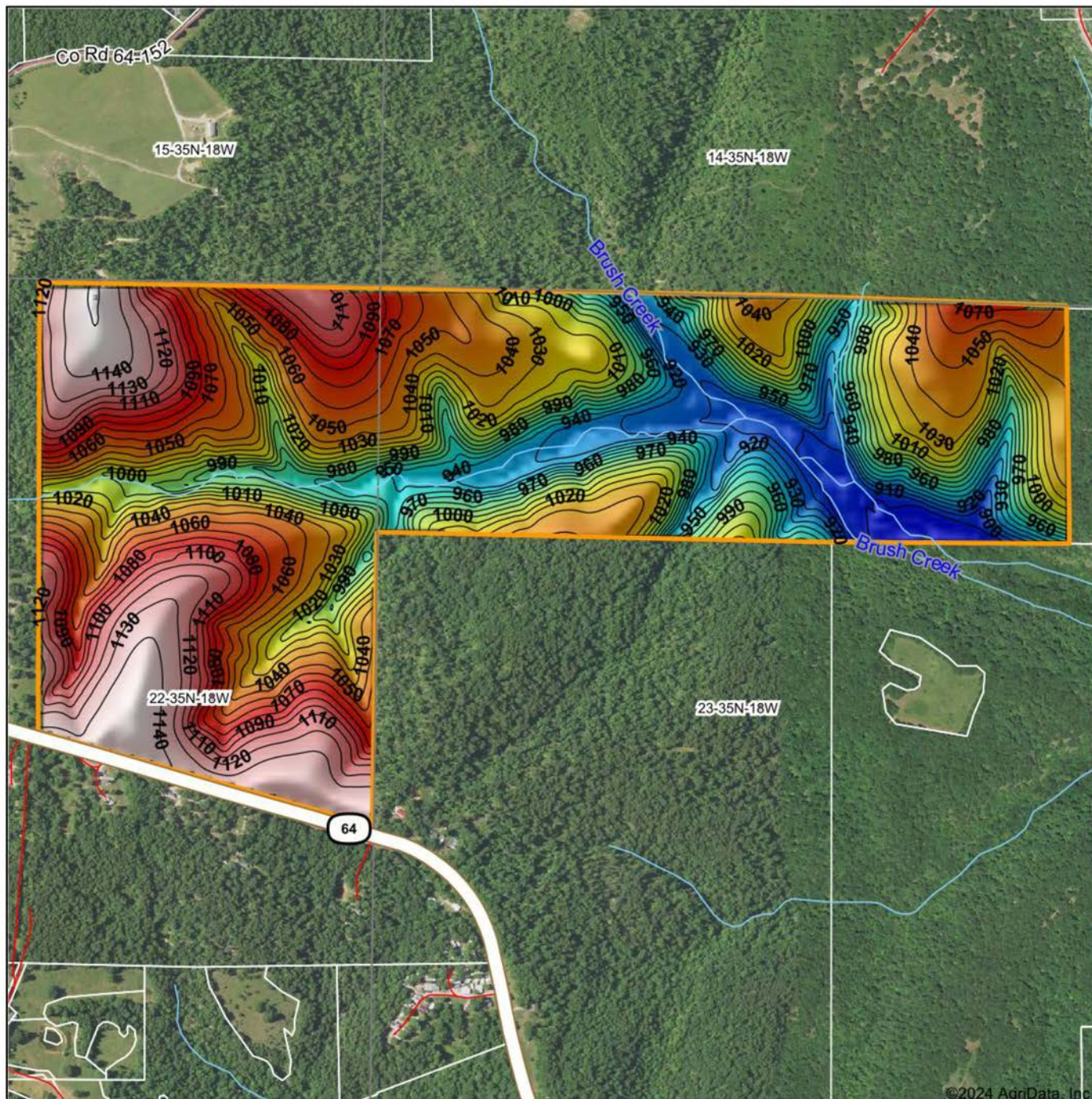
**23-35N-18W**  
**Dallas County**  
**Missouri**



3/26/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

# HILLSHADE MAP



©2024 AgriData, Inc.

Low Elevation High



Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING

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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem  
Interval(ft): 10  
Min: 881.7  
Max: 1,151.6  
Range: 269.9  
Average: 1,031.3  
Standard Deviation: 67.49 ft

