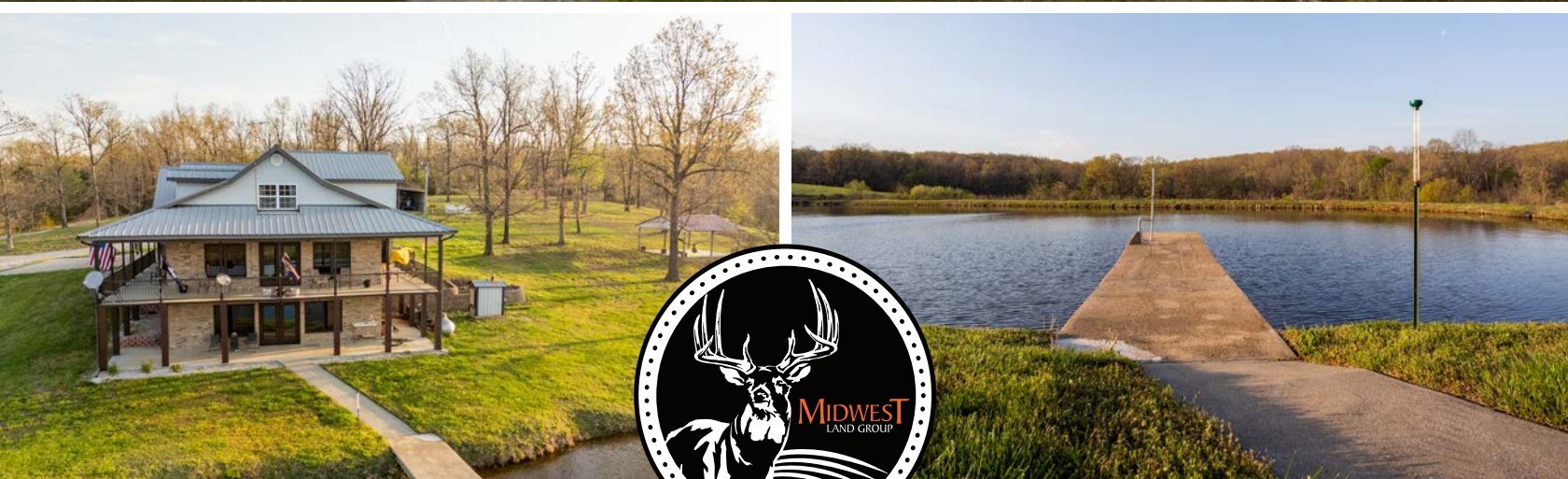


MIDWEST LAND GROUP PRESENTS

17 ACRES IN

DALLAS COUNTY MISSOURI



50 RASPBERRY LANE, CONWAY, MO 62632

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL HOME, PRIVATE LAKE, AND SHOP WITH GUEST QUARTERS!

Experience the perfect blend of luxury, space, and natural beauty with this stunning 6,196 square foot brick home, perfectly situated on 17 +/- acres in picturesque Dallas County. Built in 2007, this remarkable property is a rare opportunity to enjoy serene lakeside living with room to relax, entertain, and explore.

The home features 6 spacious bedrooms, 5 full baths, and 1 half bath, with two main-level bedrooms offering private en suite bathrooms. The open-concept main floor includes a bright and inviting living area and a chef's kitchen featuring a large island, gas range, stainless steel appliances, and abundant counter space—perfect for gathering with family and friends. Expansive windows provide spectacular views of your private 3-acre lake, and access to a wrap-around porch allows for seamless indoor-outdoor living. Upstairs, a large open living space connects to four generously sized bedrooms and two full bathrooms. The walk-out lower level offers even more versatile space, with a full second kitchen, spacious living area, two non-conforming bedrooms, and a full bath—ideal for guests, extended family, or rental possibilities.

