

MIDWEST LAND GROUP PRESENTS

68 ACRES IN

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# MILLER COUNTY MISSOURI



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# TURN-KEY CATTLE FARM IN THE HEART OF THE OZARKS

Welcome to the perfect turn-key cattle farm in the heart of the Ozarks. 68 +/- acres with a majority being nice pasture. This tract also has enough timber to provide shelter and shade to your cattle and give refuge to the large population of deer and turkeys on site. Also on the property is a barn to give them more area to escape the elements. Plenty of water is on site with two ponds, a wet weather creek, and automatic water. The fences and gates are in great shape and cattle-tight. Also included is a nice working corral, making this farm truly fully set up.

The cozy farmhouse is ready to be moved into. It is a 1 bedroom with another large room being used as a bedroom just absent a closet. There is another old home on site, but no value has been placed on it. There is plenty of storage at your disposal with sheds and a barn. This farm is the perfect place to put down roots or add to your operation. From taking your trophy deer to running your cow-calf pairs, this one is ready.



# PROPERTY FEATURES

PRICE: **\$336,000** | COUNTY: **MILLER** | STATE: **MISSOURI** | ACRES: **68**

- 18 minutes from Dixon
- 16 minutes from Iberia
- 45 minutes from Lake of the Ozarks
- Mature walnut trees
- Automatic water
- Corral on-site
- Wet weather creek
- Two ponds
- Tight fences
- Cozy farmhouse



68 +/- ACRES

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# AUTOMATIC WATER

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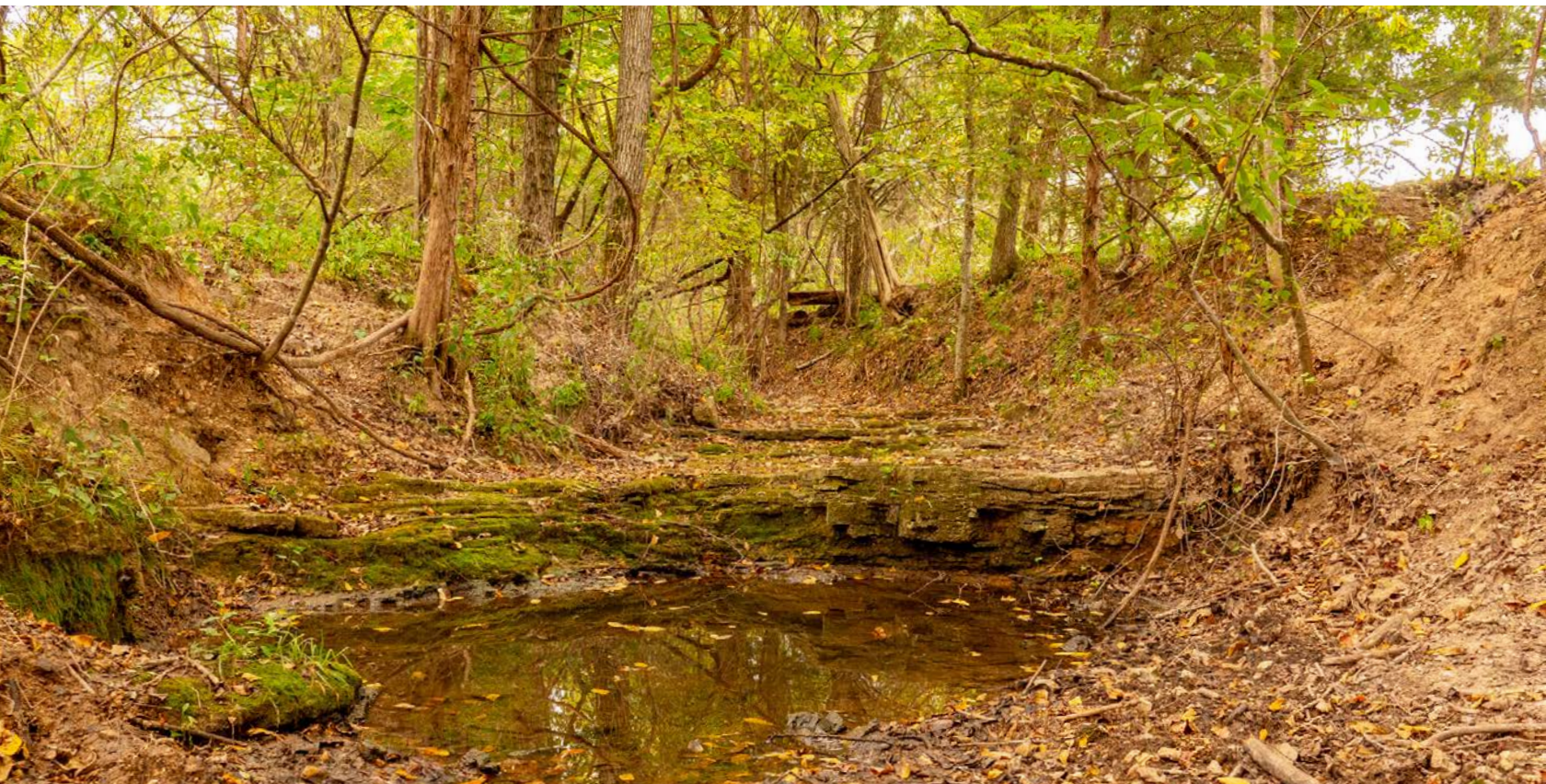
# CORRAL ON-SITE

