

MIDWEST LAND GROUP PRESENTS

1.91 ACRES IN

DALLAS COUNTY MISSOURI

PEACH TREE LANE - LOT 9, BUFFALO, MO 65622



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

RESIDENTIAL LOT IN A HIGHLY DESIRABLE NEIGHBORHOOD

This picturesque 1.91 +/- acre residential lot, located just south of Buffalo, Missouri, offers the perfect blend of rural charm and convenience. With easy access to Highway 65, commuting to Springfield is a breeze. The gently rolling terrain provides an ideal setting for building your dream home, with stunning views of roaming bison

and longhorns. Situated in a neighborhood of higher-end brick homes with light CCRs, this property offers a peaceful yet upscale environment. Being on a dead-end road makes for little traffic. Don't miss this rare opportunity to own a beautiful piece of the Ozarks!



PROPERTY FEATURES

PRICE: **\$37,000** | COUNTY: **DALLAS** | STATE: **MISSOURI** | ACRES: **1.91**

- 1.91 +/- acre lot
- Near Hwy 65
- Great topography for building
- Pre-approved for underground electric with Southwest Electric
- Soil test with septic approval
- Dallas County Schools
- Light restrictions
- Dead-end street
- Located in a desirable neighborhood of brick homes
- 40 minutes to Springfield, MO



GREAT TOPOGRAPHY FOR BUILDING

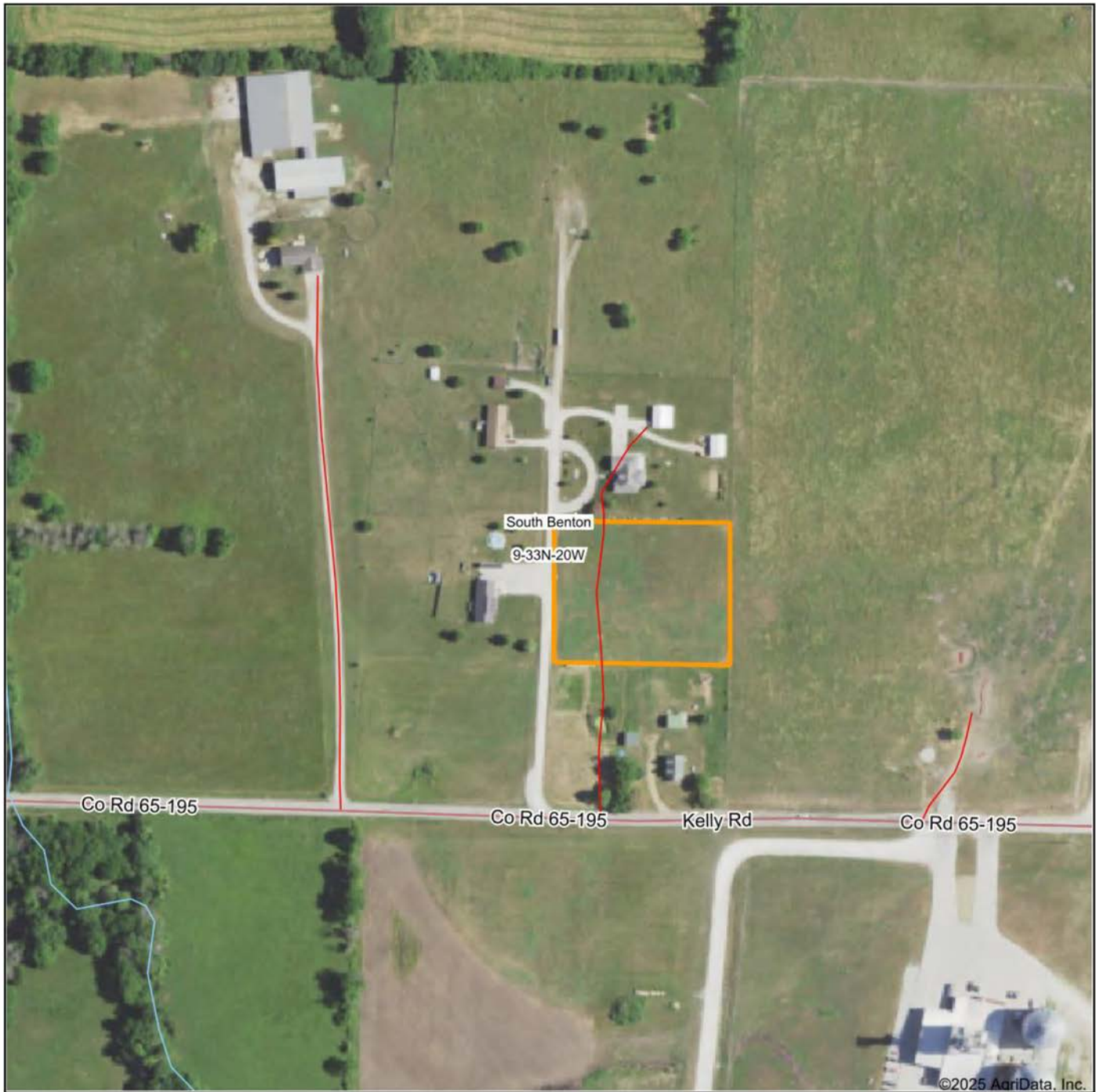
The gently rolling terrain provides an ideal setting for building your dream home, with stunning views of roaming bison and longhorns.