The property itself is just as impressive as the home. The 3-acre private lake is fully stocked with bluegill, crappie,

largemouth bass, and channel catfish—offering a private fishing retreat right out the back door. A 20'x20' concrete pavillion sits above the lake, providing an incredible space to entertain or unwind while taking in the view. The timbered section of the property features a scenic mix of hardwood and cedar and is teeming with wildlife, making it perfect for nature lovers or hunting enthusiasts. A garden shed provides convenient storage for your outdoor gear and water toys.

For even more space, the property includes a 30'x24' insulated shop with three overhead doors (two 10', one 8'), and a 24'x24' overhang to protect your toys and equipment from the elements. Attached to the shop is a 14'x24' guest apartment, complete with a full kitchen and bath—ideal for guests, in-laws, or additional rental income.

This incredible property is centrally located between Lebanon, Marshfield, and Buffalo. You truly won't find a more beautiful or versatile setting in the Ozarks. Whether you're looking for a private family retreat, a multi-generational home, or a turnkey getaway with recreational opportunities at your doorstep, this property has it all.



PROPERTY FEATURES

PRICE: **\$899,000** | COUNTY: **DALLAS** | STATE: **MISSOURI** | ACRES: **17**

- 6,196 square feet
- 6 bed, 5.5 bath
- 2 additional non-conforming bedrooms
- New Anderson windows
- Gourmet kitchen (secondary kitchen on lower level)
- French Doors to wrap around porch and patio
- 2 car garage
- 17 +/- acres
- 3 +/- acres stocked lake
- Pavillion
- Shop with additional living quarters
- 4'x24' overhang for storage
- 30 minutes to Marshfield
- 30 minutes to Lebanon
- 20 minutes to Buffalo



CUSTOM BUILT HOME

The home features 6 spacious bedrooms, 5 full baths, and 1 half bath, with two main-level bedrooms offering private en suite bathrooms.



