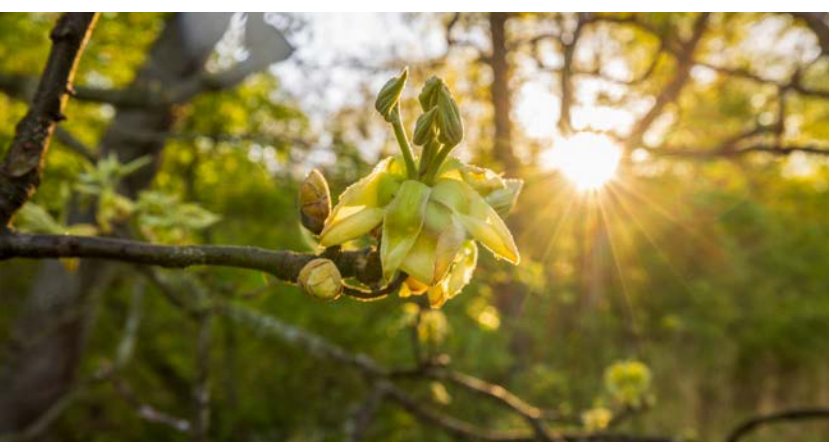
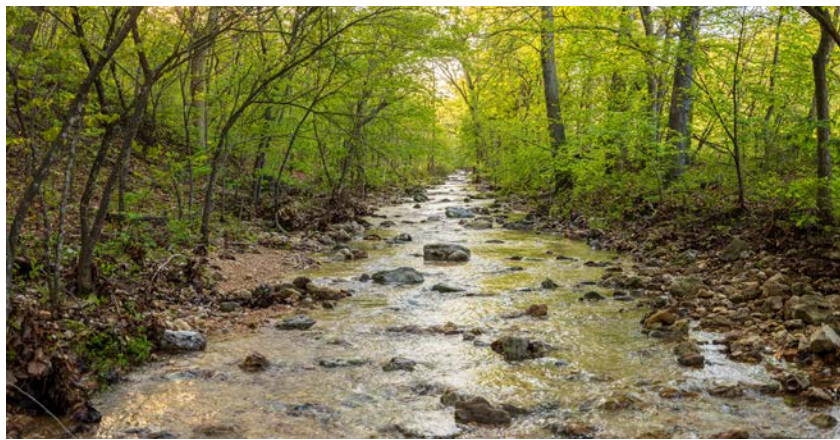


MIDWEST LAND GROUP PRESENTS



LACLEDE COUNTY, MO

476 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRIVATE RUNWAY AND CAVE

Properties like this are built; rarely can they be bought. 30 minutes North of Lebanon, Missouri, you will find 476 +/- acres of one of the most well-managed farms I've ever had the privilege to visit. The owner has used his multiple wildlife degrees and extensive management experience to mold the land. Maximizing every acre to support and grow wildlife, with an emphasis on trophy whitetails.

As we tour the property, you instantly feel the privacy this tract presents. Upon entering, you pass your own private aviation hangar. Great for a plane or your farm equipment. A well-maintained and actively used grass runway is also at your disposal. Towards the center of the property sits a custom three-bedroom lodge. Making for the perfect place to entertain, and warm yourself by the wood stove after an evening hunt. Stunning woodwork provides a rustic feel. It is equipped with a workshop and garage for projects and storage. From the porch, you have a scenic 900-yard view of one of four box blinds

on site. The blind sits on a 39+/- acre cleared ridge that grows wheat every fall. 27+/- acres of fertile bottom ground provide a late-season food source of corn every year. Warm-season grasses are being implemented to round out cover and forage. It comes as no surprise that this farm can hold and grow trophy deer and an ample number of turkeys.

Beautiful creeks, along with a handful of ponds, provide plenty of water features to explore. Speaking of exploring, on-site is a very large private cave. The cave is a great place to explore on a hot summer day. Stalactites and salamanders are just some of the neat things that inhabit the dark. Controlled burns have kept the woods in pristine condition, keeping the undergrowth at bay. Every beneficial land management practice that can be done has been, making for a truly incredible property. Save yourself nearly a decade in improvements with this turn-key property.



