



MIDWEST LAND GROUP
PRESENTS

DALLAS COUNTY MISSOURI

297 ACRES

MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIER HUNTING ACREAGE WITH CUSTOM HOME

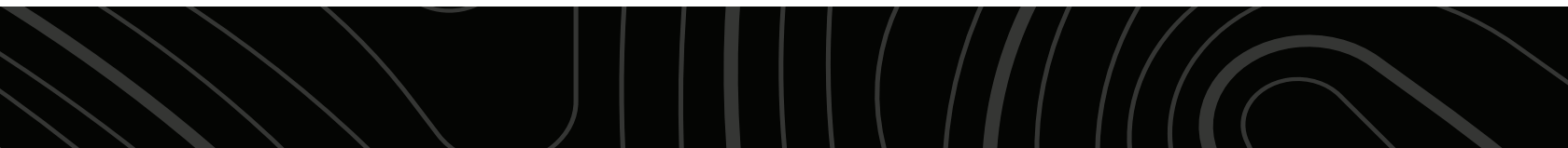
Located directly between Buffalo and Lebanon, Missouri, 166 State Road P offers nearly 300 acres of pristine, park-like land that's truly one of a kind. Dry Fork Creek winds through the center of the property, creating a unique and thriving natural habitat. A fertile walnut glade provides the perfect setting for an extraordinary food plot, while several scattered ponds, 2 natural springs, and the flowing creek ensure an ample water supply for wildlife. At the top of the property lies a spacious field spanning over five acres, offering yet another opportunity to plant crops or enhance the land for hunting or agricultural use.

The recently updated 3,252 square foot home features three bedrooms and two and a half bathrooms, along with a cozy fireplace and a large bunk room ideal for entertaining or relaxing after a day outdoors. In addition, a climate-controlled workshop includes a fully equipped living space with two bedrooms, one full bathroom, and

one half, making it perfect for hosting large hunting parties, family gatherings, or other events.

The property has been owned and cared for by the same family for over 30 years, and the wildlife here is second to none. Mature whitetail deer and turkey are a regular sight throughout the land, drawn in by the abundance of natural resources and thoughtfully maintained habitat. Mature fruit trees are strategically placed across the property, and scenic views can be enjoyed from nearly every angle. At one time, a local horseback trail crossed the land just to take in its natural beauty.

Only 20 minutes from Bennett Spring State Park, this property offers unmatched access to Missouri's best outdoor experiences. Whether you're searching for your forever home, a recreational retreat, or a turnkey hunting paradise, this extraordinary tract delivers on every front.



PROPERTY FEATURES

PRICE: **\$1,453,650** | COUNTY: **DALLAS** | STATE: **MISSOURI** | ACRES: **297**

- 20 minutes from Bennett Spring State Park
- 1 hour to Springfield, MO
- Trophy whitetail
- Abundance of turkey
- Dry Fork Creek
- Walnut glade
- 5 acre field
- Climate-controlled workshop
- Living space in shop
- Over a mile of trails
- 2 natural springs
- Tractor, brush hog, and wood splitter included



UPDATED 3,252 SQUARE FOOT HOME

The recently updated 3,252 square foot home features three bedrooms and two and a half bathrooms, along with a cozy fireplace and a large bunk room ideal for entertaining or relaxing after a day outdoors.



