

MIDWEST LAND GROUP PRESENTS

36.6 ACRES IN

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# DALLAS COUNTY MISSOURI



[MidwestLandGroup.com](https://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

# 3 BED, 1 BATH ON 36.6 +/- ACRES WITH ROTATIONAL GRAZING

Off of 73 highway sits this 3 bedroom, 1 bathroom house on 36.6 +/- acres. The land has been set up with rotational grazing paddocks, and an automatic waterer making it the perfect property for someone wanting to raise livestock. In the center of the property, there is also a livestock shed, giving shelter when needed. As we head back to the house you will see a large shop, ready for

any storage or work space needs you might have. The home is ready for the new owner to update to their liking. The property resides in the highly sought-after Skyline School District. With road frontage on 3 sides, access is top-notch. Just 14 minutes from Buffalo and 1 hour from Springfield. Whether you're looking for your forever home or expanding your farm this property fits the bill.





# PROPERTY FEATURES

PRICE: **\$275,000** | COUNTY: **DALLAS** | STATE: **MISSOURI** | ACRES: **36.6**

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- Rotational grazing paddocks
- Automatic waterer
- Livestock shed
- Large shop
- Skyline School District
- Two ponds
- Road frontage on 3 sides
- 14 minutes to Buffalo
- 1 hour to Springfield
- 25 minutes to Pomme De Terre Lake





# ROTATIONAL GRAZING PADDOCKS

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## LIVESTOCK SHED

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## LARGE SHOP

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# 3 BEDROOM, 1 BATHROOM HOUSE





# TOPOGRAPHY MAP



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Source: USGS 1 meter dem  
Interval(ft): 10.0  
Min: 1,102.1  
Max: 1,145.9  
Range: 43.8  
Average: 1,128.8  
Standard Deviation: 10.3 ft