PROPERTY FEATURES

PRICE: **\$1,617,000** | COUNTY: **LACLEDE** | STATE: **MISSOURI** | ACRES: **476**

- 27 +/- tillable ground
- Custom lodge
- Beautiful creeks
- Multiple box blinds
- Active runway
- Aviation hangar
- 30 minutes from Lake of the Ozarks
- 30 minutes from Lebanon, Missouri
- 1 hour and 30 minutes from Springfield, Missouri
- Abundant wildlife
- History of producing trophy whitetail
- Top-notch land management
- Large private cave

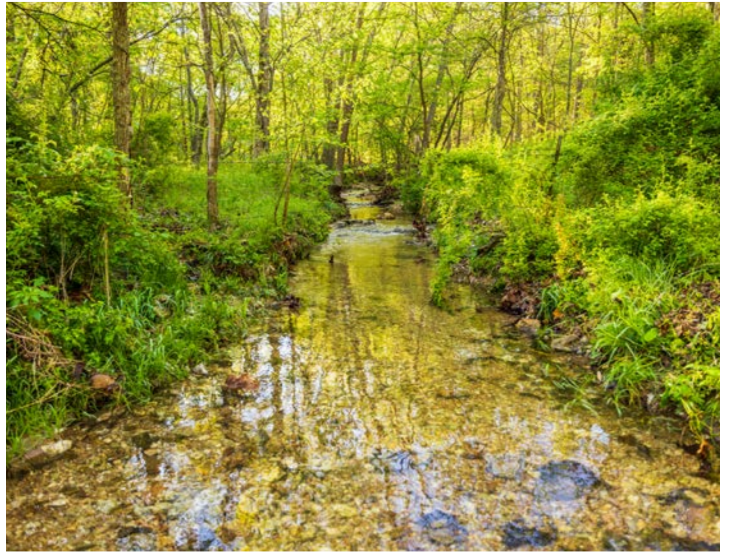
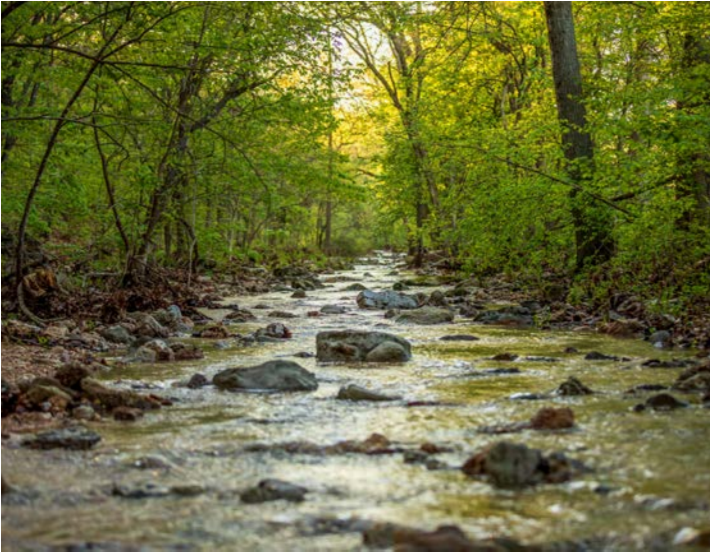


CUSTOM LODGE

Towards the center of the property sits a custom three-bedroom lodge. Making for the perfect place to entertain, and warm yourself by the wood stove after an evening hunt. Stunning woodwork provides a rustic feel.



