

MIDWEST LAND GROUP PRESENTS

64 ACRES IN

MILLER COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SECLUDED HOME & PRIME HUNTING TRACT IN MILLER COUNTY

Tucked into the scenic hills of Miller County, this one-of-a-kind earth berm home combines privacy, practicality, and incredible outdoor opportunity. Spanning 2,177 +/- sq. ft., the home features 2 bedrooms, 2 bathrooms, vaulted ceilings, a cozy fireplace, and large windows that frame peaceful views of the surrounding white oak timber. The park-like setting offers a serene place to relax while watching the abundant wildlife that call this property home.

Beyond the home, this property doubles as a phenomenal hunting tract. Multiple terrain features create natural funnels that make for excellent stand locations during the rut. Numerous scrapes and rubs can be found throughout the property, a clear sign of the strong local deer population. The mix of open hardwoods and dense cedar cover provides ideal bedding and sanctuary areas, while the neighboring crop fields supply a consistent food source—creating the perfect balance for attracting and holding mature whitetails.

The property also offers exceptional functionality. A

30'x40' insulated shop (built in 2017) includes heating, air conditioning, and a full bathroom, making it perfect for projects, storage, or a hunting camp setup. Additional structures include a 16'x28' garage and a 15'x40' lean-to, offering ample equipment storage. For livestock or horses, approximately 5 +/- fenced acres feature a pipe corral system, a loafing shed, multiple water hydrants, and a pond for year-round water access.

Situated just off the banks of Tavern Creek, this property provides both recreation and relaxation. You're only 10 minutes from the Missouri Department of Conservation's Wilson's Camp, 15 minutes to Iberia, 30 minutes to Lake of the Ozarks State Park, and 45 minutes to Jefferson City.

Whether you're searching for a full-time residence, weekend getaway, or a versatile hunting and hobby farm, this property delivers the perfect blend of comfort, utility, and outdoor adventure.

Call today to schedule your private showing!



PROPERTY FEATURES

PRICE: **\$499,000** | COUNTY: **MILLER** | STATE: **MISSOURI** | ACRES: **64**

- 2,177 +/- sq. ft. home
- Mature oak timber
- Phenomenal hunting tract
- Abundant deer sign throughout
- Diverse habitat of open hardwoods and dense cedar cover
- Neighboring crop fields offer consistent food sources for wildlife
- 30'x40' insulated shop (built in 2017) with heating, air conditioning, and full bathroom
- Additional 16'x28' garage and 15'x40' lean-to for extra storage and equipment
- 5 +/- acres of fenced pasture with pipe corral, loafing shed, pond, and multiple hydrants
- Located near Tavern Creek, Wilson's Camp, Iberia, and Lake of the Ozarks State Park



