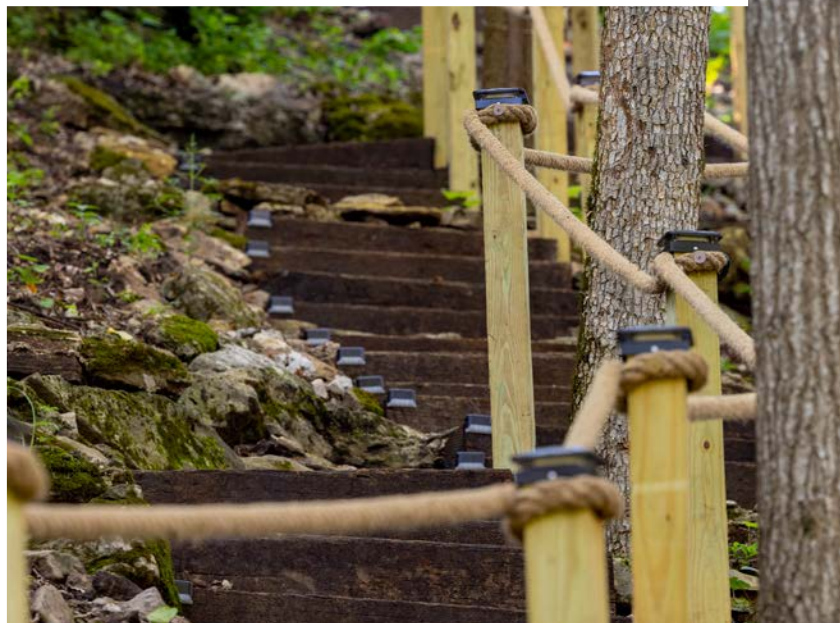


MIDWEST LAND GROUP PRESENTS



56.74 ACRES
DALLAS COUNTY, MO

000 State Highway 32, Buffalo, Missouri 65622



MIDWEST LAND GROUP IS HONORED TO PRESENT

RIVER PROPERTY CLOSE TO TOWN

This truly special 56.74 +/- acre river property offers a rare combination of highway frontage and direct river access, just 3.5 miles from Buffalo, MO. Perfect for a weekend escape or building your dream home, this property features a thoughtfully designed walkway leading to a private, elevated deck. From this deck, you can easily launch kayaks with a convenient pulley

system and spot trophy smallmouth bass. The timber is teeming with wildlife, making it a permanent home for whitetail and turkey. For added flexibility, the land has already been surveyed into three separate tracts, simplifying future subdividing. With its prime location, highway frontage, and river access, this property is a unique find.



PROPERTY FEATURES

PRICE: **\$299,900** | COUNTY: **DALLAS** | STATE: **MISSOURI** | ACRES: **56.74**

- River access
- 3.5 miles to Buffalo
- Subdivided in 3 tracts
- Private dock
- Floating from property
- Smallmouth bass
- Abundance of wildlife
- Established roads
- Power on site
- Highway frontage



RIVER ACCESS



PRIVATE DOCK



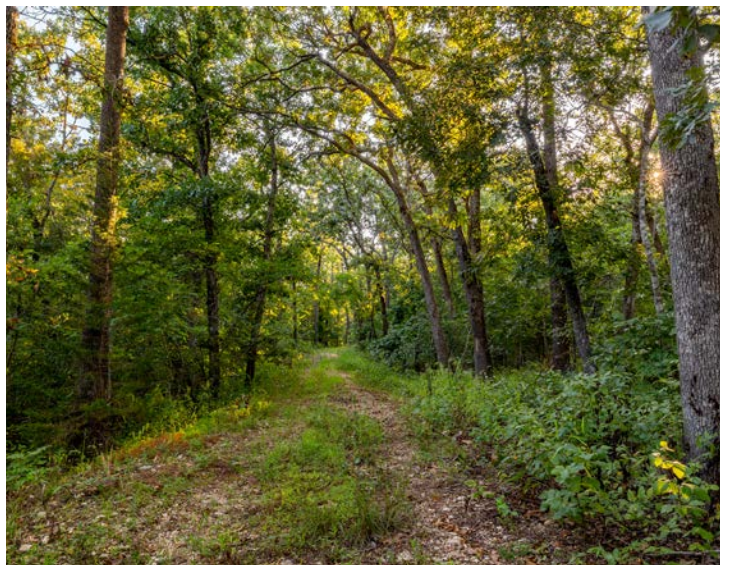
ESTABLISHED ROADS



HIGHWAY FRONTAGE



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 37° 37' 45.56, -93° 2' 18

32-34N-19W
Dallas County
Missouri

0ft 438ft 876ft



8/27/2025

TOPOGRAPHY MAP



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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 973.1