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# WET WEATHER CREEK + TWO PONDS

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# COZY FARMHOUSE



# AERIAL MAP



Boundary Center: 38° 5' 28.37, -92° 11' 32.53



Maps Provided By:



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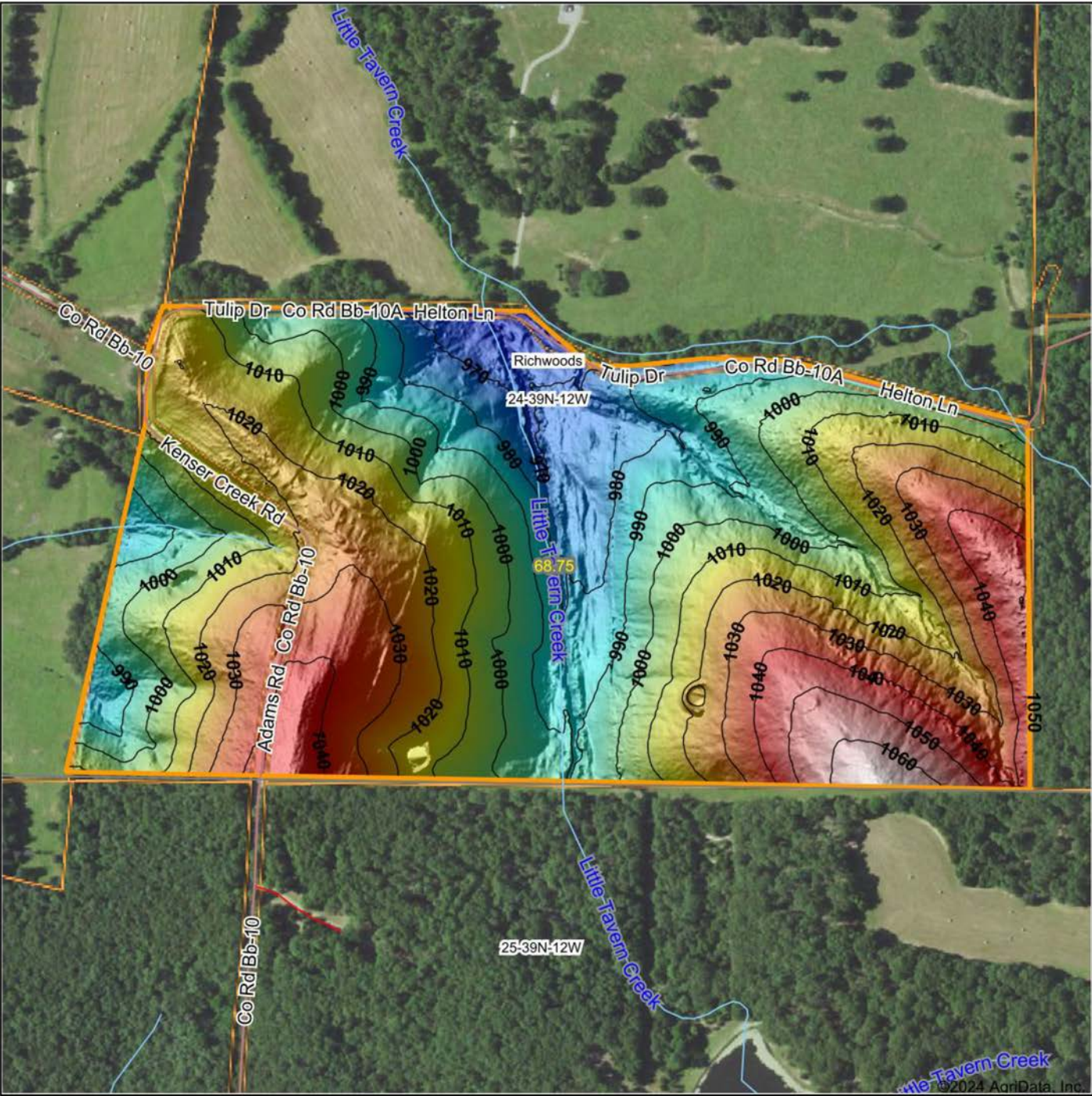
**24-39N-12W**  
**Miller County**  
**Missouri**