DEAD-END STREET & LIGHT RESTRICTIONS



AERIAL MAP



Maps Provided By:



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Boundary Center: 37° 35' 54.46, -93° 7' 41.84

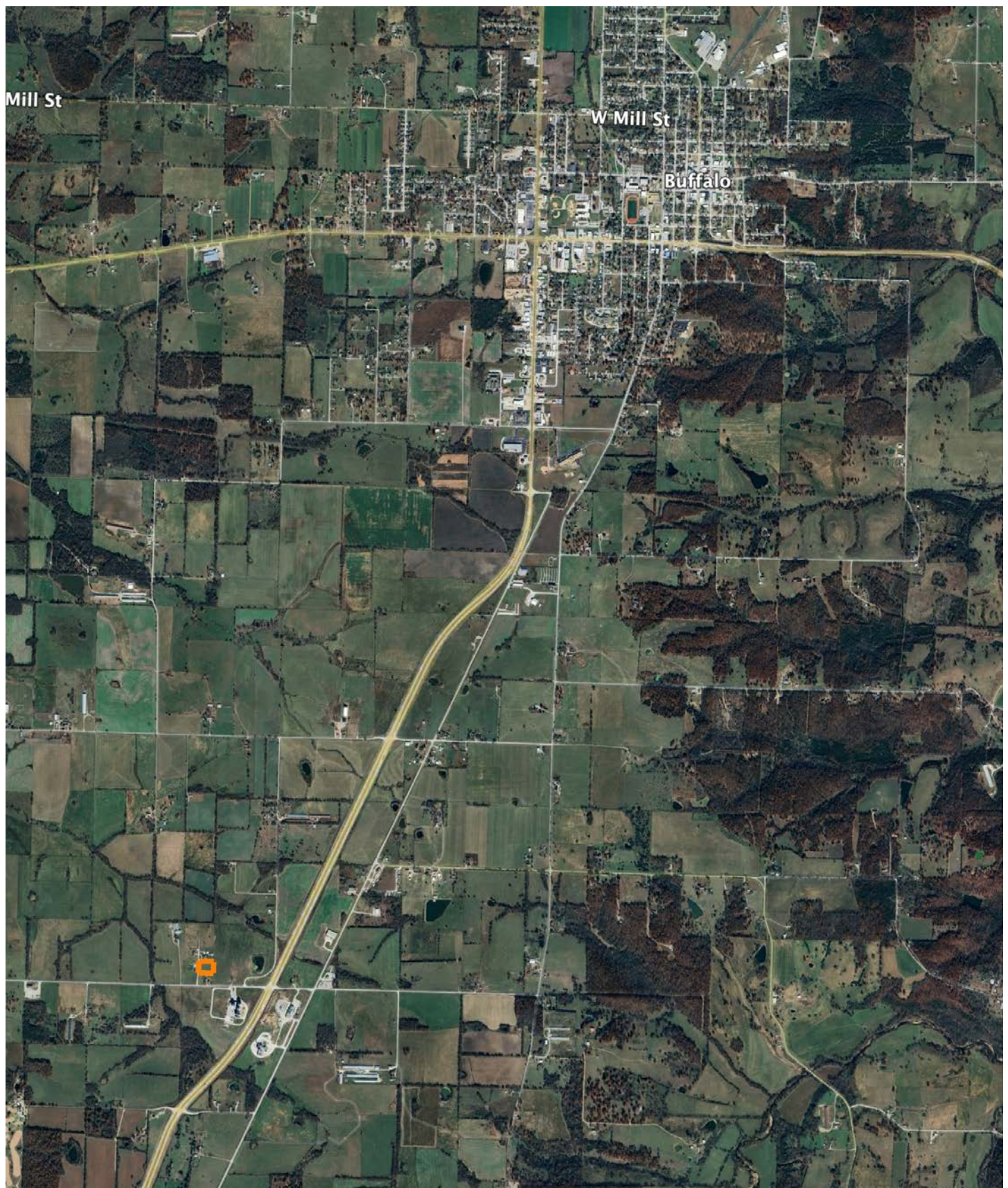
9-33N-20W
Dallas County
Missouri

0ft 275ft 551ft



2/3/2025

OVERVIEW MAP



AGENT CONTACT

Amber Miller, a Missouri native, brings a wealth of experience and passion to Midwest Land Group. Hailing from Springfield and now residing in Long Lane, Missouri, with her husband Logan, and their sons, Case and Cole, Amber's roots run deep in the region she serves, particularly in Southwest Missouri. Her educational background in Agriculture Business from Missouri State University, coupled with a minor in Finance and Marketing, equips her with a solid foundation for navigating the complexities of real estate transactions.

Amber earned her real estate license in 2018, showcasing her unwavering commitment to excellence in the industry. Amber's journey into land sales is deeply personal, rooted in her upbringing on a small farm in Dade County. From hunting to antique shopping and sourdough baking, she embodies the essence of rural living. Her active involvement in community organizations like Pisgah Baptist Church, Dallas County Elementary School PTO, and Buffalo Women's Professional Development group underscores her commitment to serving others beyond real estate transactions.

What sets Amber apart is her genuine passion for real estate and her unwavering dedication to her clients. Whether it's leveraging her deep understanding of land management or going the extra mile to exceed expectations, Amber's clients trust her to guide them through their land journey with integrity and expertise. With her husband Logan also on board at Midwest Land Group, the Millers offer a dynamic duo poised to deliver unparalleled service and results in land sales across Southwest Missouri.



AMBER MILLER

LAND AGENT

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