BEAUTIFUL CREEKS



AVIATION HANGAR AND RUNWAY



PRIVATE CAVE

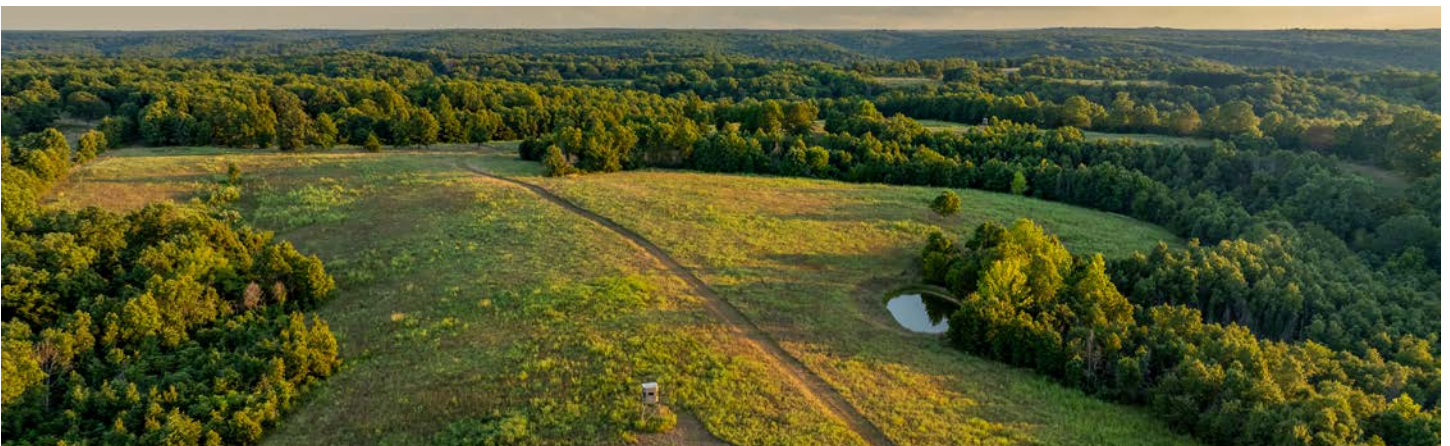


27 +/- TILLABLE GROUND

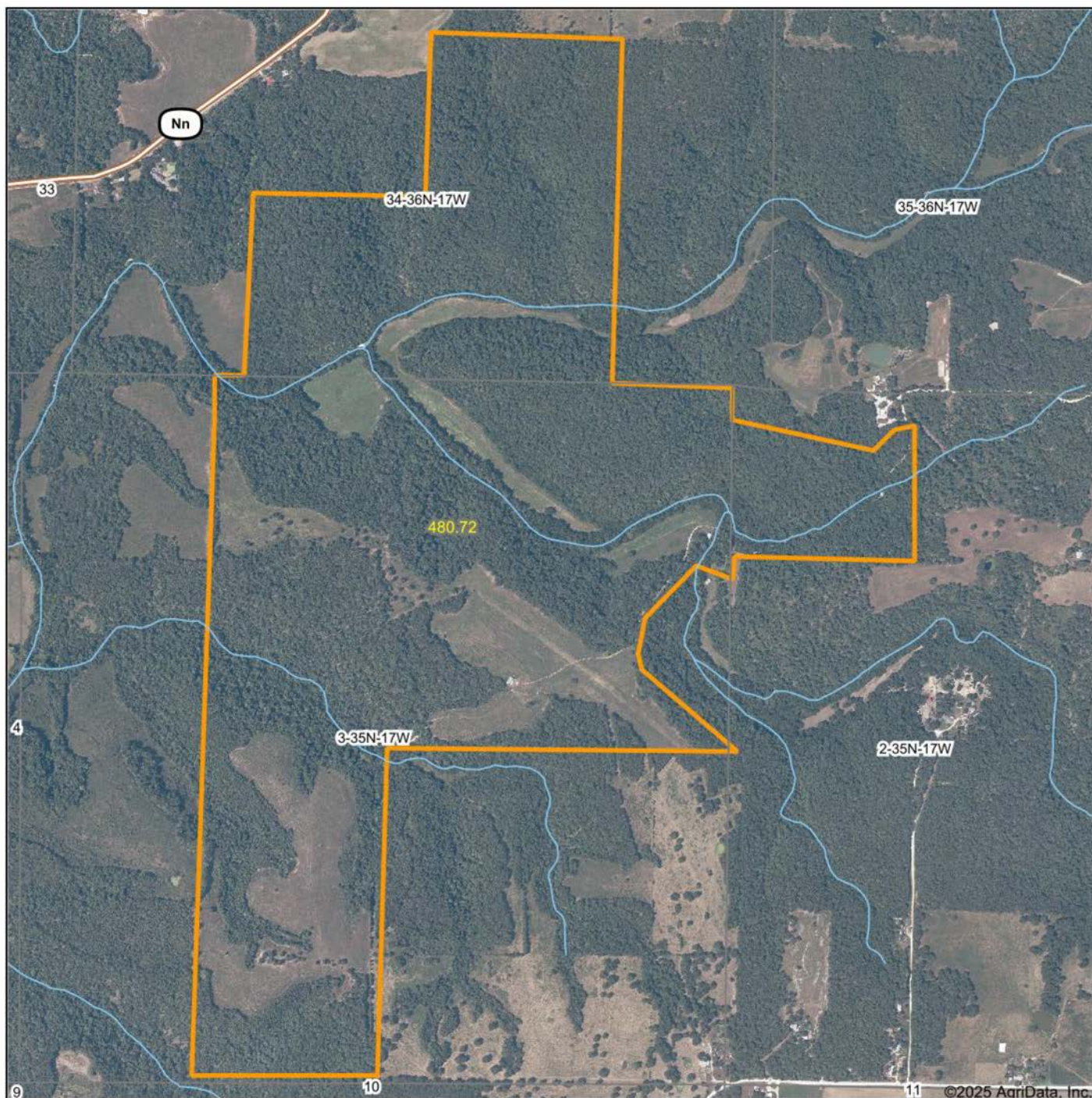


HUNTING OPPORTUNITIES

It comes as no surprise that this farm can hold and grow trophy deer and an ample number of turkeys. From the porch, you have a scenic 900-yard view of one of four box blinds on site. The blind sits on a 39+/- acre cleared ridge that grows wheat every fall.