INTERIOR PHOTOS



WRAP-AROUND PORCH

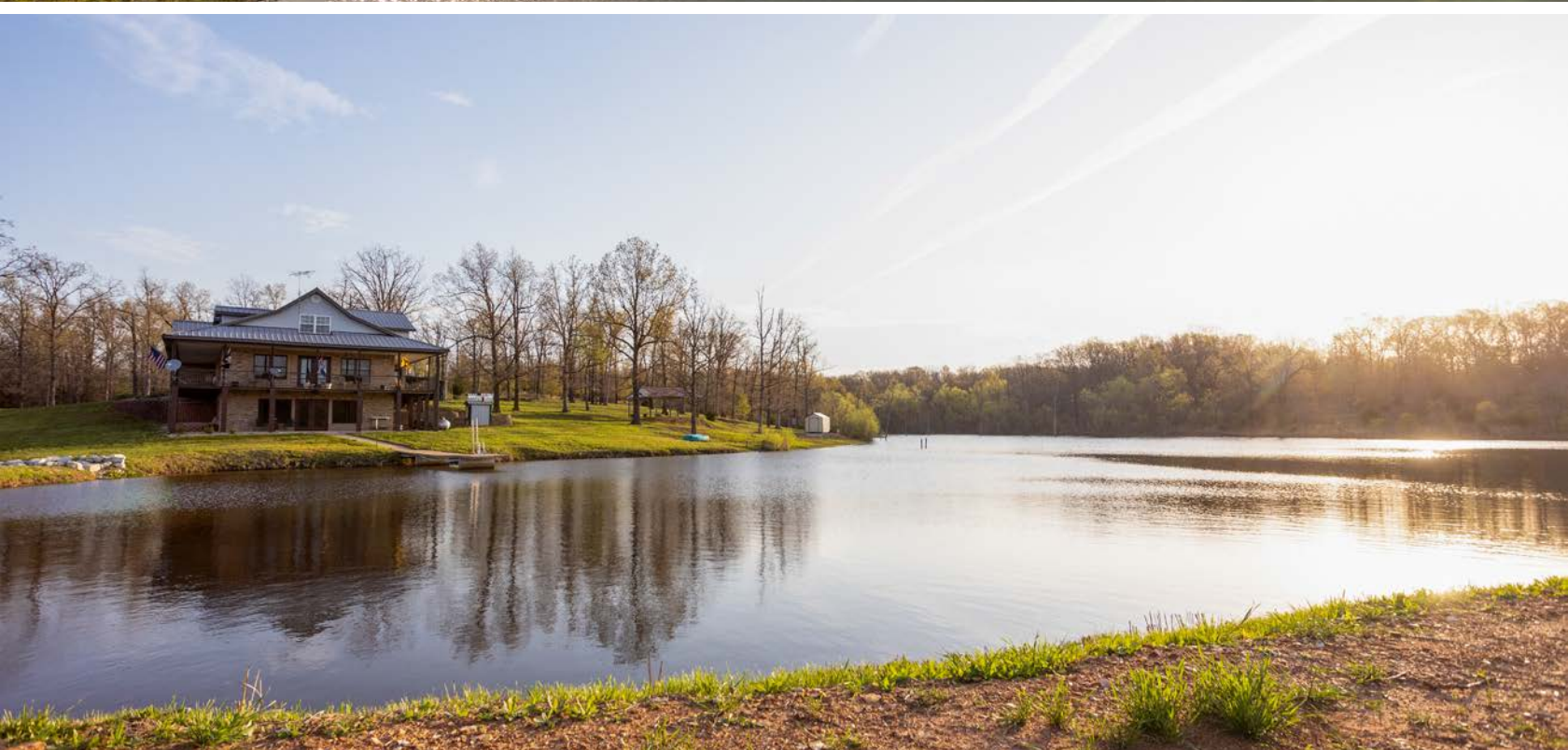
