

MIDWEST LAND GROUP PRESENTS

180.5 ACRES IN

LACLEDE COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

180.5 +/- RIVER FRONTAGE PROPERTY

Riverfront property like this doesn't become available often! 20 minutes from Lebanon you will find this 180.5 +/- acres that offers it all. The variety of wildlife on site is unmatched for this area. The ridges are lined with buck rubs and the river bottom is full of turkey signs. A bear has been caught on camera frequenting the property. The Osage Fork Gasconade River is full of smallmouth.

Halfway through the property, you will find the perfect building area, with power already on site. Marketable walnut trees have been over looked for generations. Come make camp here or your forever home. This property is as rare as it is special. Come take a look today!



PROPERTY FEATURES

PRICE: **\$590,000** | COUNTY: **LACLEDE** | STATE: **MISSOURI** | ACRES: **180.5**

- River frontage
- Mature walnut trees
- Power on site
- 20 minutes from Lebanon, MO
- 1 hour from Springfield, MO
- 30 minutes to Waynesville, MO
- Abundant wildlife
- Pawpaw trees
- Top-notch fishing
- Established road



180.5 +/- ACRES



RIVER FRONTAGE



MATURE WALNUT TREES



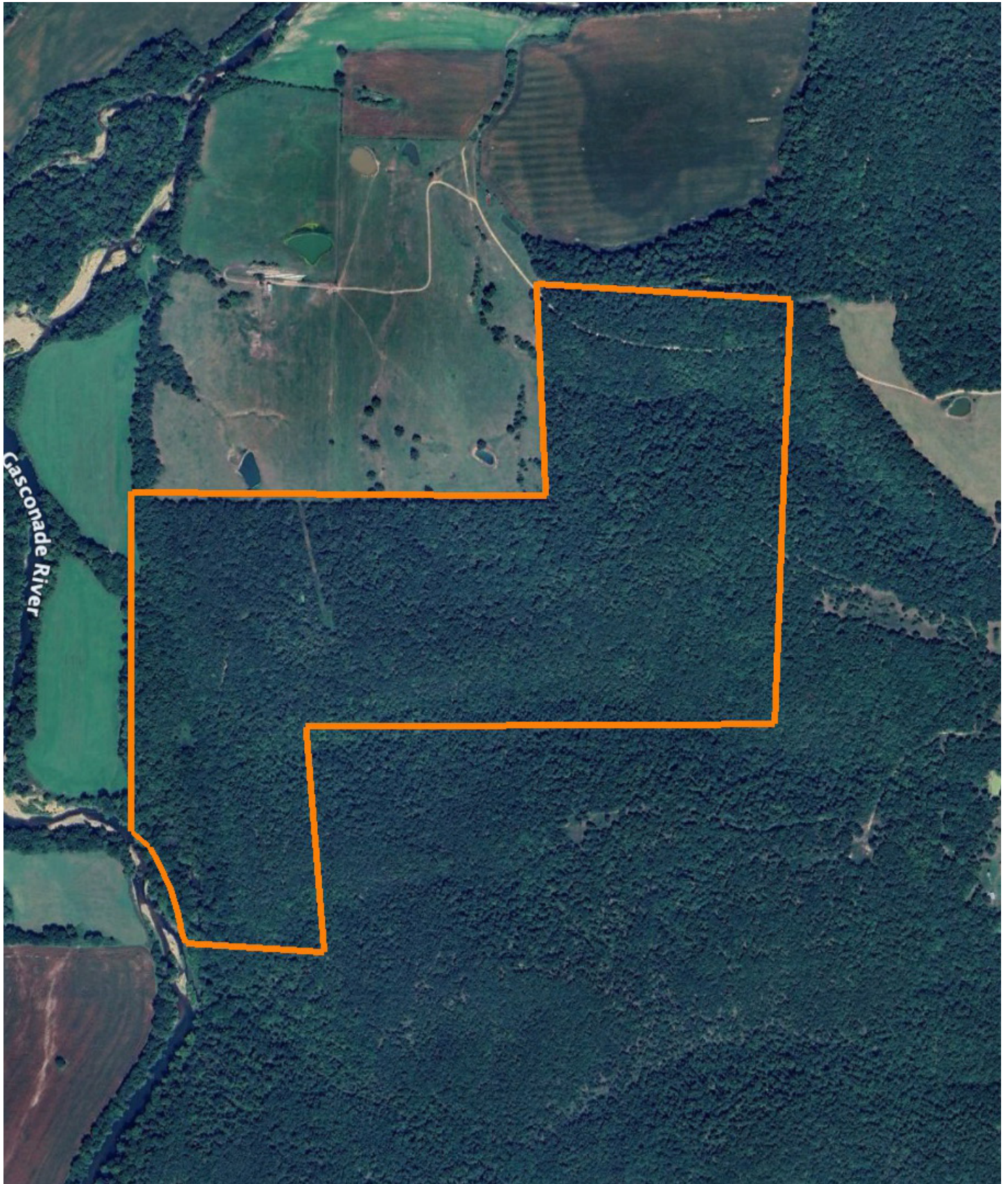
ABUNDANT WILDLIFE



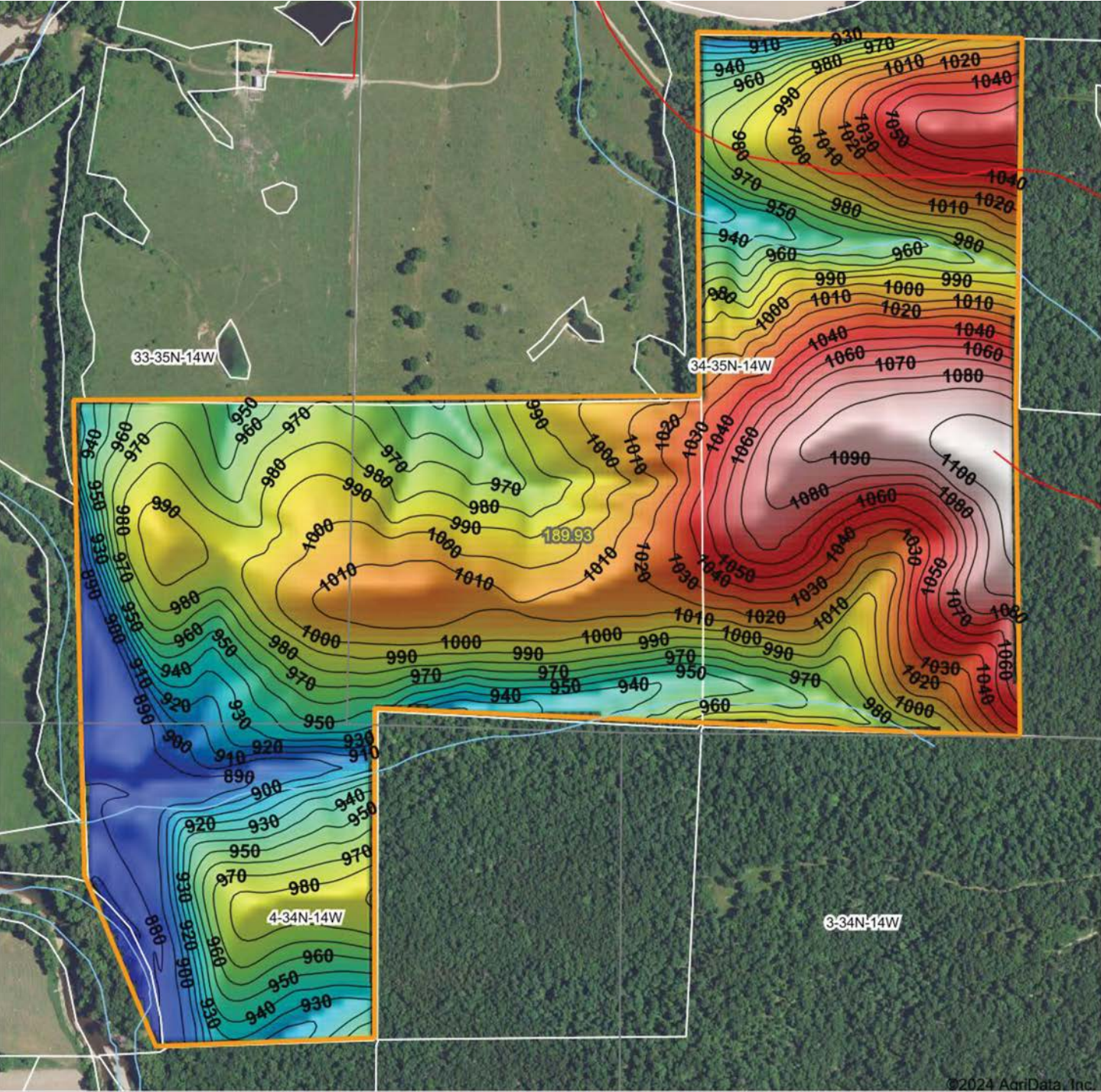
ADDITIONAL PHOTOS



AERIAL MAP



HILSHADE MAP



Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 870.5
 Max: 1,106.2
 Range: 235.7
 Average: 989.5
 Standard Deviation: 53.22 ft



