

MIDWEST LAND GROUP PRESENTS

34.2 ACRES IN

DALLAS COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

2 BED 1 BATH ON 34.2 +/- ACRES

Located just 7 miles north of Buffalo, Missouri, off Highway 65, you'll find 4 Arthur Trail where a unique 2 bedroom, 1 bathroom earth berm home awaits. This design offers low maintenance and exceptional energy efficiency, making it an ideal choice for anyone seeking sustainability and comfort. A new roof was installed last year adding to the ease of ownership. A large shop with power and water adds to the great features of this property. Other small outbuildings are also a part of this package.

The 34.2 +/- acre property is nestled in a tranquil wooded setting, providing the perfect backdrop for hunting, outdoor recreation, or future development. On the other side of the property, a second build site is ready with a well and power already on site. Whether you're envisioning a private retreat, a nature lover's paradise, or a site with incredible development potential, this land offers endless possibilities.



PROPERTY FEATURES

PRICE: **\$320,000** | COUNTY: **DALLAS** | STATE: **MISSOURI** | ACRES: **34.2**

- Second build site
- Blacktop road
- Large shop
- Additional outbuildings
- Energy efficient
- Development possibilities
- Abundant wildlife
- Mature timber
- Country feel close to town
- 7 miles from Buffalo, MO



EARTH BERM HOME



BLACKTOP ROAD



LARGE SHOP WITH POWER



SECOND BUILD SITE

On the other side of the property, a second build site is ready with a well and power already on site. Whether you're envisioning a private retreat, a nature lover's paradise, or a site with incredible development potential, this land offers endless possibilities.



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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

Boundary Center: 37° 43' 46.17, -93° 7' 13.18

34-35N-20W
Dallas County
Missouri

0ft 274ft 547ft



2/17/2025

TOPOGRAPHY MAP



Maps Provided By:



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

Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 1,030.0

Max: 1,101.5

Range: 71.5

Average: 1,068.4

Standard Deviation: 14.27 ft

0ft 307ft 614ft

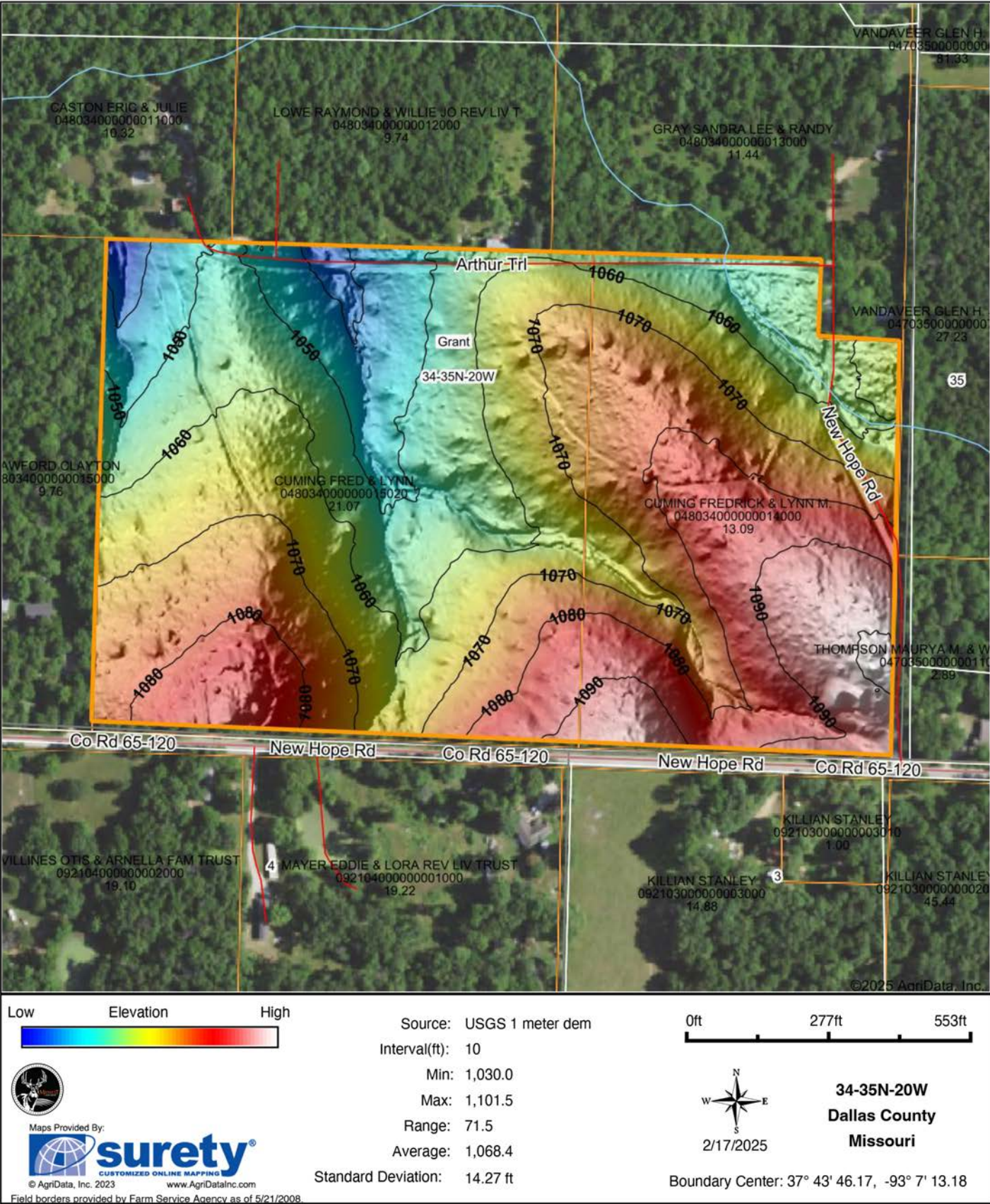


2/17/2025

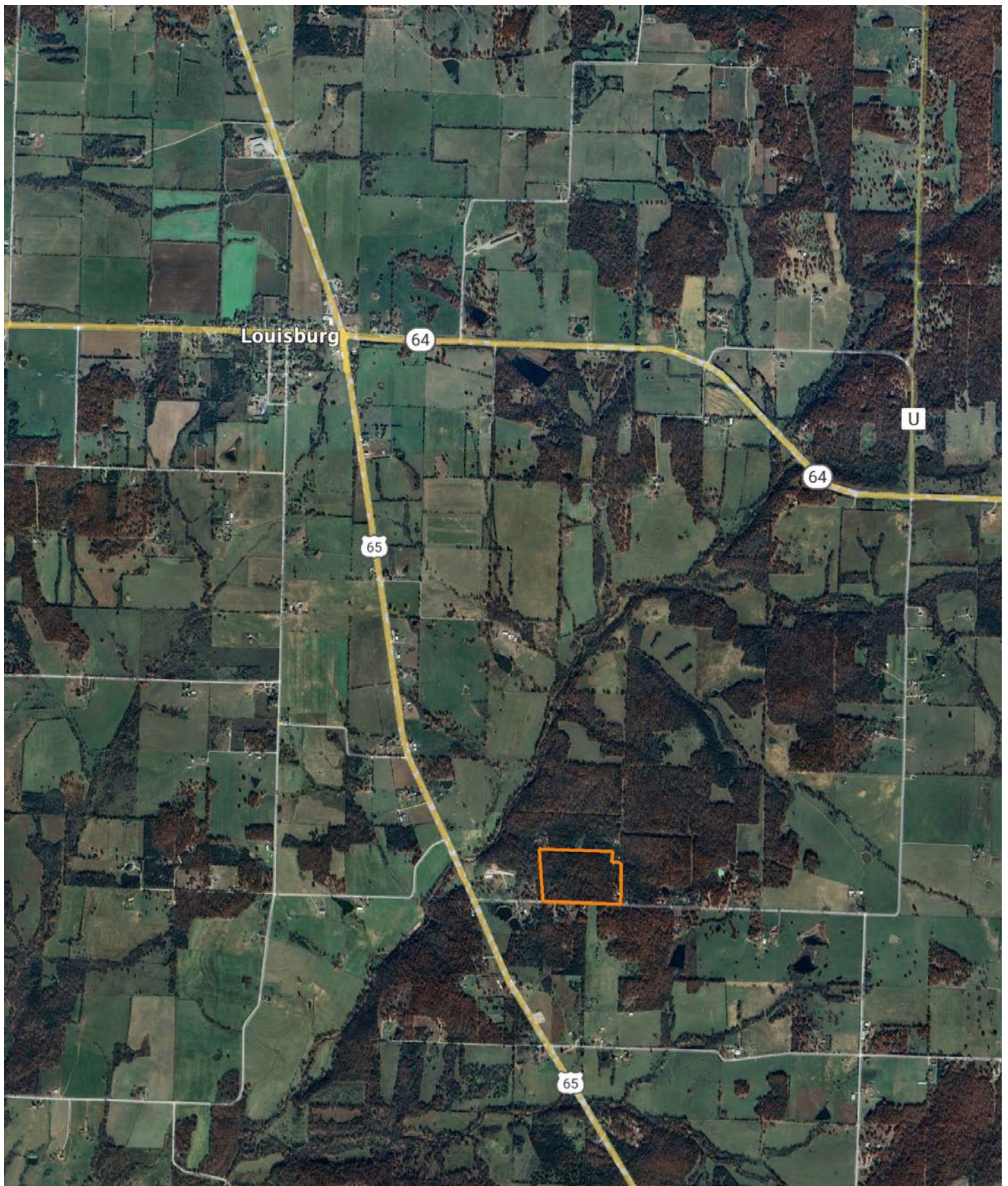
34-35N-20W
Dallas County
Missouri

Boundary Center: 37° 43' 46.17, -93° 7' 13.18

HILLSHADE MAP



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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