Max: 1,125.0

Range: 151.9

Average: 1,081.1

Standard Deviation: 23.03 ft

0ft 386ft 772ft

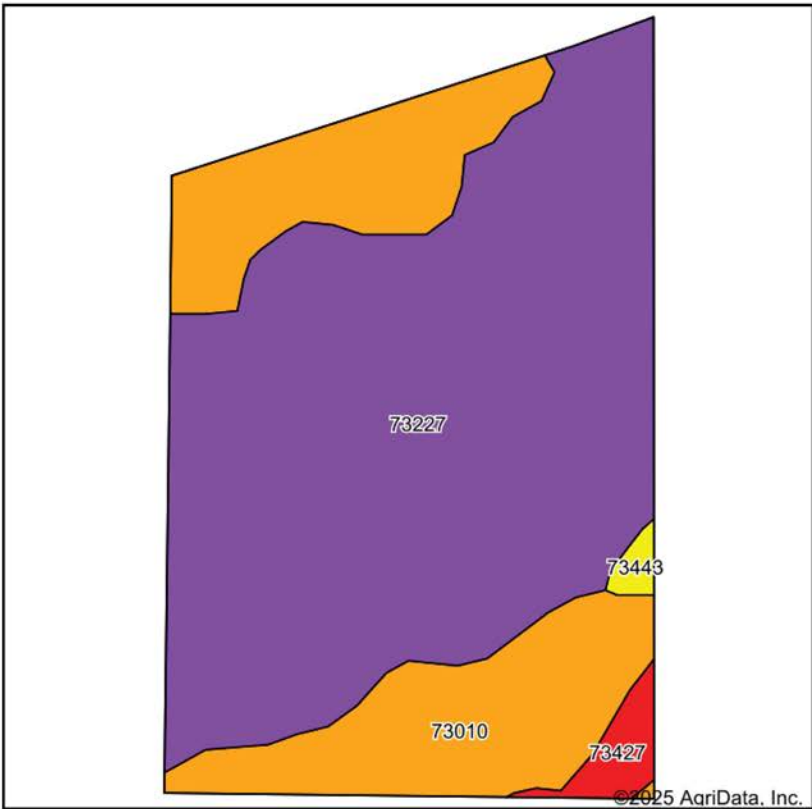


8/27/2025

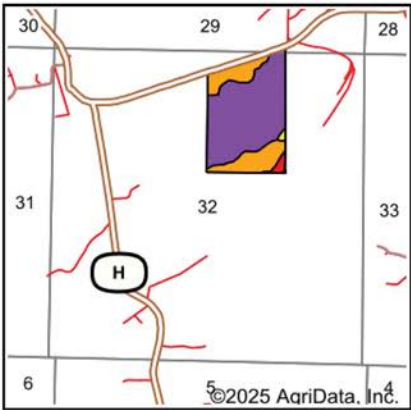
32-34N-19W
Dallas County
Missouri

Boundary Center: 37° 37' 45.56, -93° 2' 18

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Dallas**
Location: **32-34N-19W**
Township: **South Benton**
Acres: **57.54**
Date: **8/27/2025**



