

MIDWEST LAND GROUP PRESENTS

255 ACRES IN

WRIGHT COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

255 ACRES OF PRIME TIMBERLAND - A TIME MACHINE FOR TURKEY HUNTERS

Step onto this premium 255 +/- acre tract and take a trip back in time, back to the early 2000s, when turkey populations were thriving, and the woods echoed with gobbles at daylight. This is more than just land; it's a hunter's dream, a sanctuary where wildlife flourishes, and the past comes alive.

With a perfect mix of mature hardwoods and pasture/food plots, this property provides the ideal habitat for deer and turkey. Several strategically placed openings offer prime locations for food plots, ensuring an abundant food source for game year-round. Crystal-clear, spring-fed ponds provide a consistent water supply, enhancing the land's natural beauty and wildlife appeal.

Tucked deep into the property is a custom hunting blind, thoughtfully designed for comfort and visibility, giving you the ultimate edge in the field. Whether you're an avid turkey hunter, a dedicated deer enthusiast, or simply someone seeking a private retreat, this land delivers. Many beautiful build sites make this a great forever home location as well.

This is your chance to own a piece of the past, an untouched hunting paradise where you can experience the thrill of the hunt the way it was meant to be. Don't miss out on this rare opportunity! Contact us today to schedule a private showing.



PROPERTY FEATURES

PRICE: **\$789,000** | COUNTY: **WRIGHT** | STATE: **MISSOURI** | ACRES: **255**

- Abundance of whitetail and turkey
- Custom deer blind
- Spring-fed pond
- Large food plots
- 9 miles from Hartville, MO
- 1 hour from Springfield, MO
- Incredible build sites
- Established trails
- Live water
- Mature timber



LARGE FOOD PLOTS

Several strategically placed openings offer prime locations for food plots, ensuring an abundant food source for game year-round.



