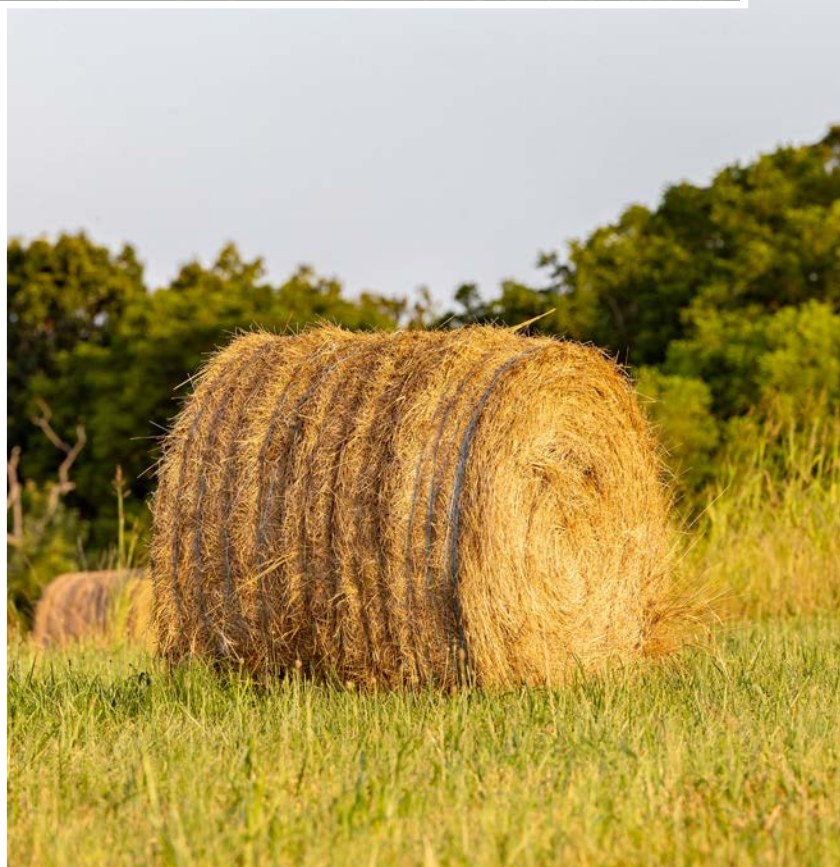


MIDWEST LAND GROUP PRESENTS



236 ACRES
CHRISTIAN COUNTY, MO

3225 Fairview Road, Chadwick, Missouri, 65629



MIDWEST LAND GROUP IS HONORED TO PRESENT

HICKS RANCH - WHERE THE OZARK MOUNTAINS MEET THE PRAIRIE

Just 15 minutes from Ozark, Missouri lies the remarkable Hicks Ranch - a rare opportunity to own a piece of land that time forgot. Nestled at the edge of the Ozark Mountains, this breathtaking property offers sweeping ridge-top fields, panoramic views reminiscent of a mountain state park, and a serene setting steeped in history.

Owned and cherished by the same family since the early 1890s, Hicks Ranch offers a blend of natural beauty, productivity, and convenience. The land boasts impressive hay production from its expansive fields and gently rolling terrain. To the west, the property borders the Mark Twain National Forest, offering unmatched privacy, recreational opportunities, and forever-protected views. An abundance of wildlife including deer and turkey make for hunting opportunities next to none.

With nearly half a mile of frontage on both Highway 125 and Fairview Road, access is easy and versatile. The property also borders the town of Chadwick, with city water available—a rare amenity in rural Missouri. Automatic cattle waterers are thoughtfully placed throughout for ease of management.

A 1,960 square foot manufactured home sits on a full basement in the heart of the ranch, surrounded by several barns and outbuildings that bring both charm and functionality to this working farm.

Whether you're looking for a scenic homestead, a productive agricultural investment, or a legacy property to share with future generations, Hicks Ranch delivers.