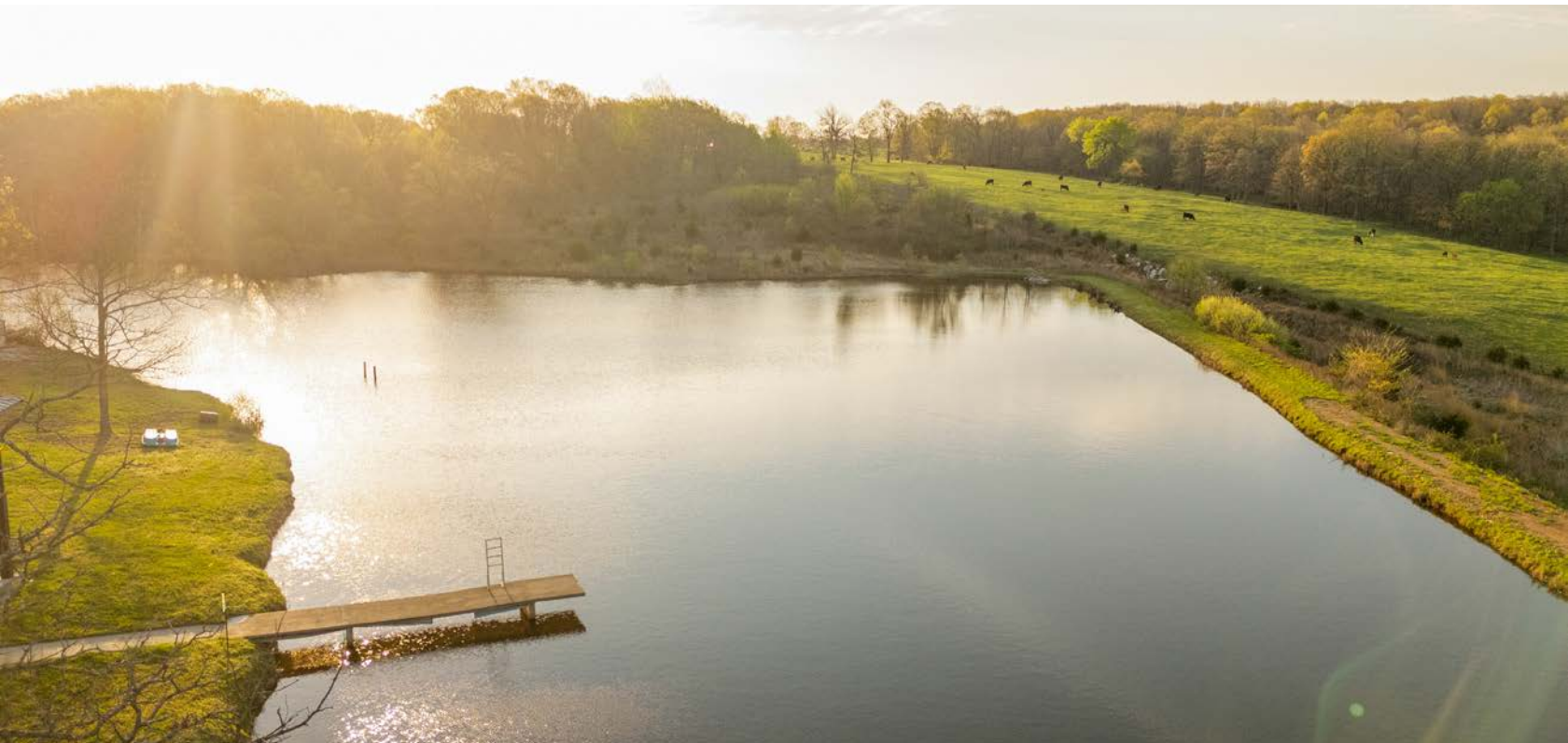