SPRING-FED POND



CUSTOM DEER BLIND



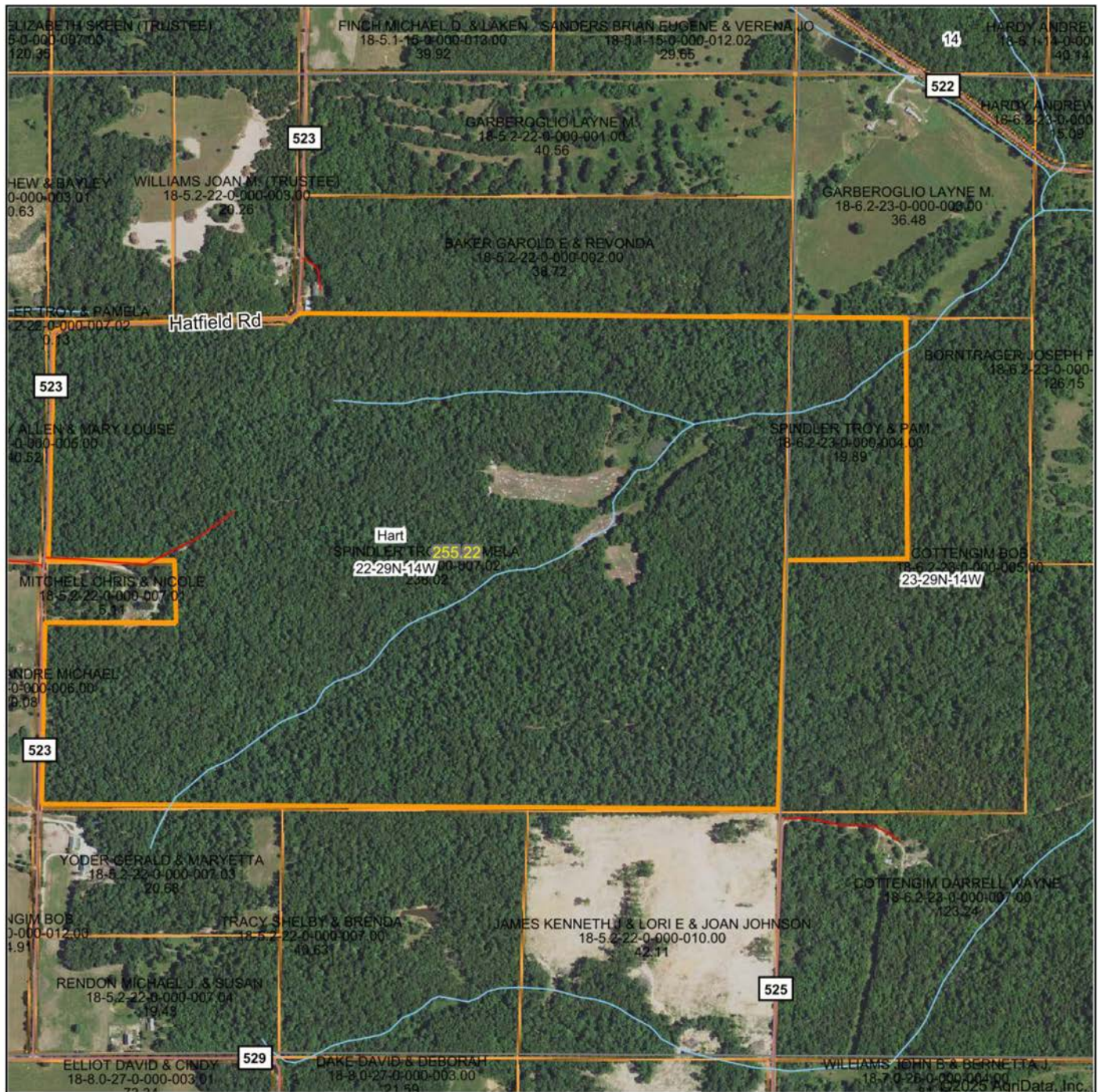
ESTABLISHED TRAILS



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 37° 11' 13.34, -92° 27' 5.93