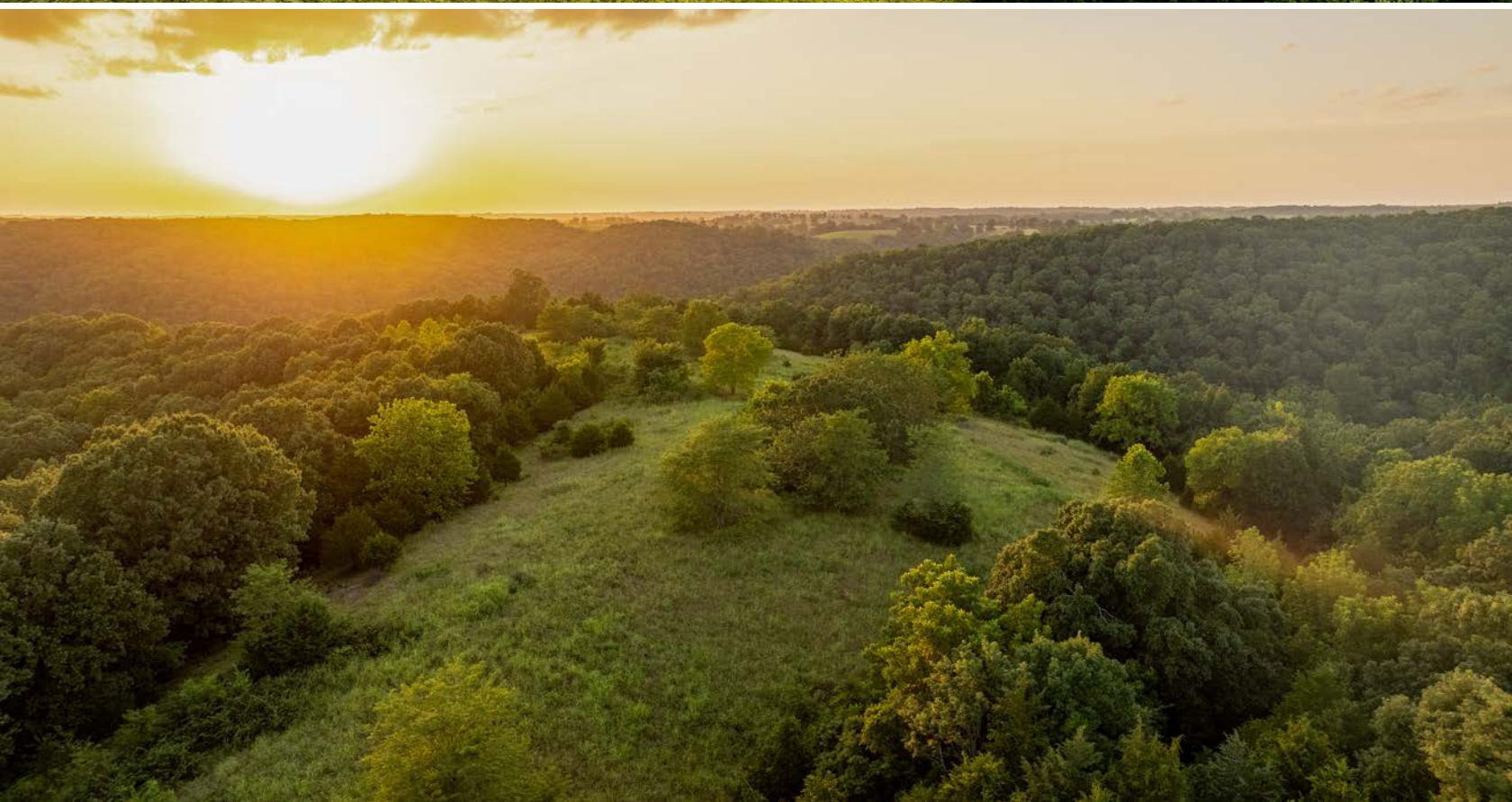
