

MIDWEST LAND GROUP PRESENTS

60 ACRES IN

MILLER COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL HOME ON 60 +/- ACRES IN MILLER COUNTY

Tucked into the scenic hills of Miller County, this unique earth berm home offers privacy, practicality, and beautiful natural surroundings. With 2,177 square feet of living space, the home features two bedrooms and two bathrooms, vaulted ceilings, a cozy fireplace, and large windows that frame peaceful views of the surrounding white oak timber. The park-like setting is ideal for enjoying the abundant wildlife that calls this area home.

The property includes a well-built 30'x40' insulated shop, constructed in 2017, complete with heating, air conditioning, and a full bathroom - perfect for projects or extra workspace. An additional 16'x28' garage and 15'x40' lean-to provide plenty of room for equipment or

storage. For livestock or horses, the 5 +/- acres of fenced pasture include a pipe corral system with a loafing shed, multiple water hydrants, and a pond to keep water accessible year-round.

Located just off the banks of Tavern Creek, the property offers recreational opportunities and is only 10 minutes from the Missouri Department of Conservation's Wilson's Camp, 15 minutes from Iberia, 30 minutes from Lake of the Ozarks State Park, and just 45 minutes to Jefferson City. Whether you're seeking a full-time residence or a peaceful retreat, this property blends comfort, utility, and natural beauty. Call for your showing today!



PROPERTY FEATURES

PRICE: **\$505,000** | COUNTY: **MILLER** | STATE: **MISSOURI** | ACRES: **60**

- 2,177 sq. ft. earth berm home with 2 bedrooms and 2 bathrooms
- Vaulted ceilings and large windows offering wooded views
- Fireplace in the main living area
- 30'x40' insulated shop (built in 2017) with heat, A/C, and a bathroom
- Additional 16'x28' garage and 15'x40' lean-to for storage or equipment
- 5 +/- fenced acres of pasture with pipe corral system and loafing shed
- Multiple water hydrants and a pond for reliable water access
- Mature white oak timber creating a park-like setting
- Abundant wildlife and proximity to Tavern Creek
- Convenient location - 10 min to Wilson's Camp, 15 min to Iberia, 30 min to Lake of the Ozarks State Park, 45 min to Jefferson City



2,177 SQ. FT. EARTH BERM HOME



16'X28' GARAGE AND 15'X40' LEAN-TO



30'X40' INSULATED SHOP

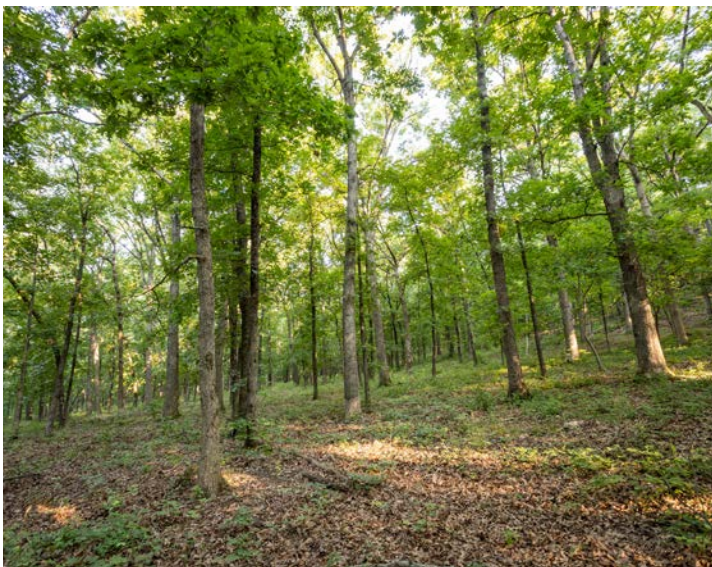
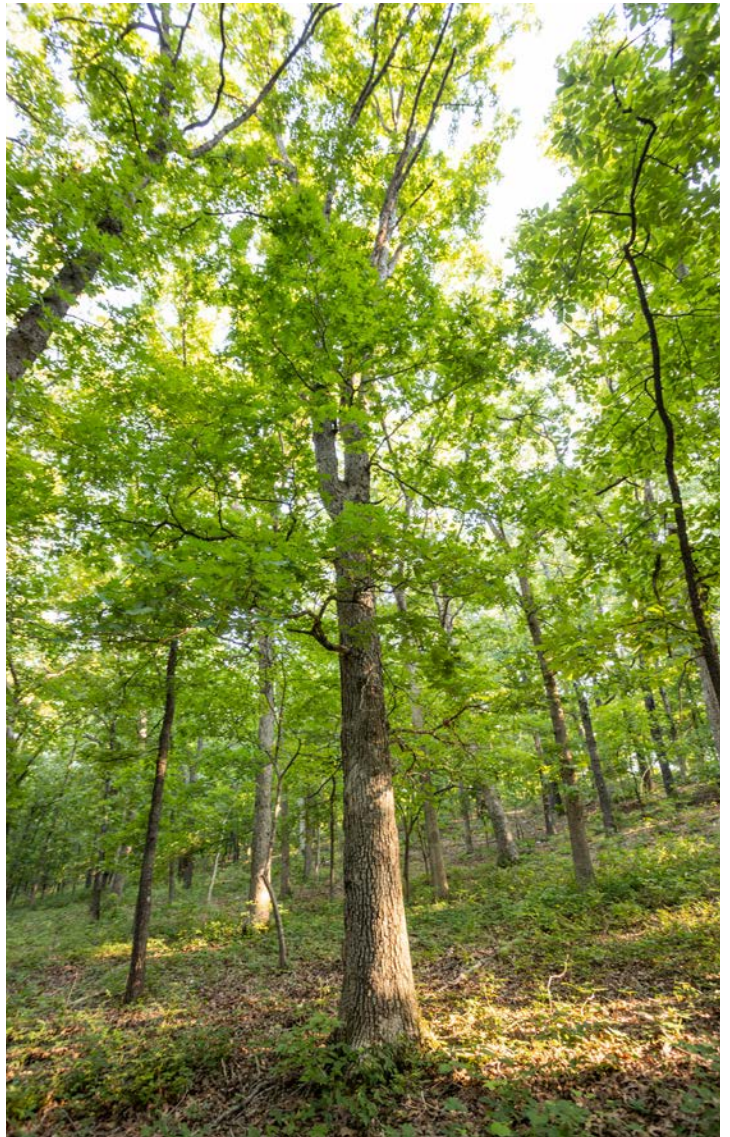