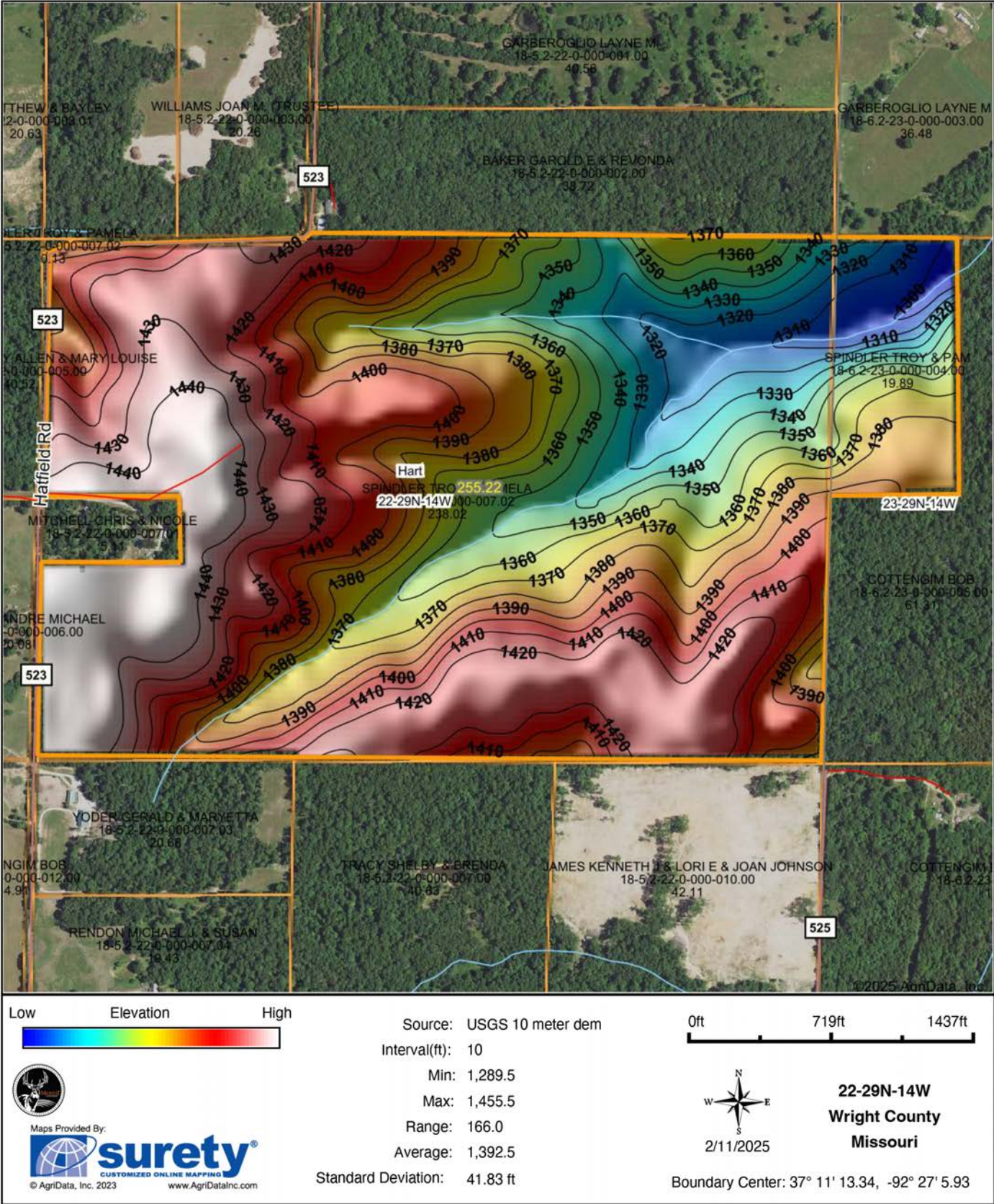
22-29N-14W
Wright County
Missouri

0ft 839ft 1677ft

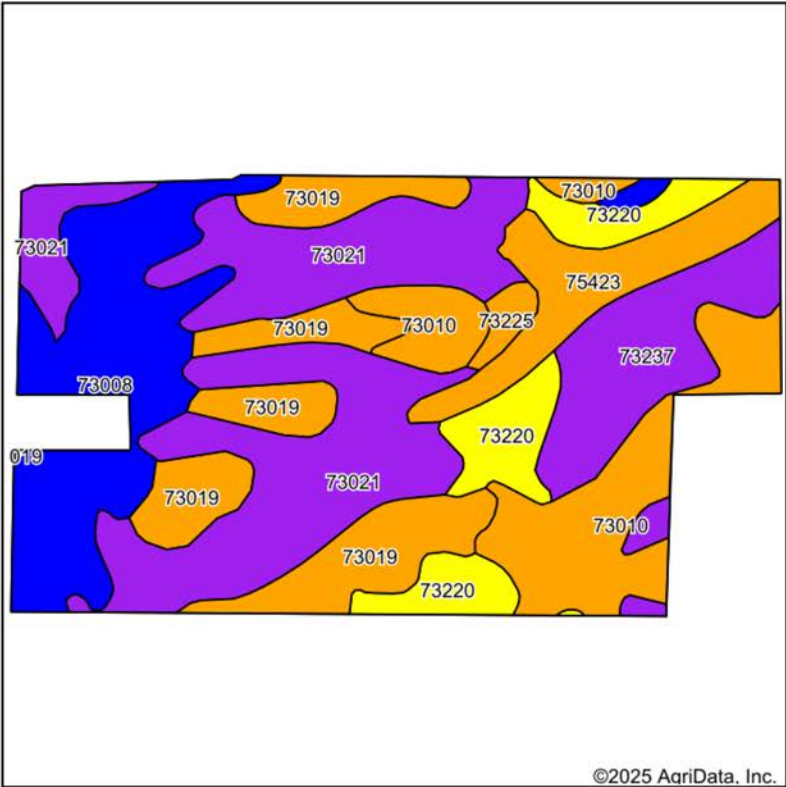


2/11/2025

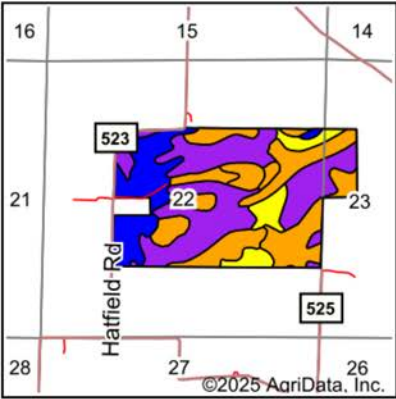
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Wright**
Location: **22-29N-14W**
Township: **Hart**
Acres: **255.22**
Date: **2/11/2025**