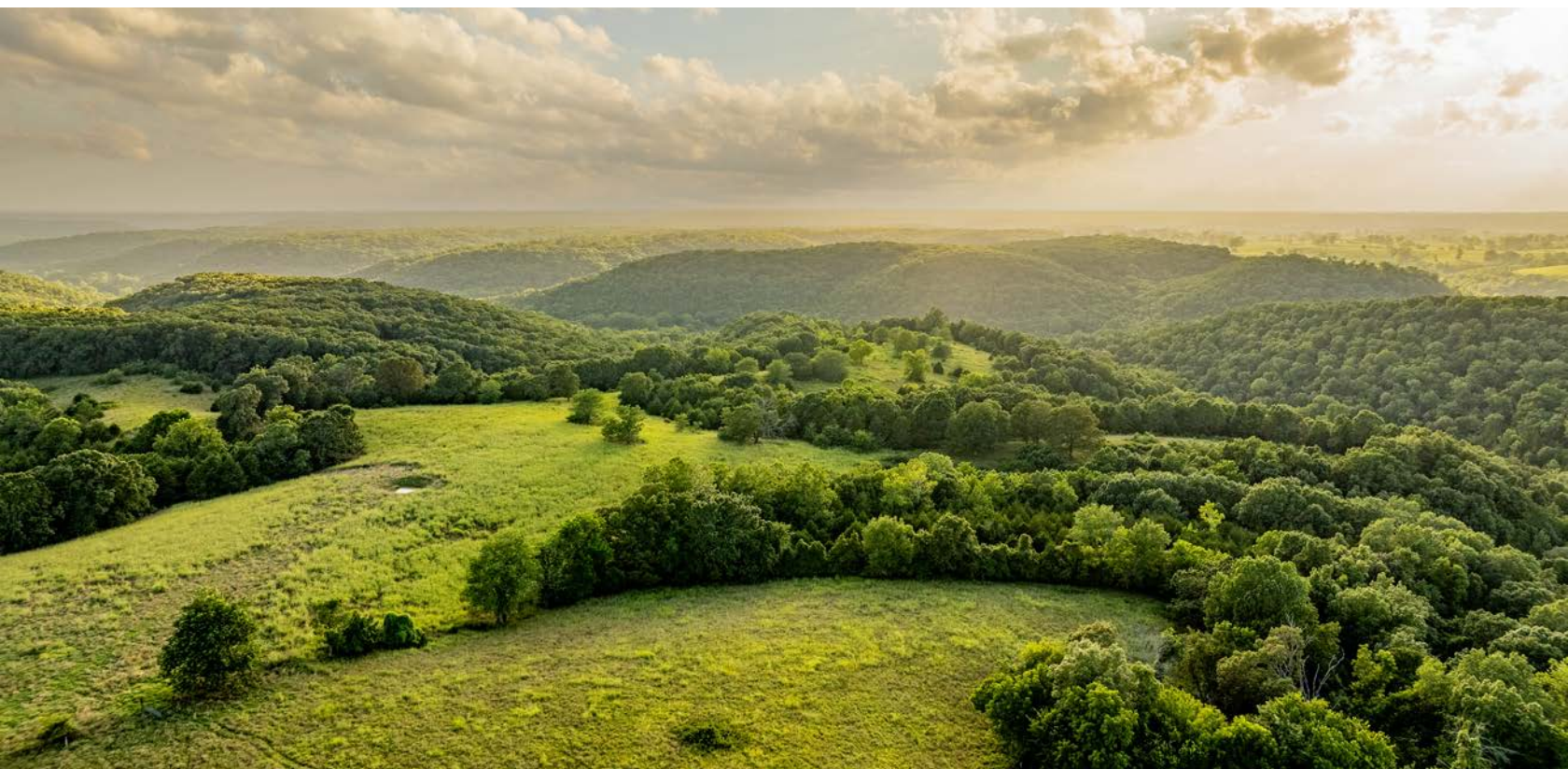
PROPERTY FEATURES