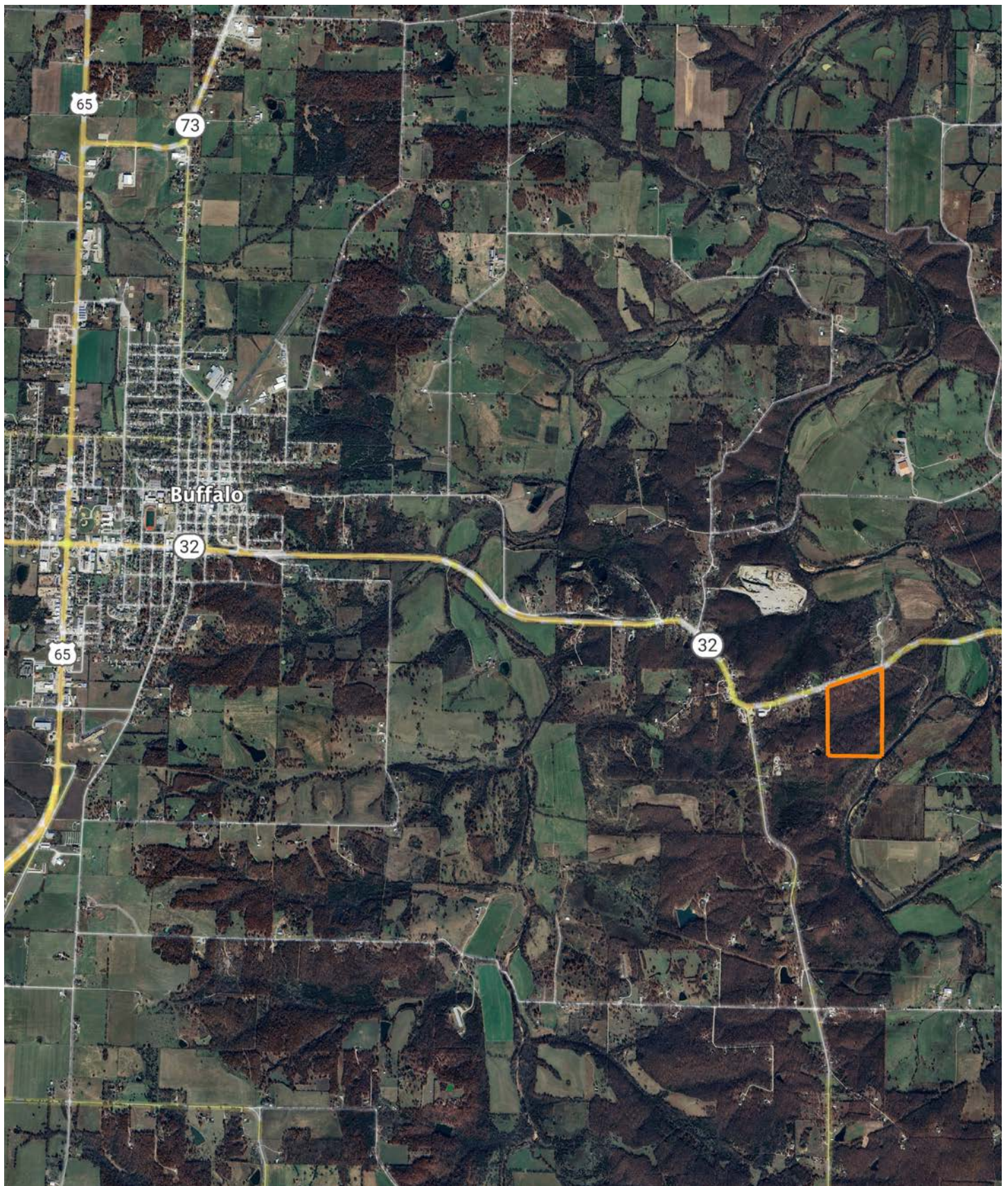
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Area Symbol: MO059, Soil Area Version: 29											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
73227	Ocie-Gatewood complex, 15 to 35 percent slopes, very stony	40.42	70.2%		2ft. (Strongly contrasting textural stratification)	Vle	10	10	6	2	9
73010	Wilderness gravelly silt loam, 3 to 8 percent slopes	15.58	27.1%		2.1ft. (Fragipan)	Illw	49	49	33	34	33
73427	Gasconade-Gatewood-Rock outcrop complex, 15 to 50 percent slopes	1.15	2.0%		1.4ft. (Lithic bedrock)	Vllle	8	8	5	3	4
73443	Gepp-Goss complex, 3 to 15 percent slopes	0.39	0.7%		> 6.5ft.	IVe	57	56	46	41	54
Weighted Average						5.21	*n 20.8	*n 20.8	*n 13.6	*n 10.9	*n 15.7

*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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