9/3/2024

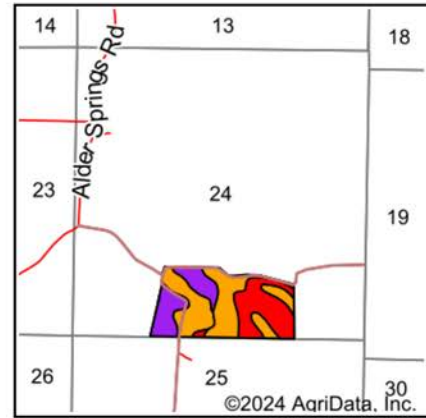
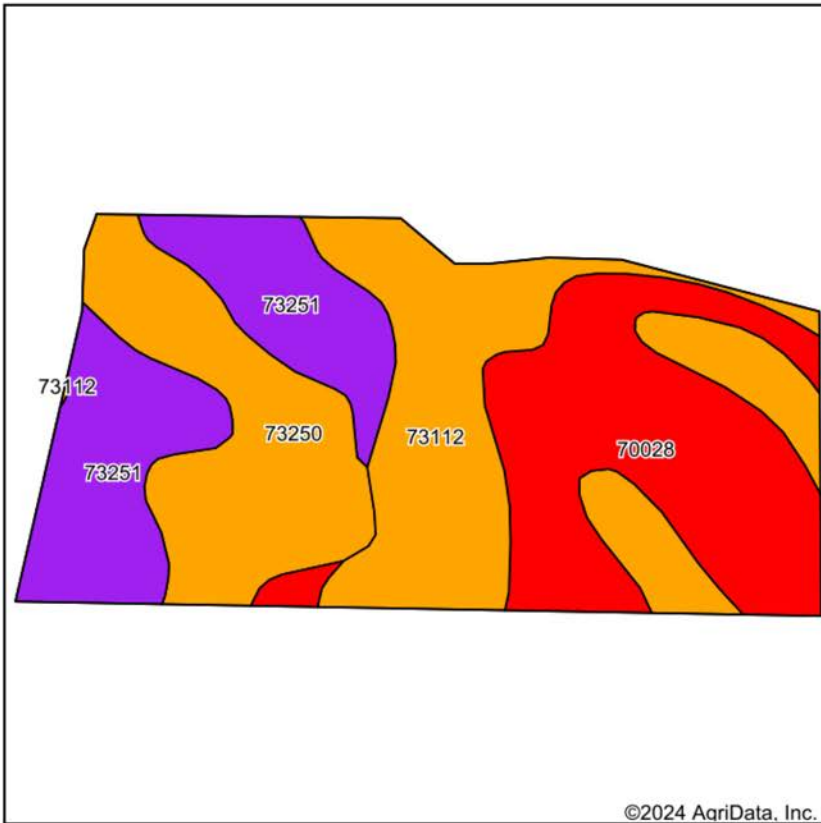


# HILLSHADE MAP



<p>Low Elevation High</p>	<p>Source: USGS 1 meter dem              Interval(ft): 10              Min: 960.3              Max: 1,068.0              Range: 107.7              Average: 1,010.7              Standard Deviation: 21.85 ft</p>	<p>0ft 427ft 854ft</p>
	<p>© 2024 AgriData, Inc.</p>	<p>9/3/2024</p> <p><b>24-39N-12W</b>  <b>Miller County</b>  <b>Missouri</b></p> <p>Boundary Center: 38° 5' 28.37, -92° 11' 32.53</p>