PRICE: **\$1,604,800** | COUNTY: **CHRISTIAN** | STATE: **MISSOURI** | ACRES: **236**

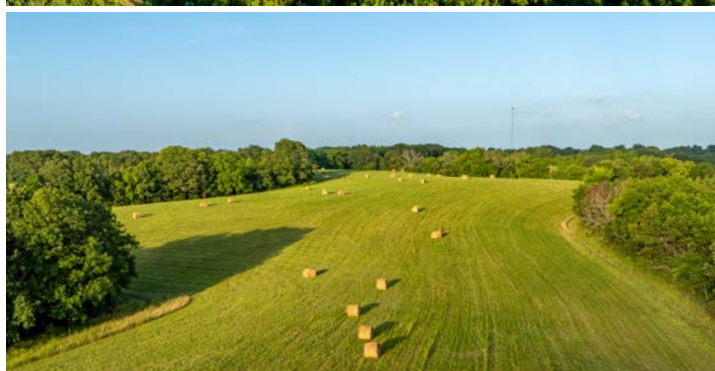
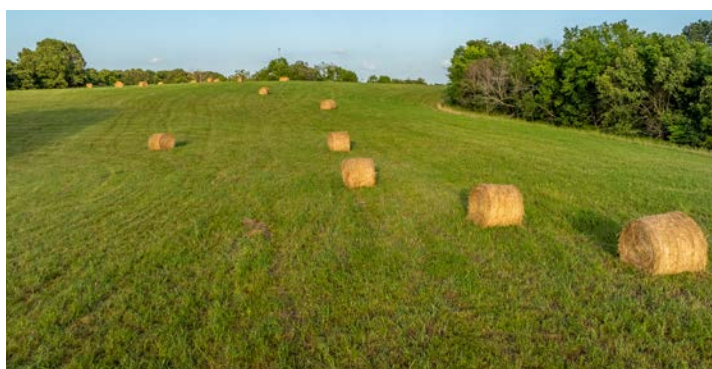
- 15 minutes from Ozark, Missouri
- 30 minutes from Springfield, Missouri
- High producing hay fields
- Abundance of wildlife
- Borders National Forest
- Borders town of Chadwick, Missouri
- Highway 125 frontage
- Fairview Road frontage
- Numerous outbuildings
- Home in center of property
- Both well and city water available
- Mature timber
- Several cattle waterers