0ft 275ft 550ft



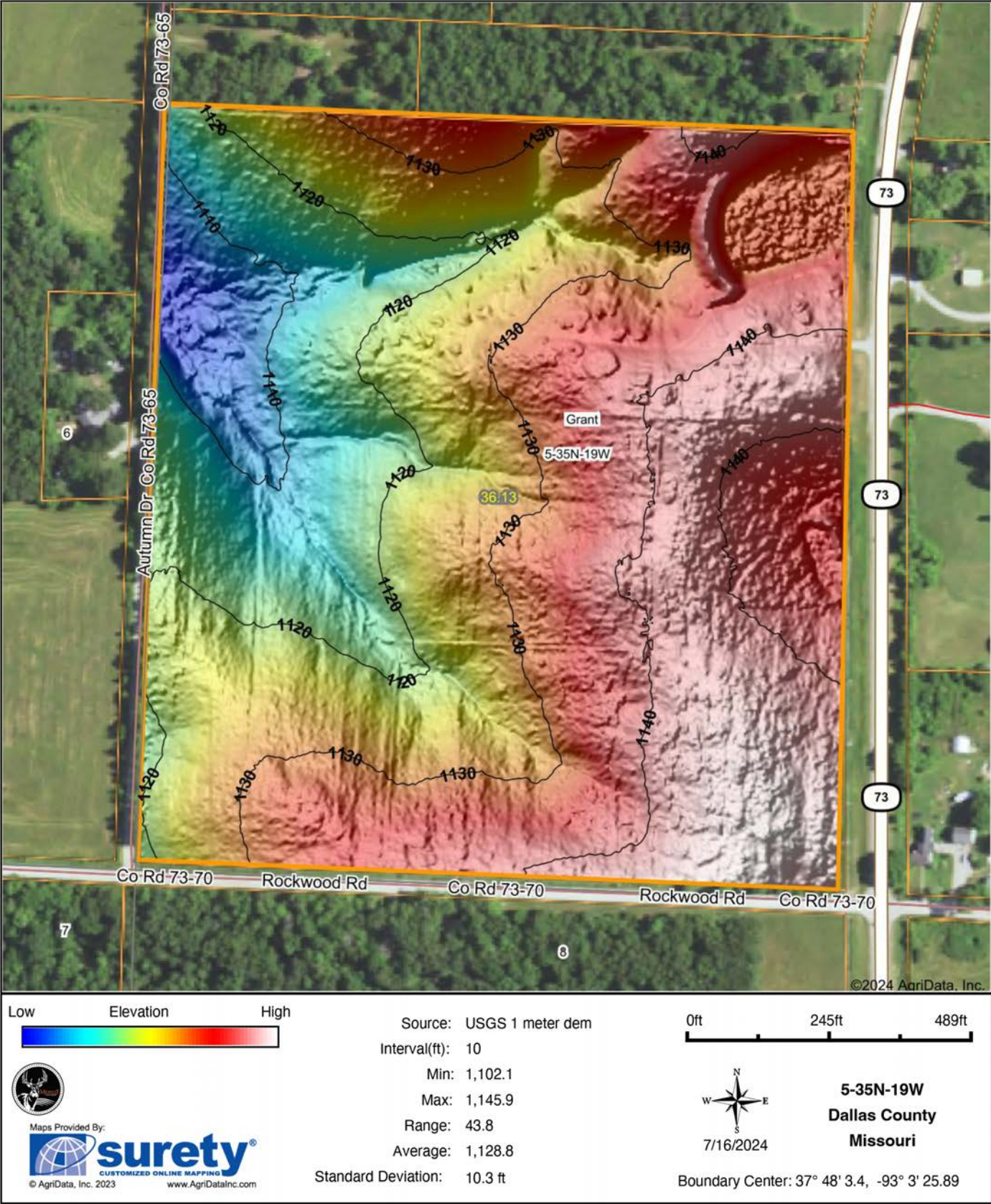
7/16/2024

**5-35N-19W**  
**Dallas County**  
**Missouri**

Boundary Center: 37° 48' 3.4, -93° 3' 25.89



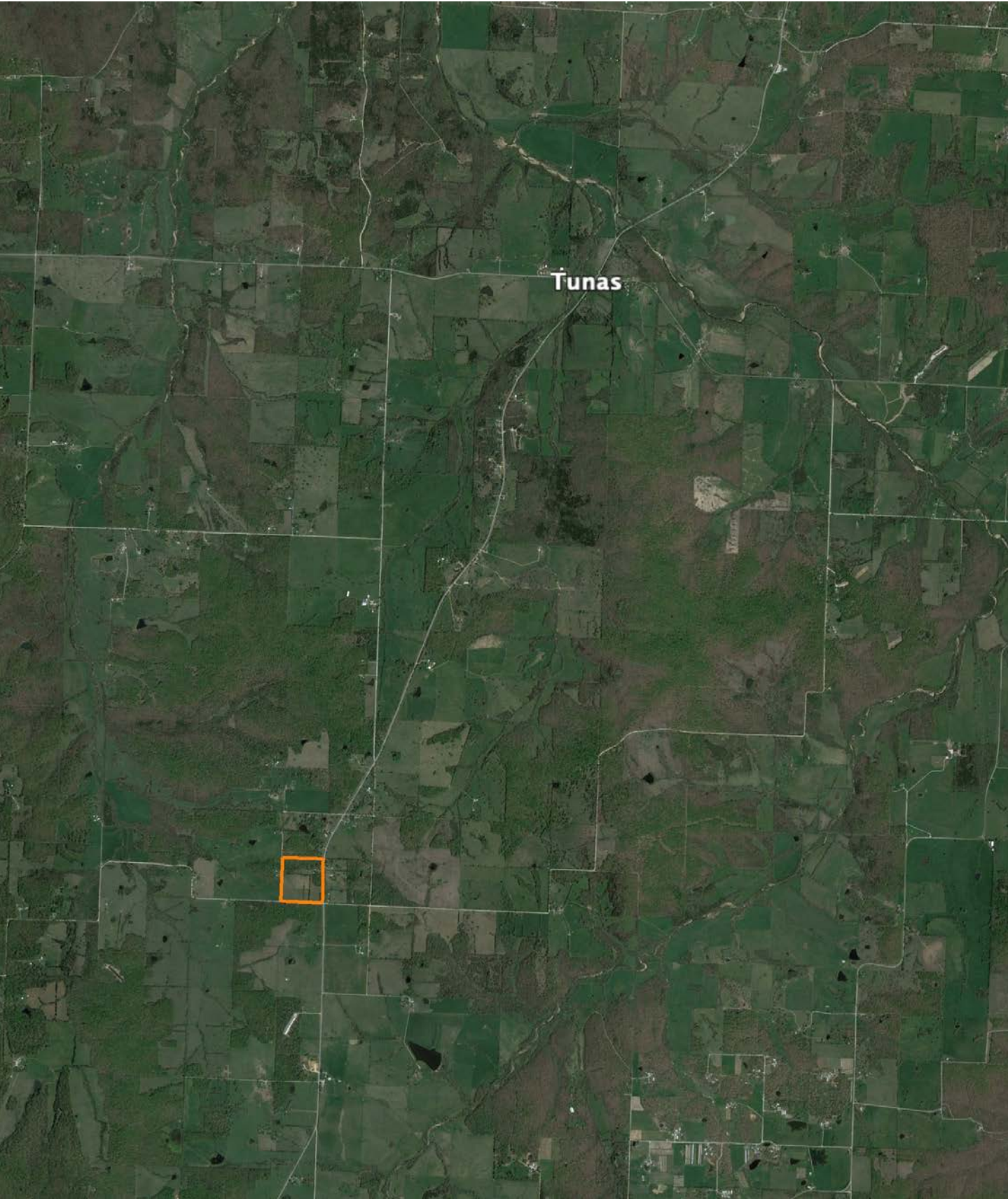
# HILLSHADE MAP





# OVERVIEW MAP

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# 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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## MidwestLandGroup.com

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