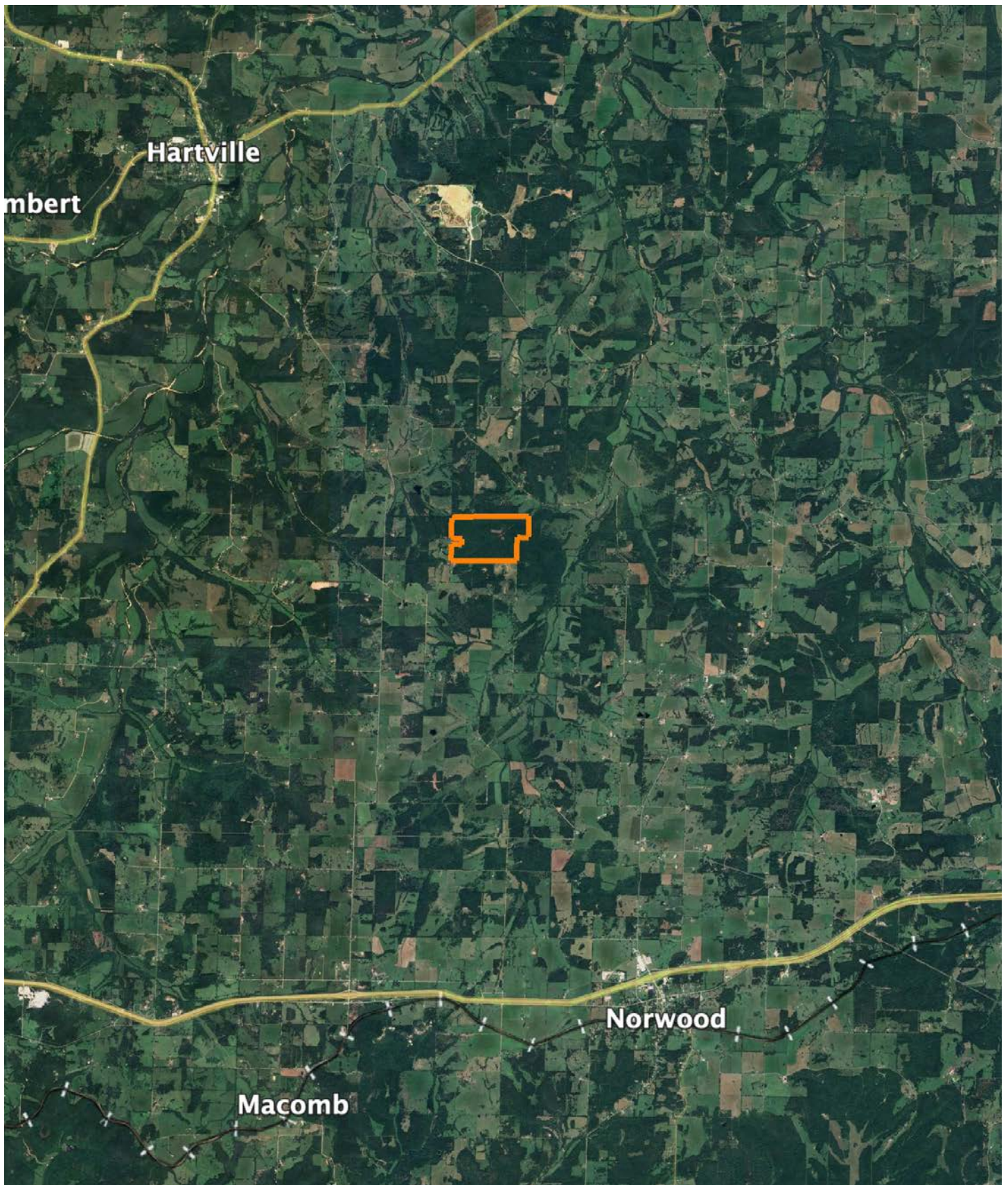
Maps Provided By:



Area Symbol: MO229, Soil Area Version: 29											
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
73021	Poynor extremely gravelly silt loam, 15 to 35 percent slopes, stony	74.51	29.1%		2.3ft. (Strongly contrasting textural stratification)	Vle	11	10	9	5	11
73008	Viraton silt loam, 2 to 5 percent slopes	42.76	16.8%		1.7ft. (Fragipan)	Ile	48	47	32	42	41
73019	Poynor very gravelly silt loam, 1 to 8 percent slopes	37.54	14.7%		2.3ft. (Strongly contrasting textural stratification)	Ille	49	42	39	34	48
73010	Wilderness gravelly silt loam, 3 to 8 percent slopes	33.52	13.1%		2.1ft. (Fragipan)	Illw	49	49	33	34	33
73237	Clarksville very gravelly silt loam, 3 to 15 percent slopes	24.97	9.8%		> 6.5ft.	VIle	35	35	33	24	31
73220	Poynor extremely gravelly silt loam, 8 to 15 percent slopes	20.81	8.2%		2.3ft. (Strongly contrasting textural stratification)	IVe	53	42	39	35	53
75423	Cedargap very gravelly silt loam, 1 to 3 percent slopes, occasionally flooded	18.62	7.3%		> 6.5ft.	Ills	61	60	45	39	45
73225	Ocie-Gatewood complex, 3 to 8 percent slopes	2.49	1.0%		2ft. (Strongly contrasting textural stratification)	Ille	54	52	41	42	51

Soils data provided by USDA and NRCS.

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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