BORDERS TOWN OF CHADWICK



HIGH PRODUCING HAY FIELDS



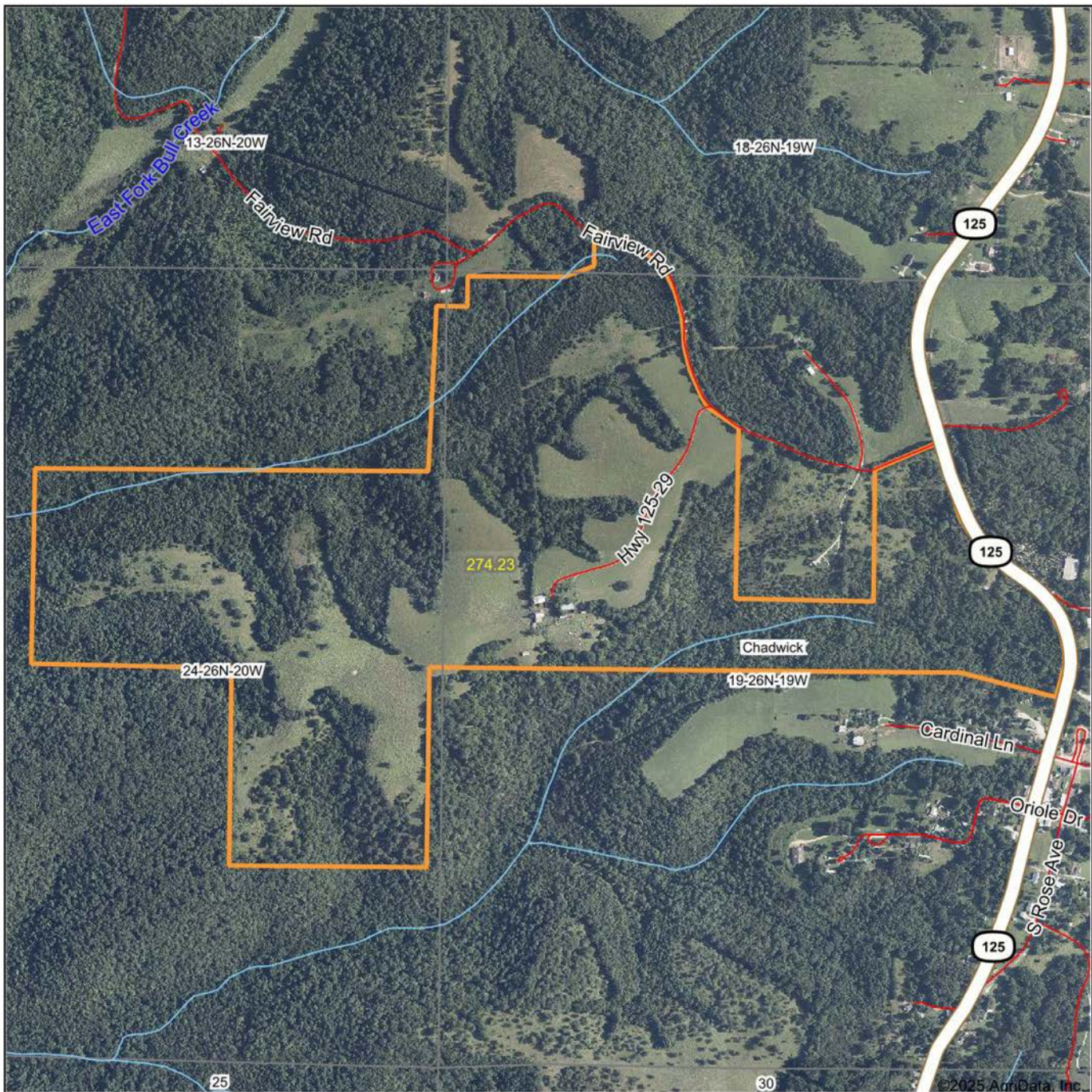
HOME IN CENTER OF PROPERTY



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Map Center: 36° 56' 15.62, -93° 3' 59.02