0ft 916ft 1832ft

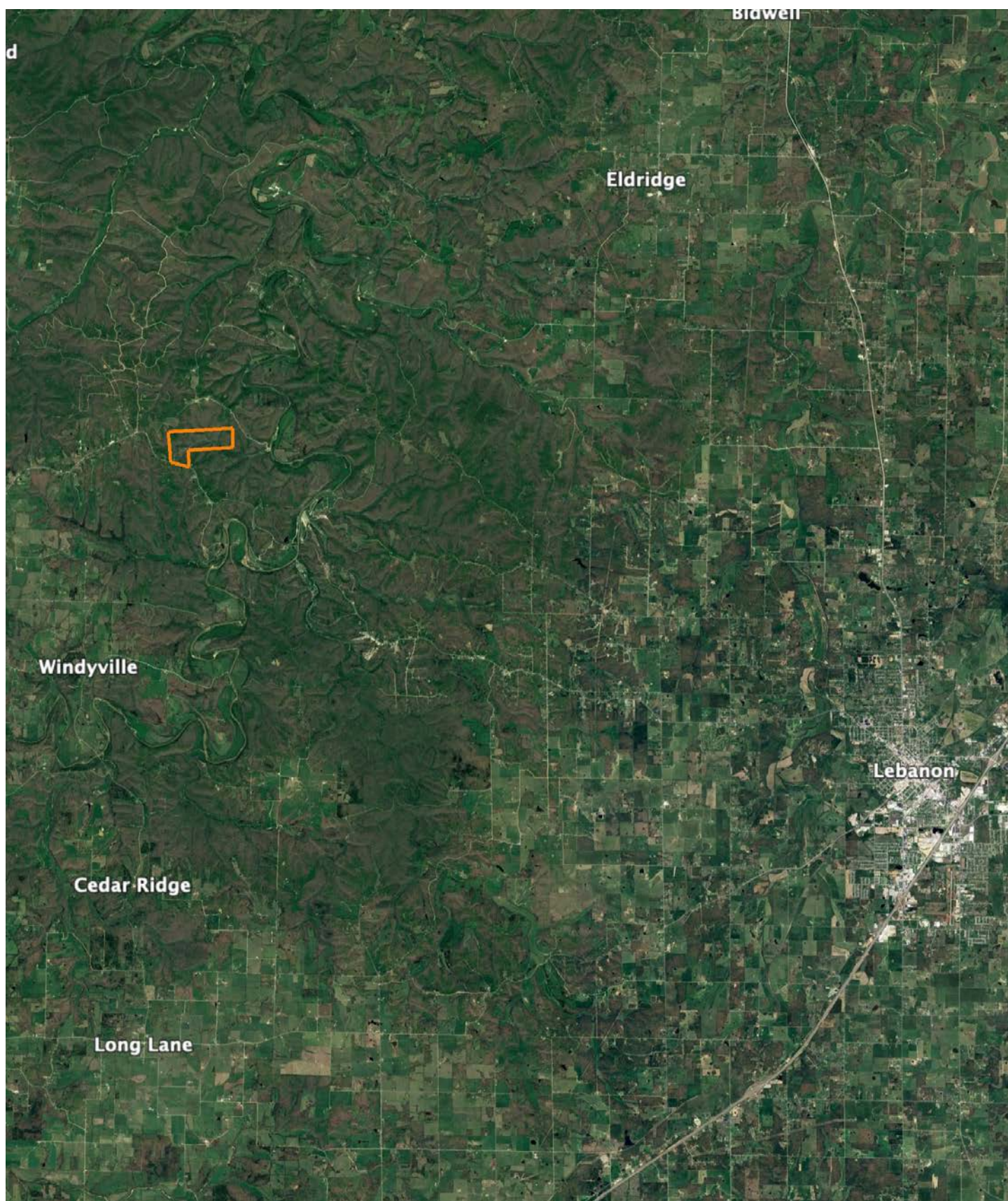


3/26/2024

**23-35N-18W**  
**Dallas County**  
**Missouri**

Boundary Center: 37° 45' 40.83, -92° 53' 30.29

# OVERVIEW MAP



# AGENT CONTACT

Logan Miller is not your average land agent; he's a Missouri native with roots that run deep in the heartland's soil. Born in Springfield, he's the seventh generation of his family to steward their Dallas County farm, demonstrating a lifelong commitment to the land. Living in Long Lane with his wife, Amber, and their sons, Case and Cole, Logan's existence is intertwined with the outdoors, from professional endeavors to hunting and conservation.

With eight years of personal experience in land transactions, Logan has honed his skills in identifying and enhancing property value, making his transition to representing clients a natural evolution. His expertise is not merely academic but forged through real-world experiences, including managing his family's farm, operating a fly shop and resort, and engaging in extensive hunting across various states.

What truly distinguishes Logan is his genuine connection to the land. This connection is cultivated from a childhood spent on a farm and in the excavation business, equipping him with unparalleled insights into land management. His active involvement in his community and church reflects his deep-rooted values.

Opting for Logan Miller as your land agent means entrusting your property needs to someone who not only comprehends the market but lives the lifestyle, offering services grounded in integrity, expertise, and a profound respect for the land.



**LOGAN MILLER,**

LAND AGENT

**417.532.6165**

[LMiller@MidwestLandGroup.com](mailto:LMiller@MidwestLandGroup.com)



**MidwestLandGroup.com**

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