AERIAL MAP



Map Center: 37° 48' 14.74, -92° 47' 20.6

0ft 1184ft 2369ft



Maps Provided By:



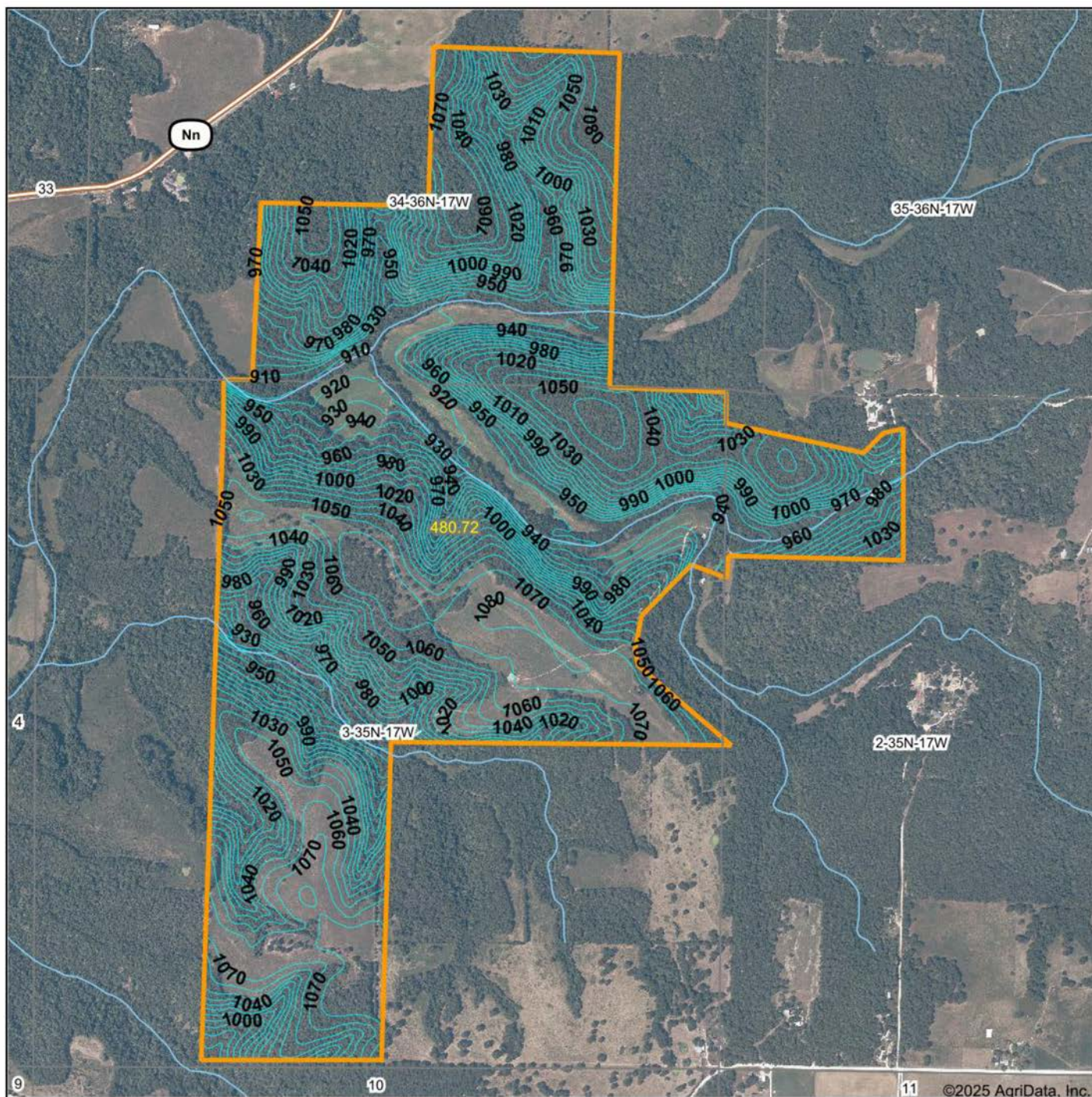
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3-35N-17W
Laclede County
Missouri



8/28/2025

TOPOGRAPHY MAP



©2025 AgriData, Inc.