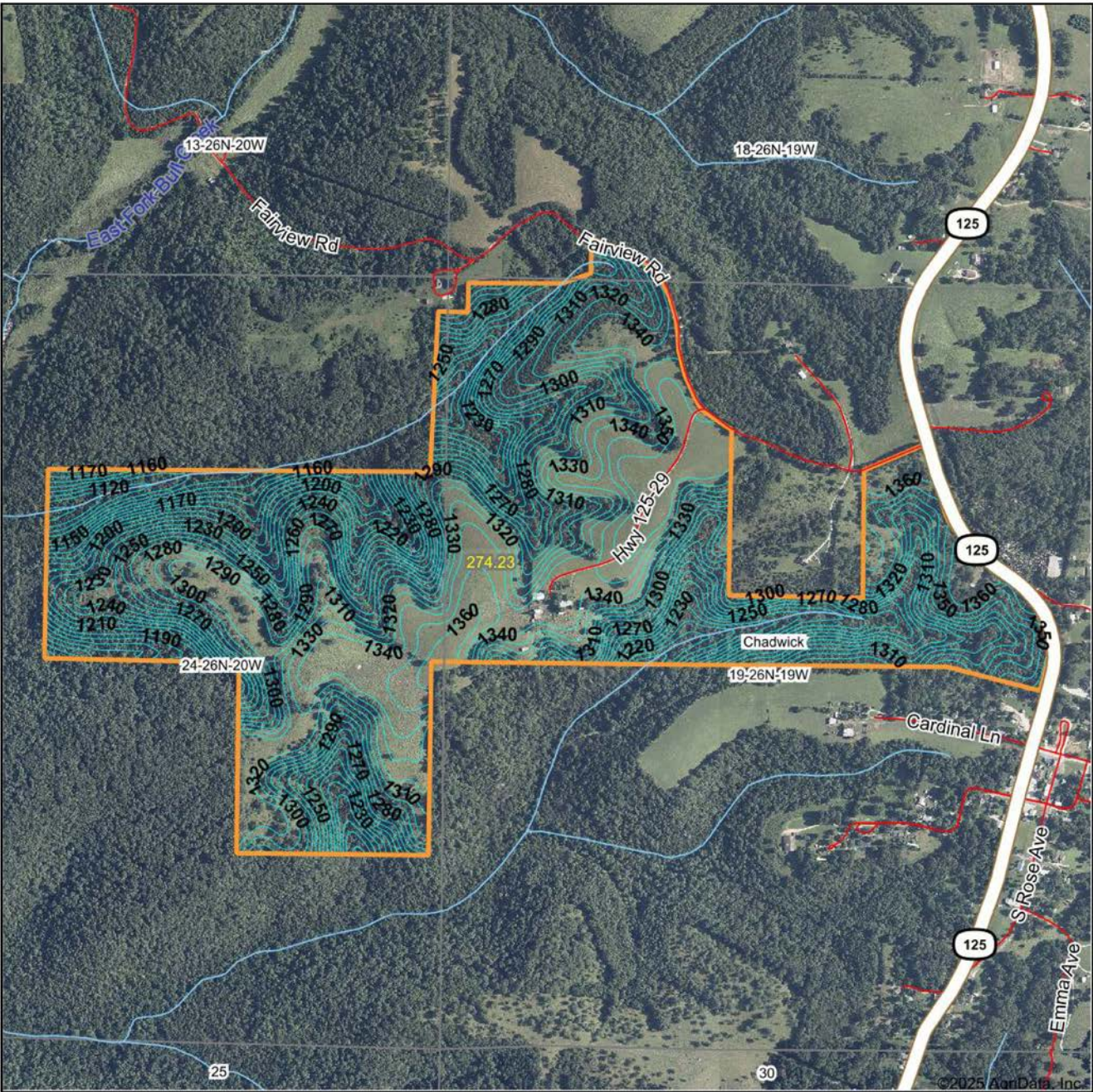
19-26N-19W
Christian County
Missouri

0ft 1031ft 2062ft



7/21/2025

TOPOGRAPHY MAP



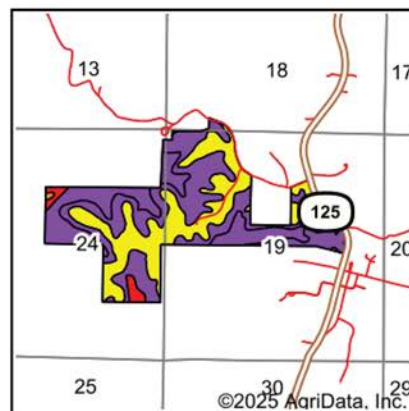
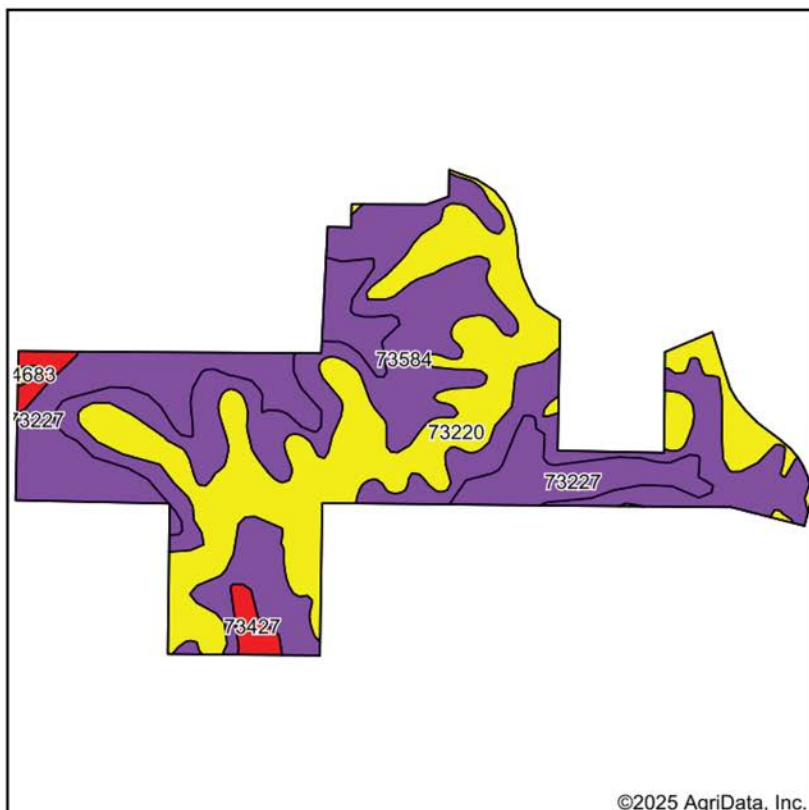
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 10.0
Min: 1,096.2
Max: 1,367.7
Range: 271.5
Average: 1,287.5
Standard Deviation: 57.87 ft

0ft 1064ft 2129ft

19-26N-19W
Christian County
Missouri
7/21/2025
Boundary Center: 36° 56' 15.62, -93° 3' 59.02

SOIL MAP



State: **Missouri**
 County: **Christian**
 Location: **19-26N-19W**
 Township: **Chadwick**
 Acres: **274.23**
 Date: **7/21/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