# SOILS MAP



State: **Missouri**  
 County: **Miller**  
 Location: **24-39N-12W**  
 Township: **Richwoods**  
 Acres: **68.75**  
 Date: **9/3/2024**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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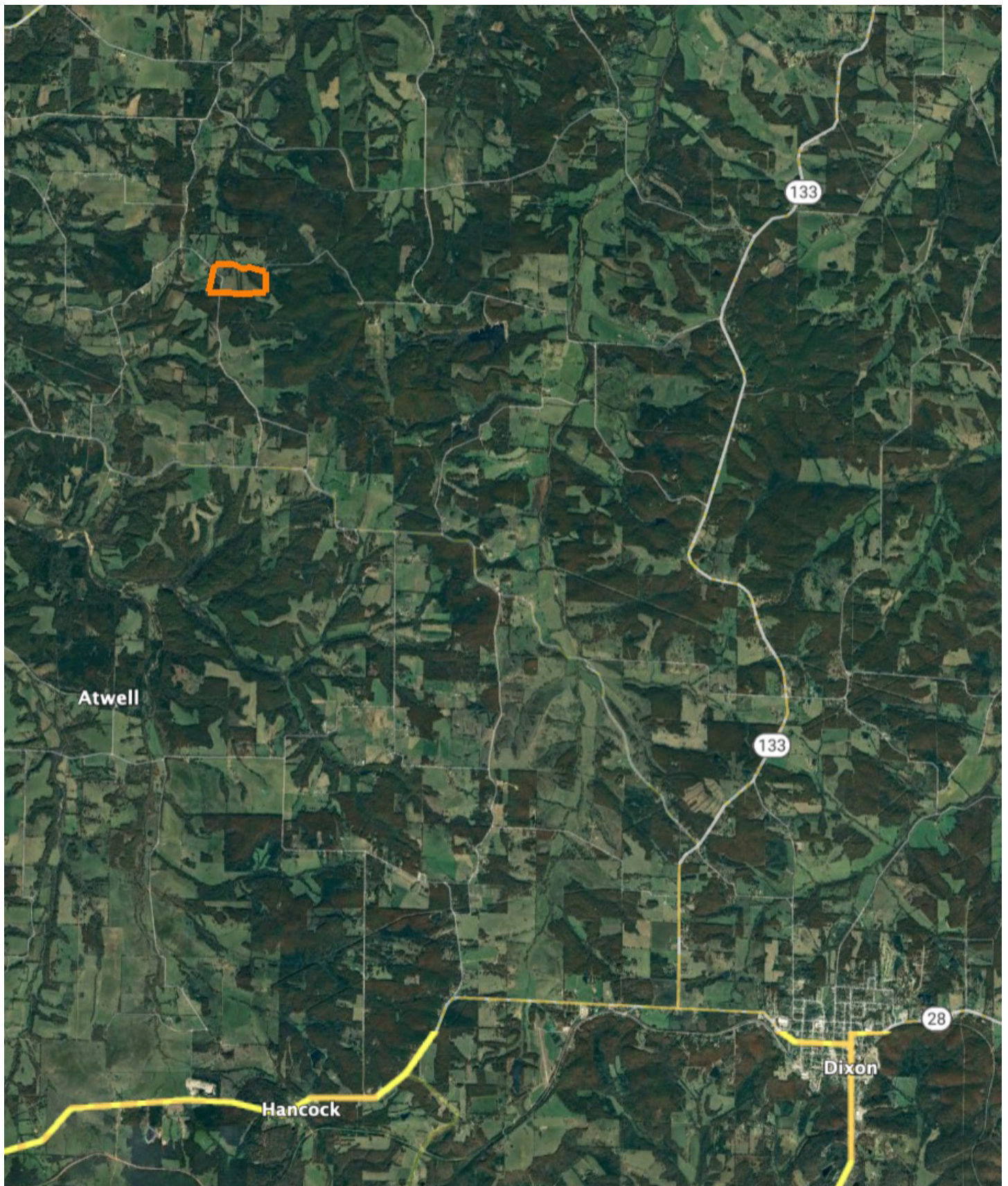


Area Symbol: MO131, Soil Area Version: 27

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	*n NCCPI Cotton	
70028	Moko-Rock outcrop complex, 3 to 15 percent slopes, very stony	19.88	29.0%		0.6ft. (Lithic bedrock)	Vllle	12	12	9	6	7	
73250	Gatewood-Moko complex, 3 to 8 percent slopes, very stony	19.19	27.9%		2ft. (Lithic bedrock)	Ills	32	31	25	17	23	
73251	Gatewood-Moko complex, 8 to 20 percent slopes, very stony	15.28	22.2%		2ft. (Lithic bedrock)	Vls	29	29	24	16	20	
73112	Gunlock silt loam, 3 to 8 percent slopes	14.40	20.9%		2.1ft. (Undefined)	Illle	71	70	52	58	69	
<b>Weighted Average</b>							<b>5.11</b>	<b>*n 33.7</b>	<b>*n 33.2</b>	<b>*n 25.8</b>	<b>*n 22.2</b>	<b>*n 27.3</b>

\*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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**MidwestLandGroup.com**

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