SECOND FULL KITCHEN ON LOWER LEVEL



3-ACRE LAKE

The 3-acre private lake is fully stocked with bluegill, crappie, largemouth bass, and channel catfish—offering a private fishing retreat right out the back door.



MULTIPLE OUTBUILDINGS

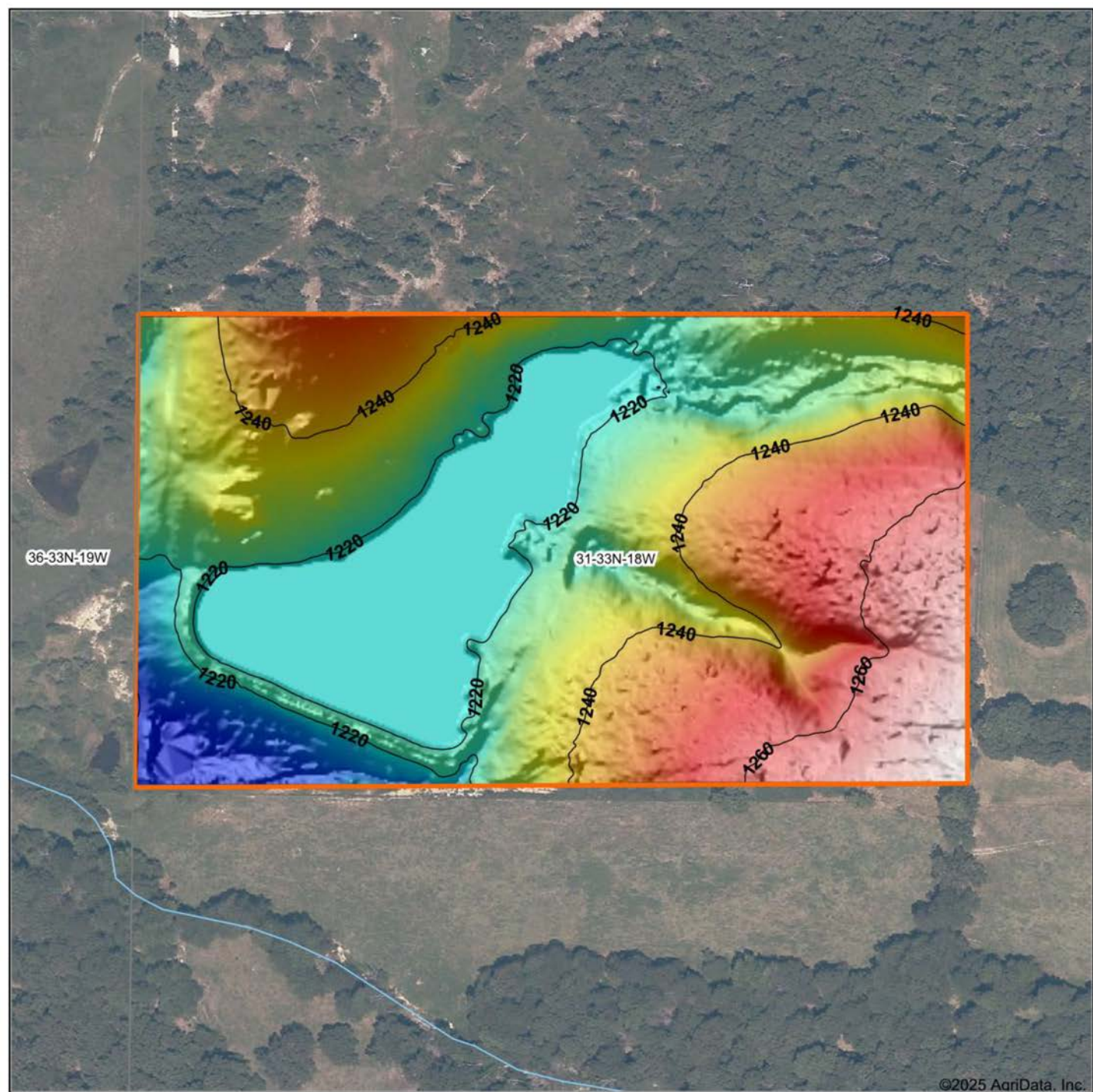
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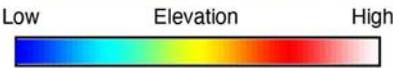
AERIAL MAP



HILLSHADE MAP



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Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 20