ADDITIONAL INTERIOR PHOTOS



CLIMATE-CONTROLLED WORKSHOP



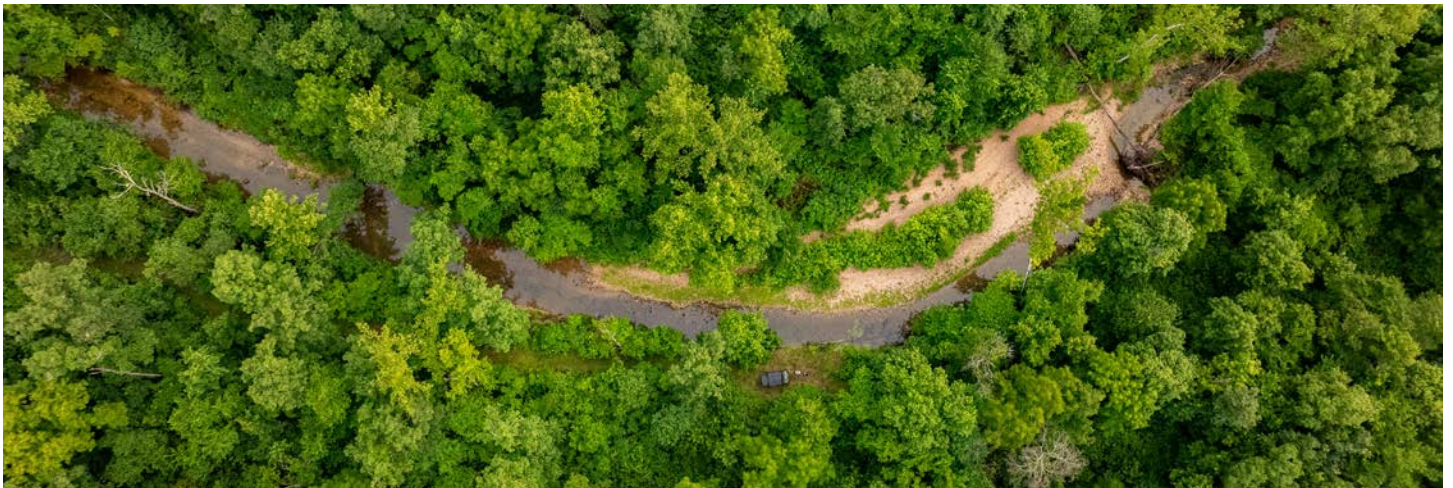
LIVING SPACE IN SHOP