34-35N-14W
Laclede County
Missouri

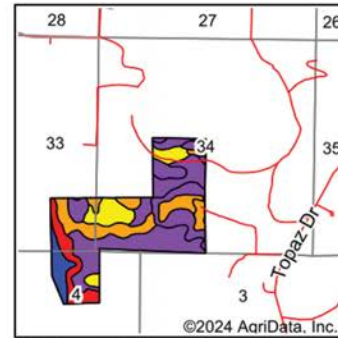
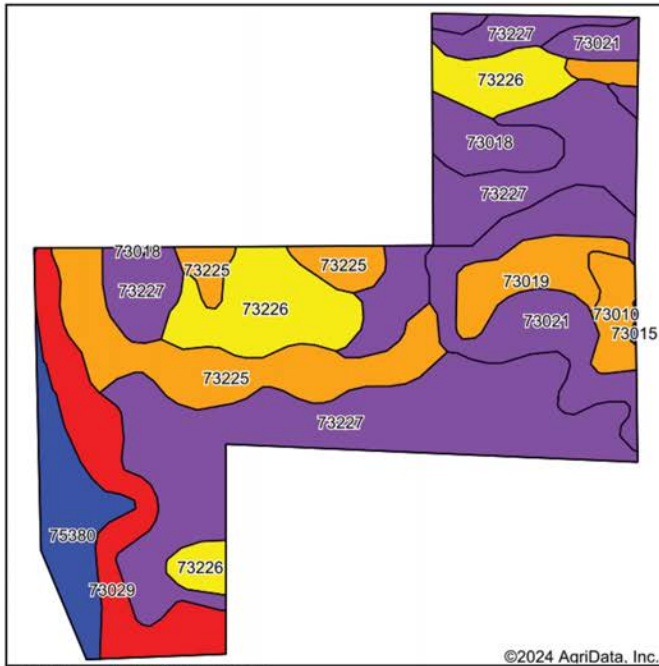
Boundary Center: 37° 43' 1.61, -92° 27' 58.87



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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SOIL MAP



State: **Missouri**
 County: **Laclede**
 Location: **34-35N-14W**
 Township: **May/Smith**
 Acres: **189.93**
 Date: **3/21/2024**



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Soils data provided by USDA and NRCS.

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Area Symbol: MO105, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
73227	Ocie-Gatewood complex, 15 to 35 percent slopes, very stony	72.28	38.1%		2ft. (Strongly contrasting textural stratification)	Vle	10	10	6	2
73225	Ocie-Gatewood complex, 3 to 8 percent slopes	24.31	12.8%		2ft. (Strongly contrasting textural stratification)	Ille	54	52	41	42
73226	Ocie-Gatewood complex, 3 to 15 percent slopes, stony	22.27	11.7%		2ft. (Strongly contrasting textural stratification)	IVe	51	50	42	38
73021	Poynor extremely gravelly silt loam, 15 to 35 percent slopes, stony	21.59	11.4%		2.3ft. (Strongly contrasting textural stratification)	Vle	11	10	9	5
73029	Gasconade-Gatewood-Rock outcrop complex, 3 to 15 percent slopes	17.04	9.0%		1.2ft. (Lithic bedrock)	Ville	32	31	21	20
75380	Dapue silt loam, 0 to 2 percent slopes, occasionally flooded	11.35	6.0%		> 6.5ft.	Ilw	87	81	73	65
73019	Poynor very gravelly silt loam, 1 to 8 percent slopes	7.88	4.1%		2.3ft. (Strongly contrasting textural stratification)	Ille	49	42	39	34
73018	Clarksville very gravelly silt loam, 15 to 35 percent slopes	7.34	3.9%		> 6.5ft.	Vile	12	12	9	4
73010	Wilderness gravelly silt loam, 3 to 8 percent slopes	5.77	3.0%		2.1ft. (Fragipan)	Illw	49	49	33	34