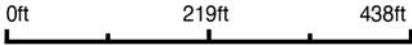
Min: 1,199.5

Max: 1,273.4

Range: 73.9

Average: 1,233.8

Standard Deviation: 16.21 ft

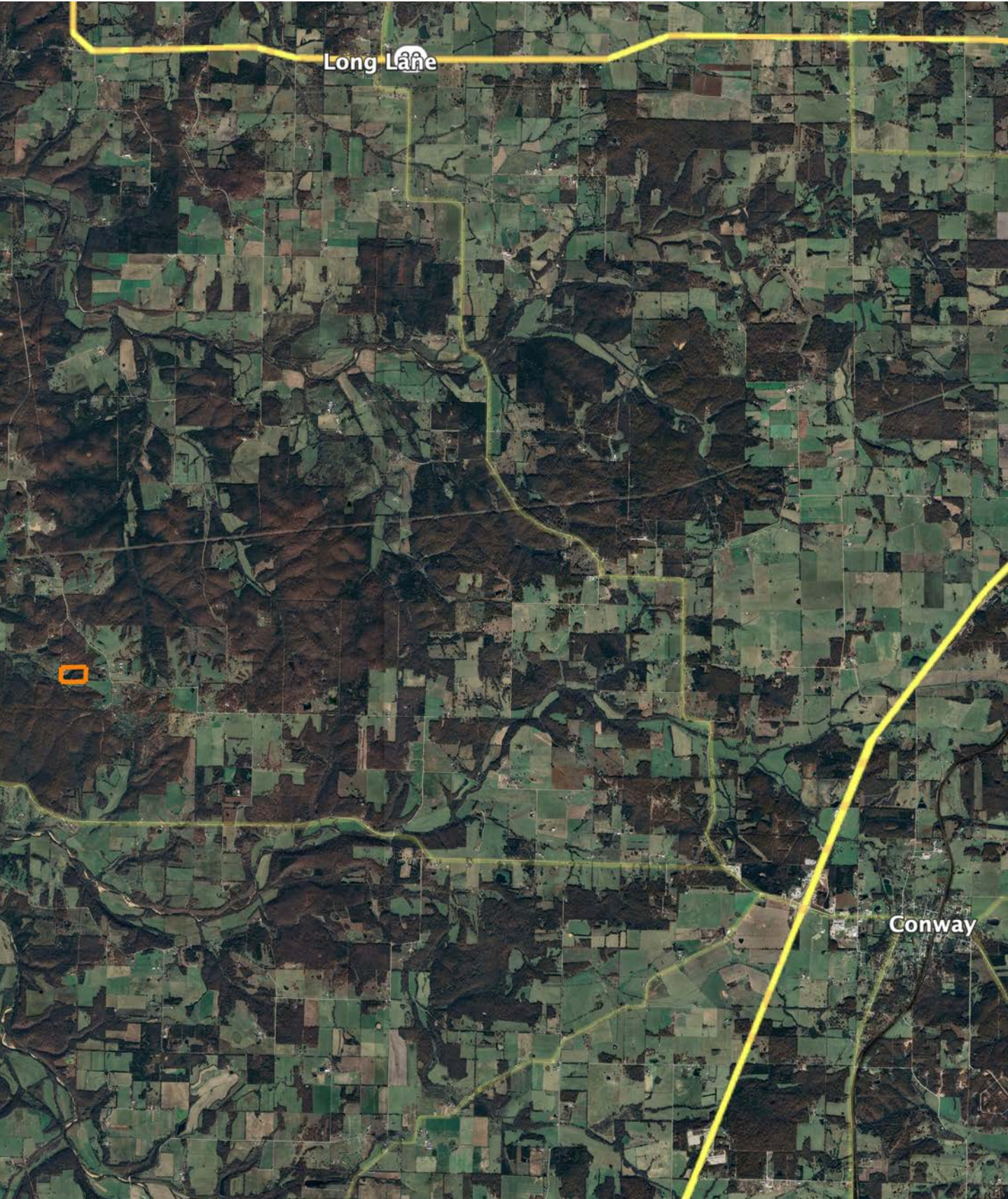


4/22/2025

31-33N-18W
Dallas County
Missouri

Boundary Center: 37° 32' 0.29, -92° 57' 31.37

OVERVIEW MAP



AGENT CONTACT

When it comes to land agents, Beau Mantle understands and appreciates the hard work it takes to maintain a property. He understands it takes time, money, and dedication, and that buyers and sellers alike deserve a representative who's going to apply the same level of skill and care to that investment in order for them to get the results they deserve.

Born in Jefferson City, MO, Beau developed a passion for bowhunting at an early age, thanks to stories his grandfather would share. He attended high school in Rogersville, MO, and graduated from Missouri State University in Springfield, MO, with a B.S. in Animal Science. Throughout this time, his love for the outdoors never waned.

Beau's background includes serving as a manager of a sow farm operation for Seaboard Foods as well as an account manager for Capital Sand Company where he worked with general contractors, real estate developers, and golf course superintendents. At Midwest Land Group, he's able to take that management experience and incorporate it with his passion for the outdoors.

Beau enjoys hunting, camping, shooting sporting clays, and spending time outdoors with his family. Bowhunting is his favorite pastime and is something he and his father and brother do on their lease in Texas County. Beau resides in Linn, Missouri, with his wife, Courtney, and two sons, Jackson and Bennett.



BEAU MANTLE, LAND AGENT
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MidwestLandGroup.com

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