WALNUT GLADE



DRY FORK CREEK



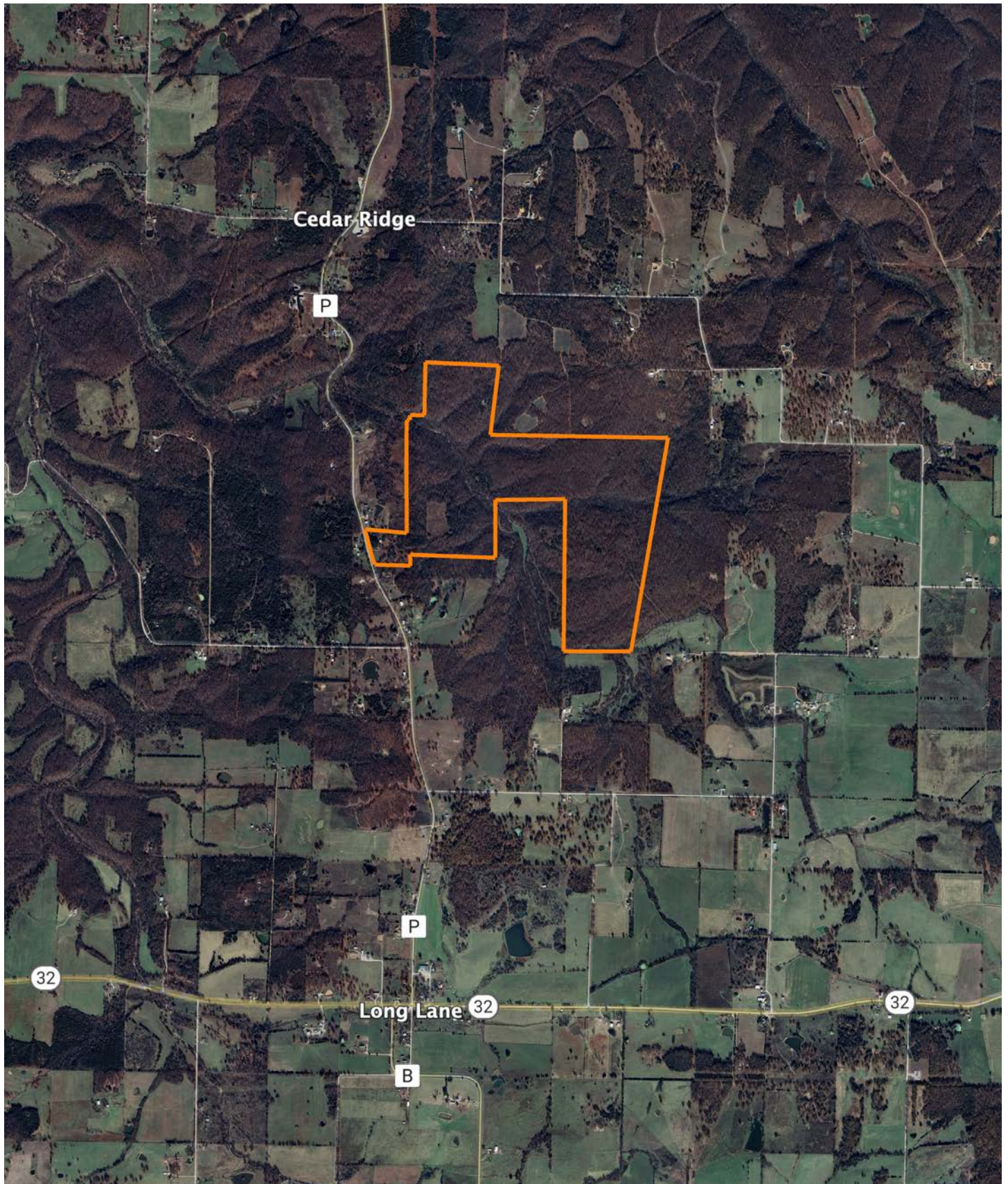
5 ACRE FIELD



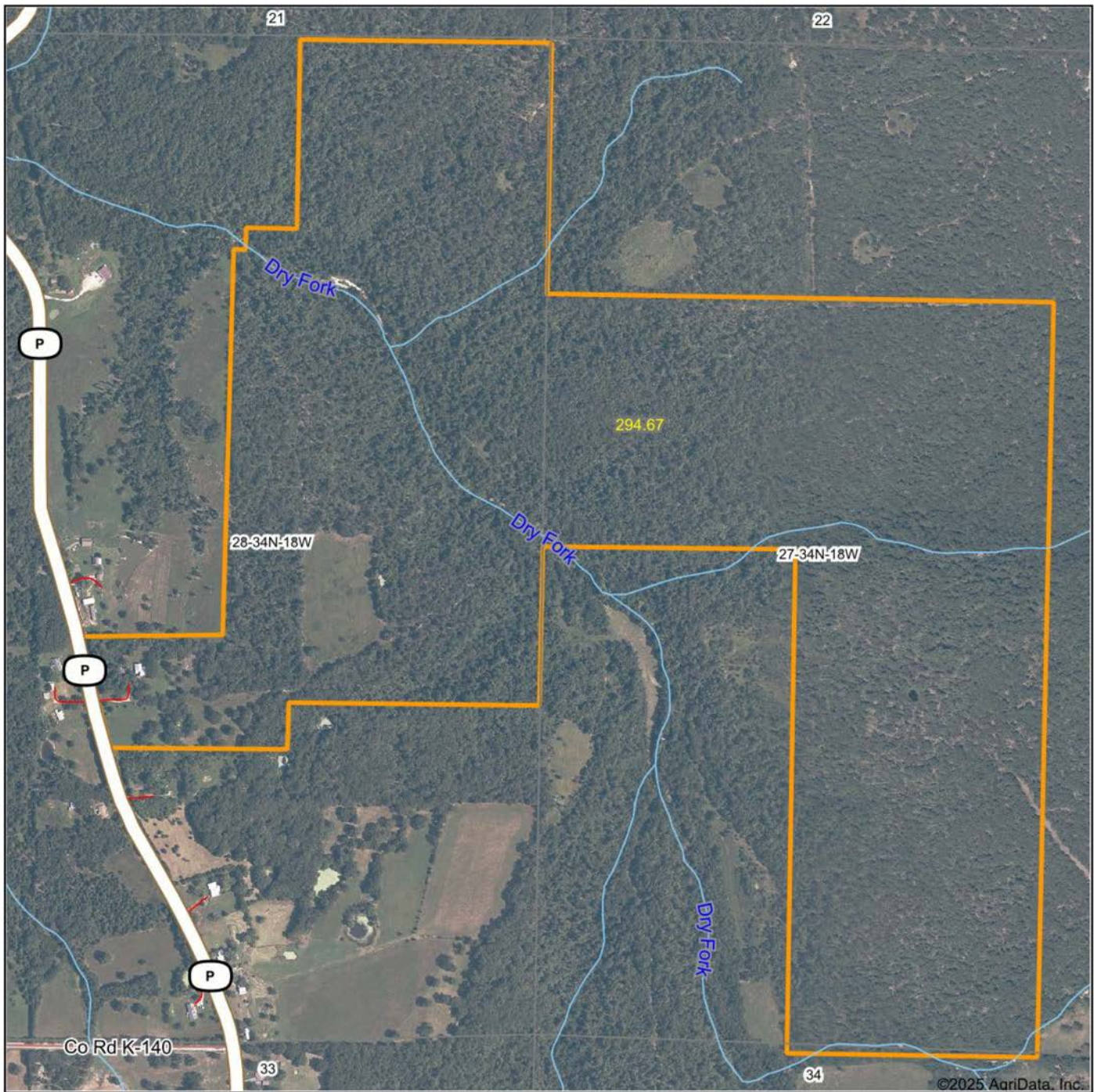
ADDITIONAL PHOTOS



OVERVIEW MAP



AERIAL MAP



Boundary Center: 37° 38' 13.07, -92° 54' 12.87

0ft 811ft 1623ft



Maps Provided By:



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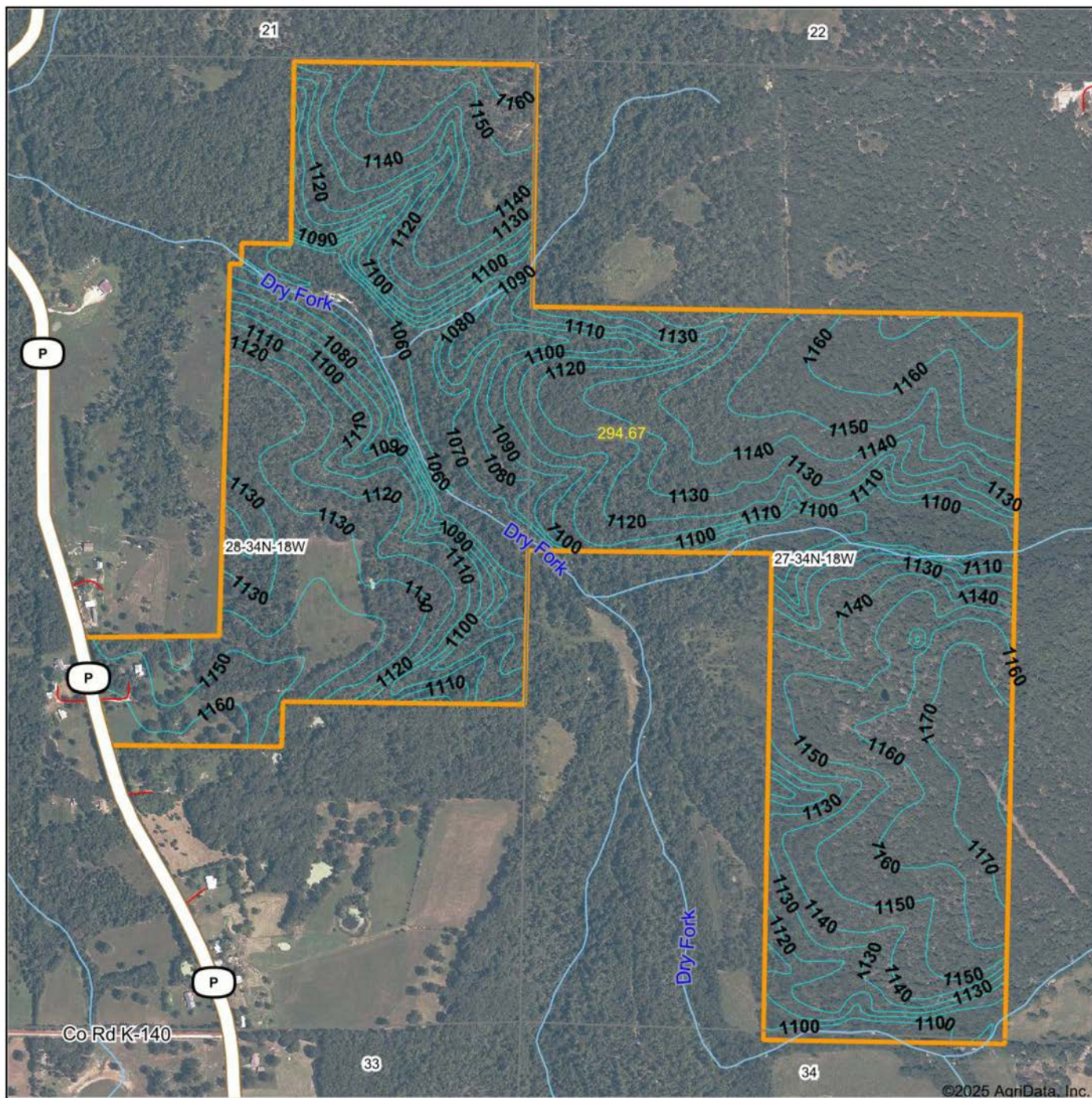
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27-34N-18W
Dallas County
Missouri