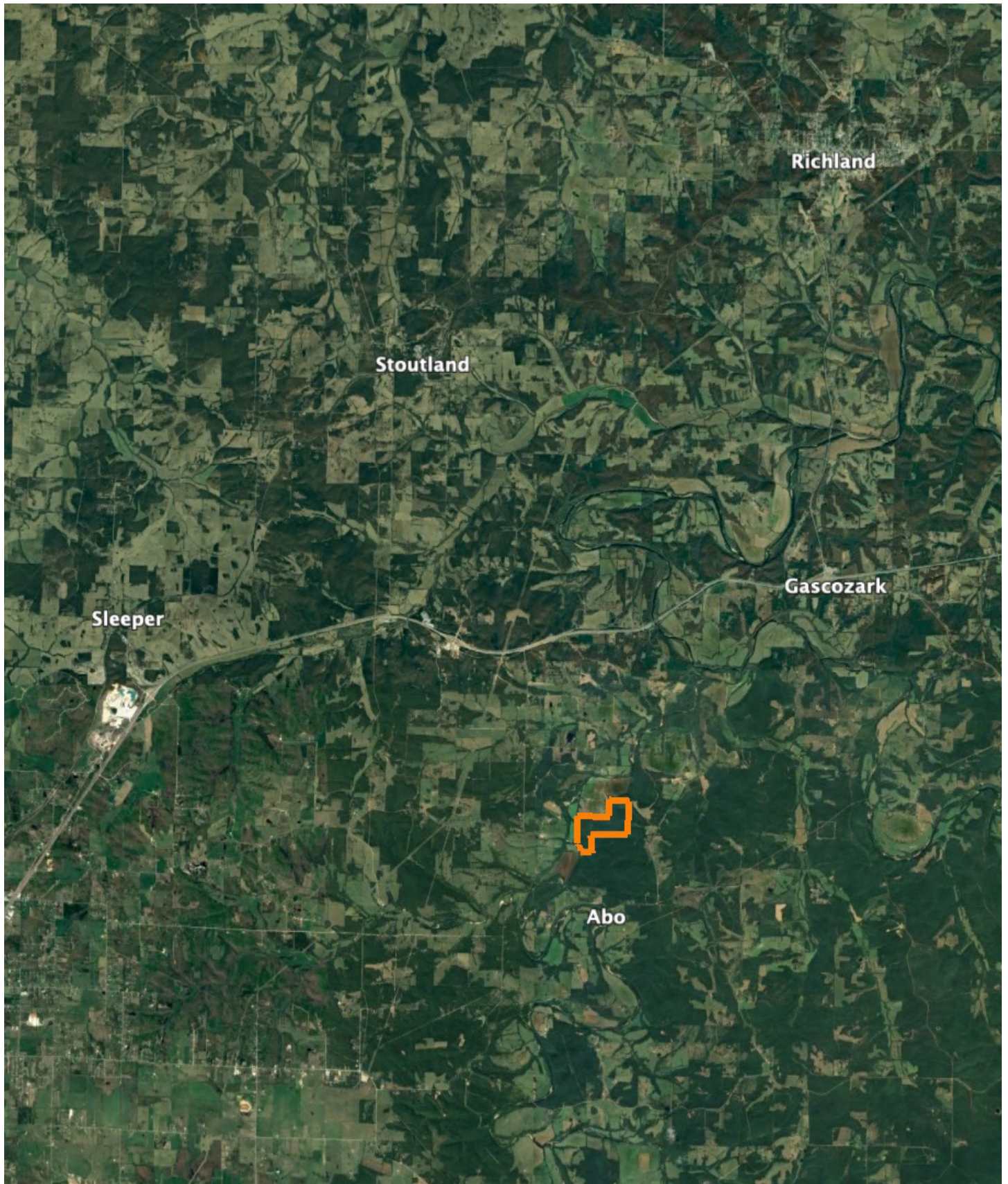
Soils data provided by USDA and NRCS.



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
73015	Virator silt loam, 1 to 3 percent slopes	0.10	0.1%		1.7ft. (Fragipan)	Ile	48	48	19	33
Weighted Average						5.14	*n 30	*n 28.8	*n 22.7	*n 19.5

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

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

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