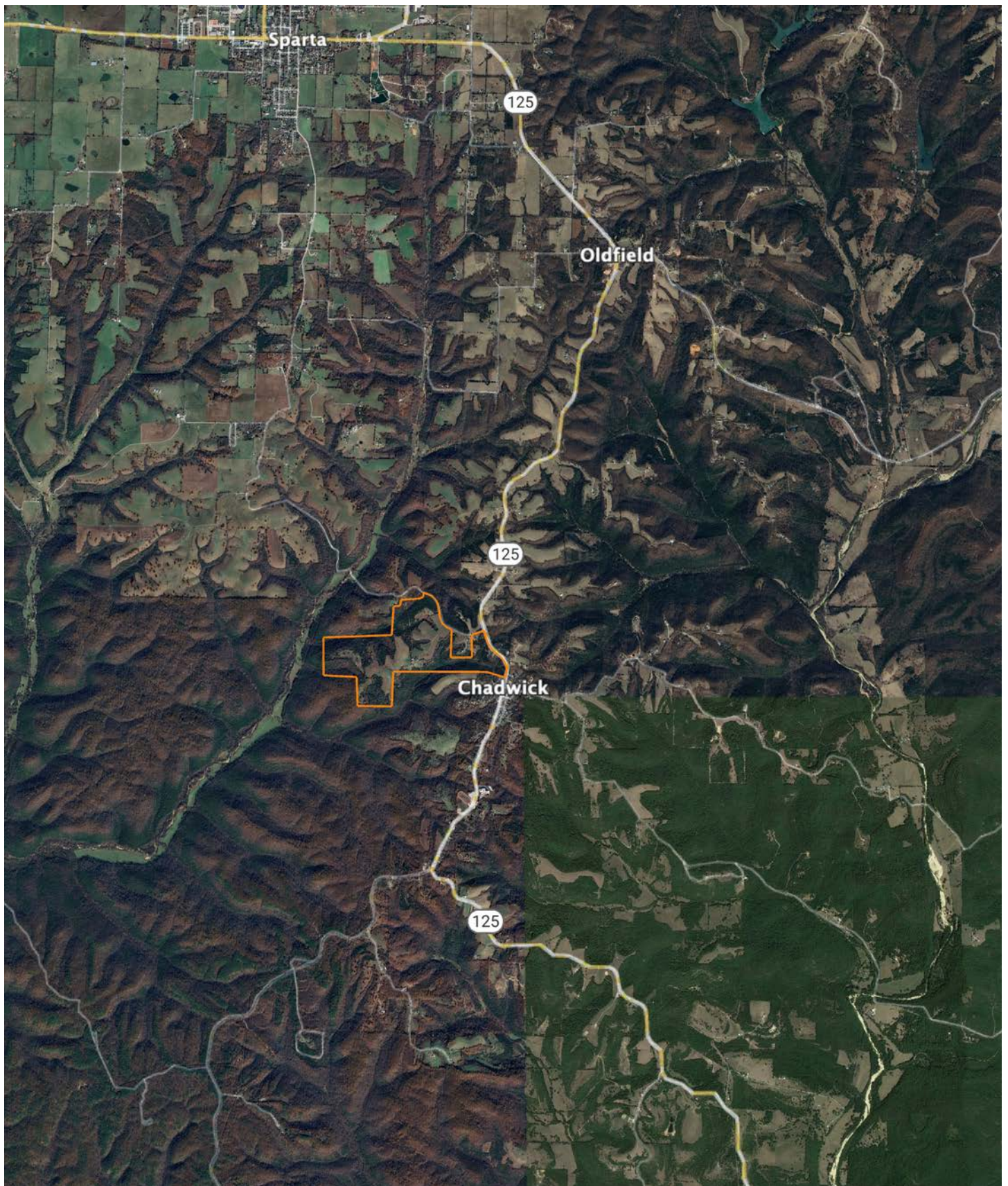
Area Symbol: MO043, Soil Area Version: 32

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
73584	Clarksville very gravelly silt loam, 35 to 60 percent slopes	111.58	40.6%		> 6.5ft.	Vlle	11	11	10	4	10
73220	Poynor extremely gravelly silt loam, 8 to 15 percent slopes	96.80	35.3%		2.3ft. (Strongly contrasting textural stratification)	IVe	53	42	39	35	53
73227	Ocie-Gatewood complex, 15 to 35 percent slopes, very stony	58.83	21.5%		2ft. (Strongly contrasting textural stratification)	Vlle	10	10	6	2	9
73427	Gasconade-Gatewood-Rock outcrop complex, 15 to 50 percent slopes	6.47	2.4%		1.4ft. (Lithic bedrock)	Vllle	8	8	5	3	4
74683	Cedargap-Razort complex, 0 to 2 percent slopes, frequently flooded	0.55	0.2%		> 6.5ft.	Illw	66	63	50	46	55
Weighted Average						5.74	*n 25.7	*n 21.8	*n 19.3	*n 14.6	*n 24.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

417.532.6165

LMiller@MidwestLandGroup.com



MidwestLandGroup.com

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