6/16/2025

TOPOGRAPHY MAP



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 1,045.3

Max: 1,182.0

Range: 136.7

Average: 1,127.9

Standard Deviation: 29.43 ft

0ft 845ft 1689ft

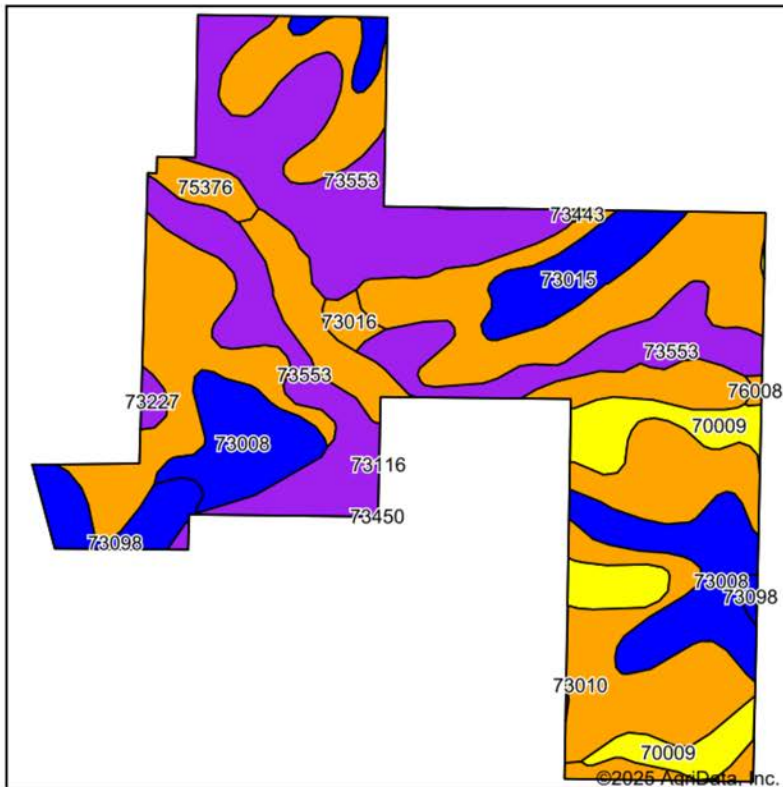


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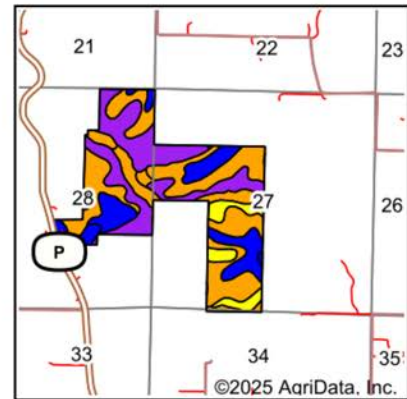
27-34N-18W
Dallas County
Missouri

Boundary Center: 37° 38' 13.07, -92° 54' 12.87

SOILS MAP



Soils data provided by USDA and NRCS.



State:	Missouri
County:	Dallas
Location:	27-34N-18W
Township:	Wilson
Acres:	294.67
Date:	6/16/2025



Maps Provided By:



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CUSTOMIZED ONLINE MAPPING
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Area Symbol: MO059, 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
73010	Wilderness gravelly silt loam, 3 to 8 percent slopes	109.91	37.4%		2.1ft. (Fragipan)	IIIw	49	49	33	34	33
73553	Gepp-Goss-Bardley complex, 3 to 50 percent slopes	80.21	27.2%		2ft. (Lithic bedrock)	VIIe	15	14	13	6	13
73008	Viraton silt loam, 2 to 5 percent slopes	32.21	10.9%		1.7ft. (Fragipan)	Ile	48	47	32	42	41
76383	Cedargap silt loam, 0 to 2 percent slopes, frequently flooded	21.06	7.1%		> 6.5ft.	IIIw	78	67	57	62	78
70009	Goss gravelly silt loam, 8 to 15 percent slopes	19.53	6.6%		> 6.5ft.	IVe	57	56	44	39	47
73015	Viraton silt loam, 1 to 3 percent slopes	14.38	4.9%		1.7ft. (Fragipan)	Ile	48	48	19	33	40
73098	Plato silt loam, 1 to 3 percent slopes	9.01	3.1%		1.7ft. (Fragipan)	Ile	42	41	37	33	37
75376	Cedargap gravelly silt loam, 0 to 2 percent slopes, frequently flooded	4.13	1.4%		> 6.5ft.	IIIw	67	67	54	58	63
73016	Viraton silt loam, 3 to 8 percent slopes	2.34	0.8%		1.7ft. (Fragipan)	IIIw	48	48	19	33	39

Soils data provided by USDA and NRCS.

SOILS MAP CONTINUED

Maps Provided By:



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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
73227	Ocie-Gatewood complex, 15 to 35 percent slopes, very stony	1.34	0.5%		2ft. (Strongly contrasting textural stratification)	Vle	10	10	6	2	9
76008	Cedargap gravelly silt loam, 1 to 3 percent slopes, frequently flooded	0.41	0.1%		> 6.5ft.	IIIw	65	65	53	55	60
73443	Gepp-Goss complex, 3 to 15 percent slopes	0.14	0.0%		> 6.5ft.	Ive	57	56	46	41	54
Weighted Average						3.98	*n 42.1	*n 40.8	*n 29.4	*n 29.7	*n 33.4

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

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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