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 900.0

Max: 1,090.0

Range: 190.0

Average: 1,011.3

Standard Deviation: 50.69 ft

0ft 1218ft 2435ft

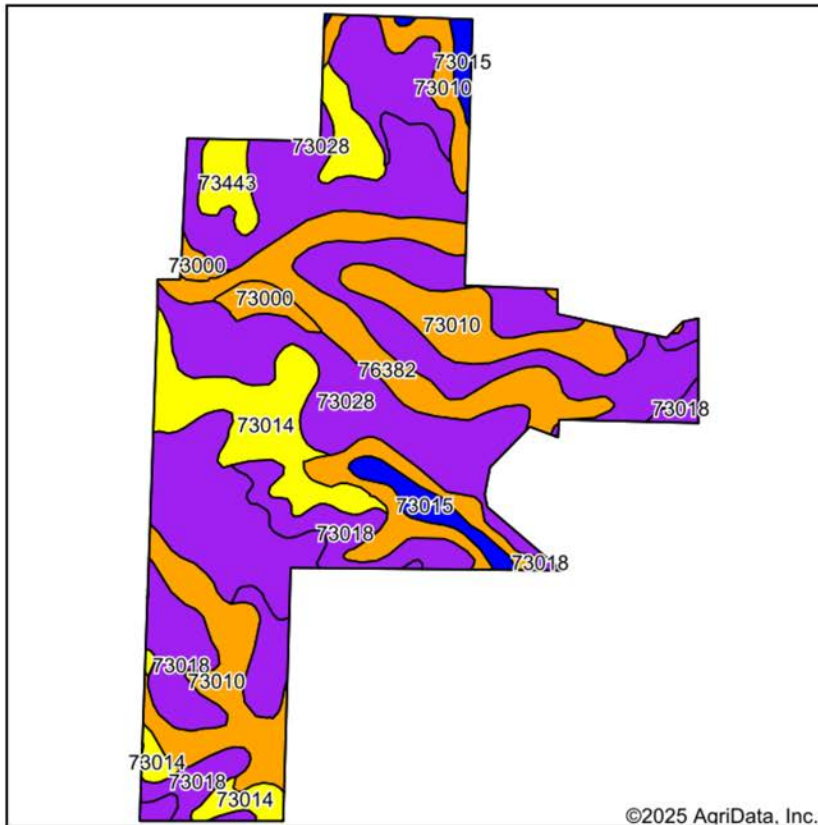


8/28/2025

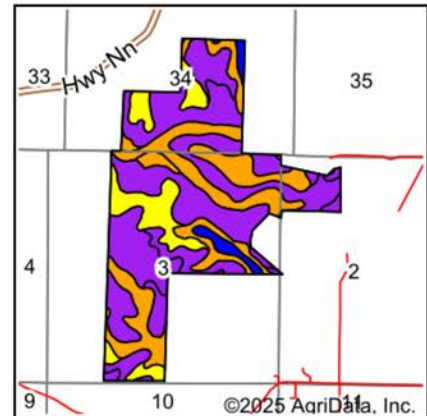
3-35N-17W
Laclede County
Missouri

Boundary Center: 37° 48' 14.74, -92° 47' 20.6

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Laclede**
 Location: **3-35N-17W**
 Township: **Spring Hollow**
 Acres: **480.72**
 Date: **8/28/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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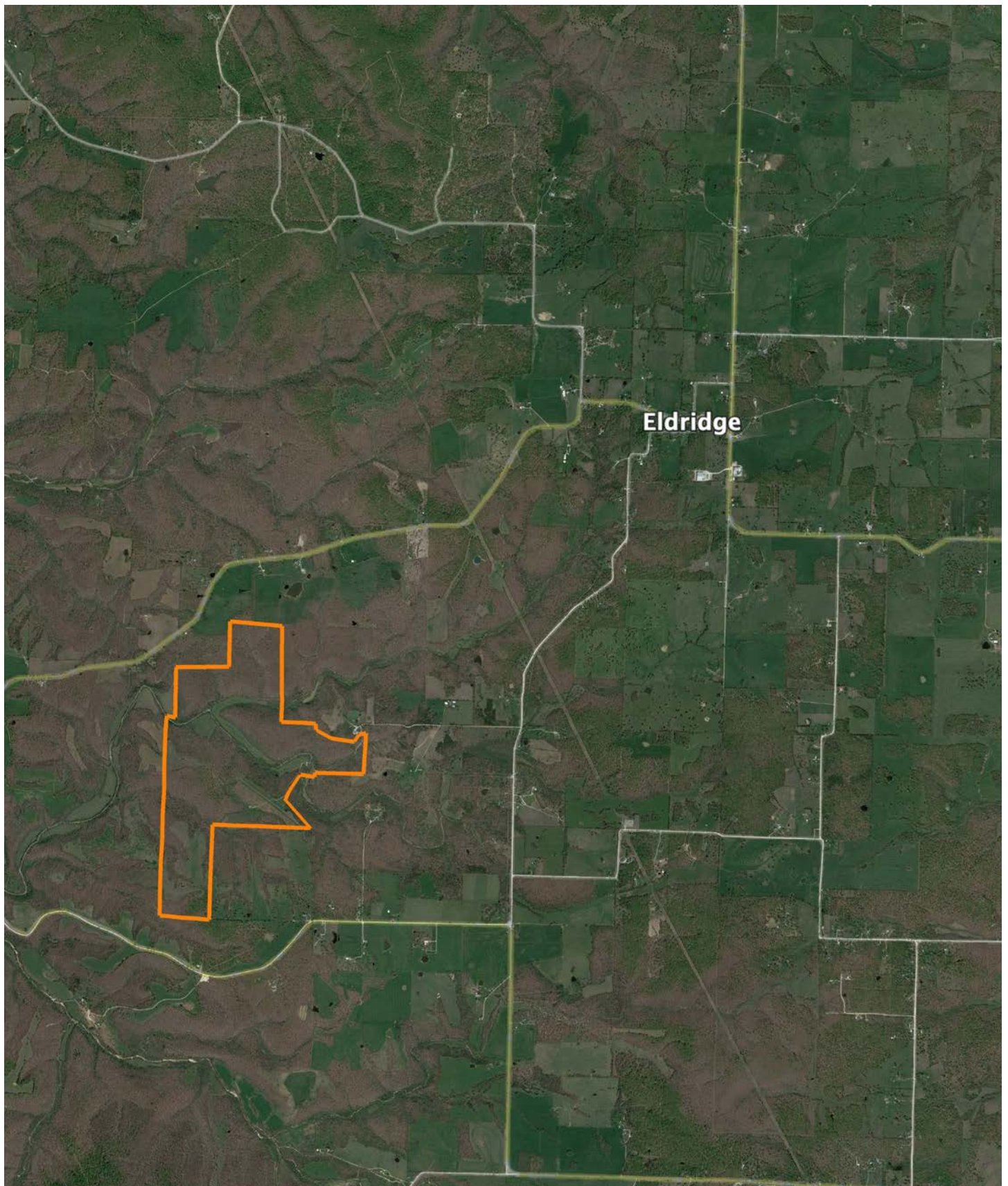
Area Symbol: MO105, Soil Area Version: 29

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
73028	Rueter-Bardley complex, 15 to 60 percent slopes	191.68	40.0%		2.2ft. (Lithic bedrock)	Vllc	15	15	13	8	14
73010	Wilderness gravelly silt loam, 3 to 8 percent slopes	85.88	17.9%		2.1ft. (Fragipan)	Illw	49	49	33	34	33
73018	Clarksville very gravelly silt loam, 15 to 35 percent slopes	79.03	16.4%		> 6.5ft.	Vllc	12	12	9	4	10
73014	Clarksville very gravelly silt loam, 8 to 15 percent slopes	52.09	10.8%		> 6.5ft.	IVs	53	52	41	34	46
76382	Cedargap gravelly loam, 0 to 2 percent slopes, frequently flooded	42.95	8.9%		> 6.5ft.	Illw	71	64	53	55	71
73015	Viraton silt loam, 1 to 3 percent slopes	12.37	2.6%		1.7ft. (Fragipan)	Ille	48	48	19	33	40
73443	Gepp-Goss complex, 3 to 15 percent slopes	8.81	1.8%		> 6.5ft.	IVe	57	56	46	41	54
73000	Pomme silt loam, 3 to 8 percent slopes	7.91	1.6%		> 6.5ft.	Illc	69	66	59	52	69
Weighted Average						5.35	*n 32.2	*n 31.4	*n 24	*n 21	*n 27.6

*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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