PASTURE & PIPE CORRAL SYSTEM

For livestock or horses, the 5 +/- acres of fenced pasture include a pipe corral system with a loafing shed, multiple water hydrants, and a pond to keep water accessible year-round.



MATURE TIMBER



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 1 meter dem

Interval(ft): 40.0

Min: 644.1

Max: 905.5

Range: 261.4

Average: 805.8

Standard Deviation: 65.81 ft

0ft 367ft 735ft

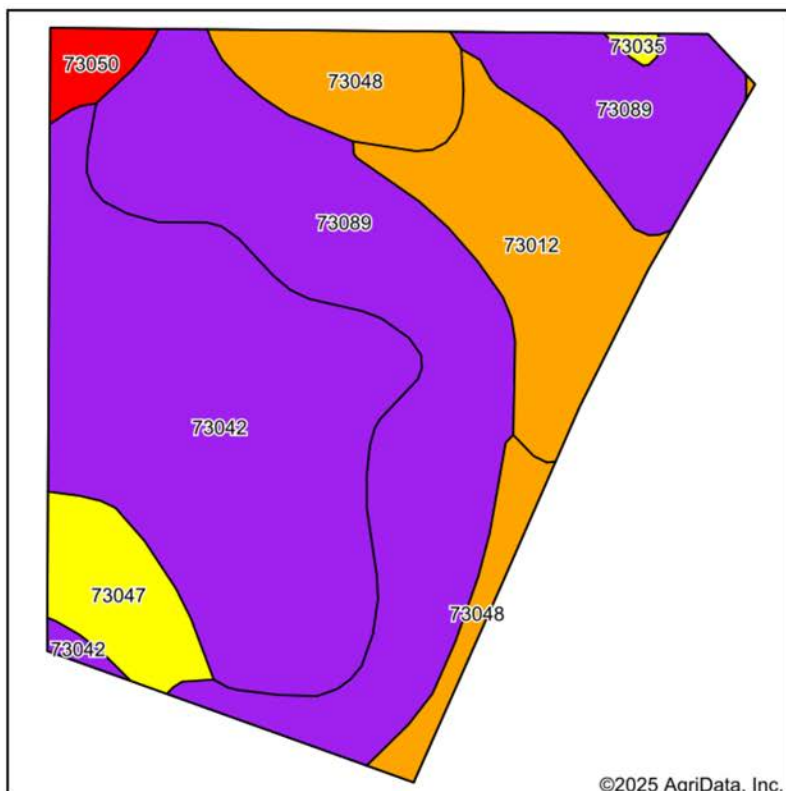


7/3/2025

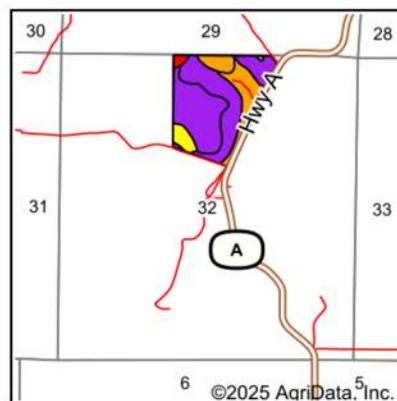
32-40N-12W
Miller County
Missouri

Boundary Center: 38° 10' 25.98, -92° 16' 45.58

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Miller**
 Location: **32-40N-12W**
 Township: **Osage**
 Acres: **60.09**
 Date: **7/3/2025**



Maps Provided By:



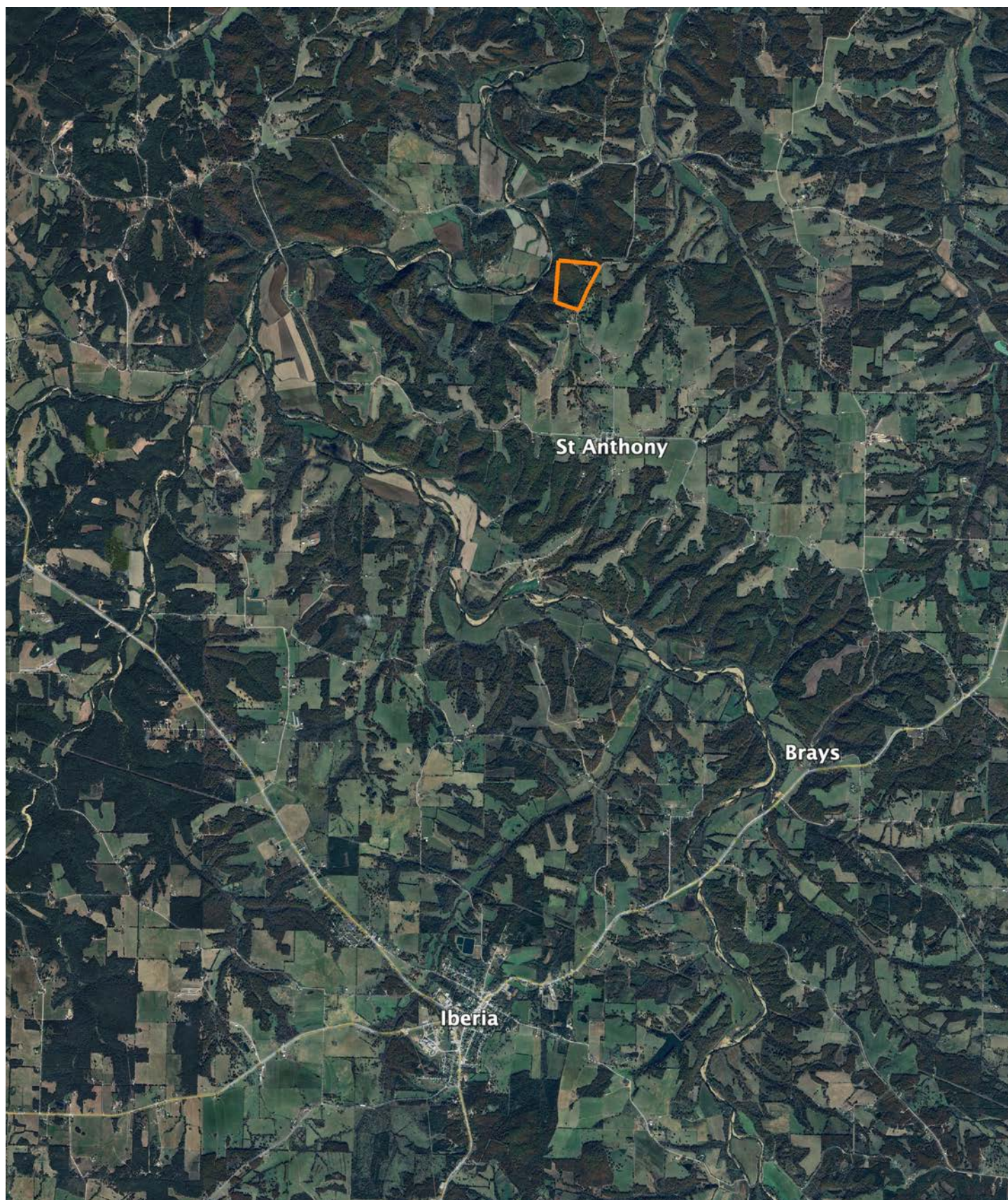
Area Symbol: MO131, Soil Area Version: 29									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
73089	Rueter very gravelly silt loam, 15 to 35 percent slopes, very stony	22.61	37.7%		Vle	8	8	7	2
73042	Niangua-Bardley complex, 15 to 50 percent slopes, extremely stony	20.36	33.9%		Vlle	15	15	8	6
73012	Gravois silt loam, 3 to 8 percent slopes	7.48	12.4%		IIIls	55	53	45	39
73048	Rueter gravelly silt loam, 3 to 8 percent slopes	5.31	8.8%		IIle	50	46	40	35
73047	Bardley-Moko complex, 3 to 15 percent slopes, extremely stony	3.13	5.2%		IVs	35	30	15	11
73050	Rock outcrop-Bardley complex, 35 to 99 percent slopes, extremely stony	1.03	1.7%		VIIle	18	18	9	10
73035	Gravois silt loam, 8 to 15 percent slopes	0.17	0.3%		IVs	53	52	44	38
Weighted Average					5.62	*n 21.6	*n 20.8	*n 15.5	*n 11.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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
417.883.5515

BMantle@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.