2,177 SQ. FT. EARTH BERM HOME



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



30'X40' INSULATED SHOP

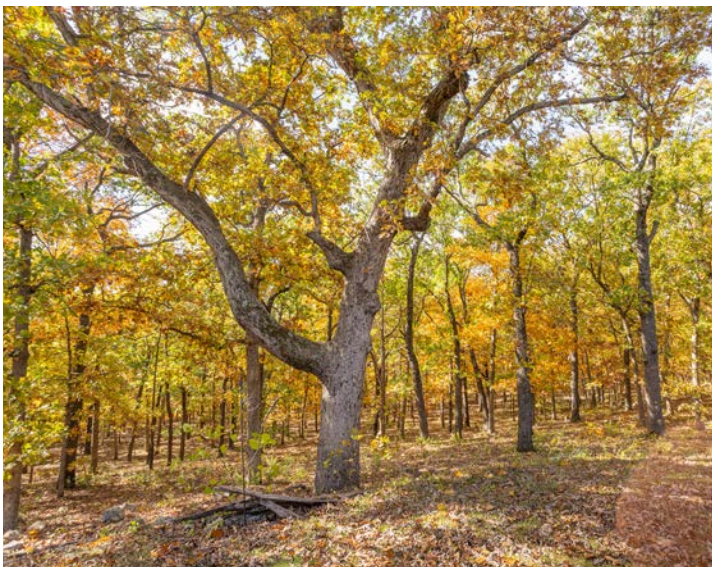
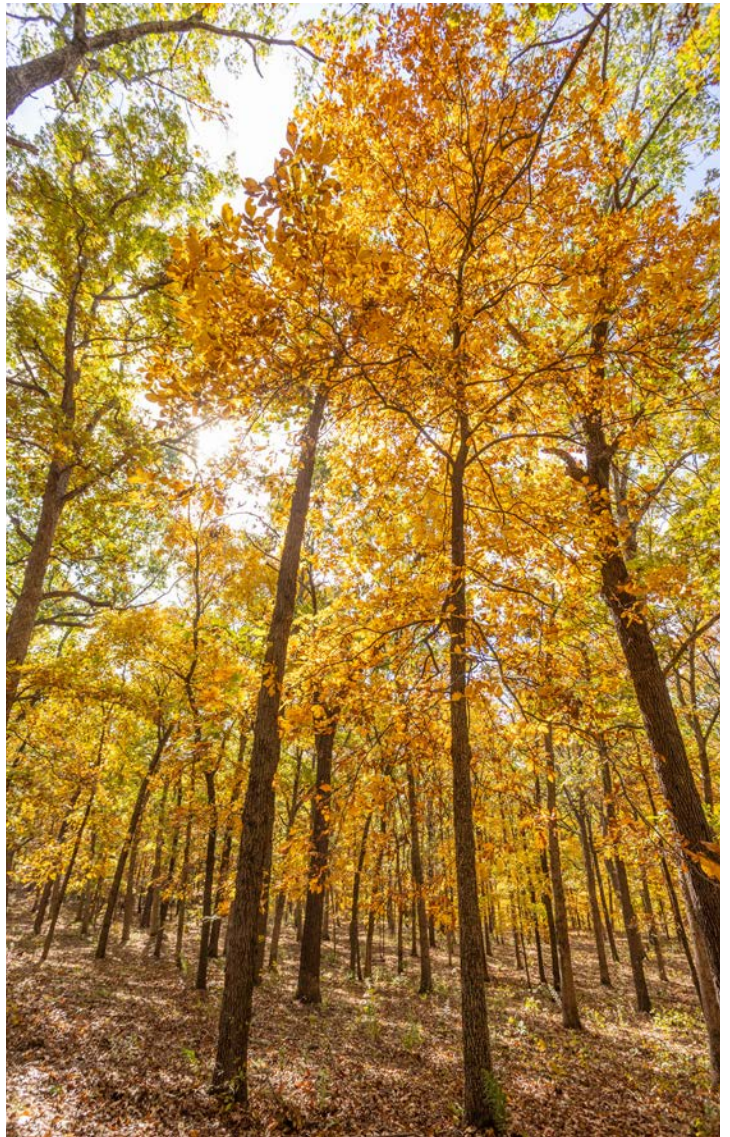
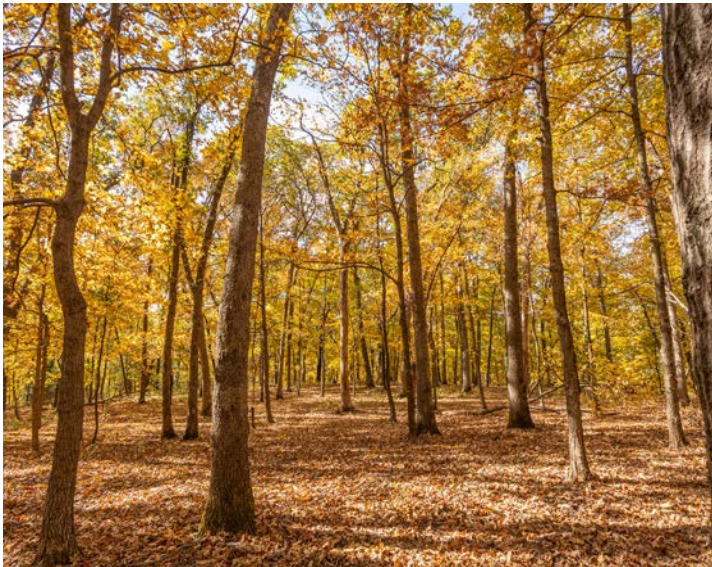


PASTURE & PIPE CORRAL SYSTEM

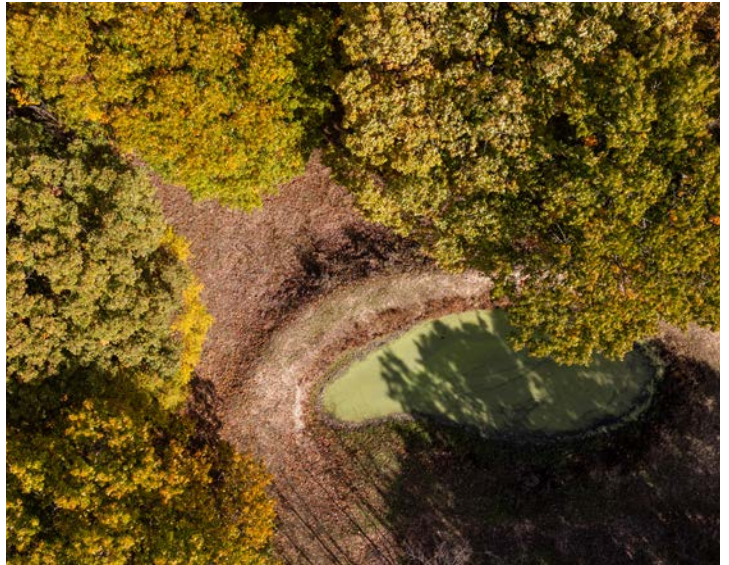
For livestock or horses, the 5 +/- acres of fenced pasture include a pipe corral system with a loafing shed, multiple water hydrants, and a pond to keep water accessible year-round.



MATURE TIMBER



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



Maps Provided By:



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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

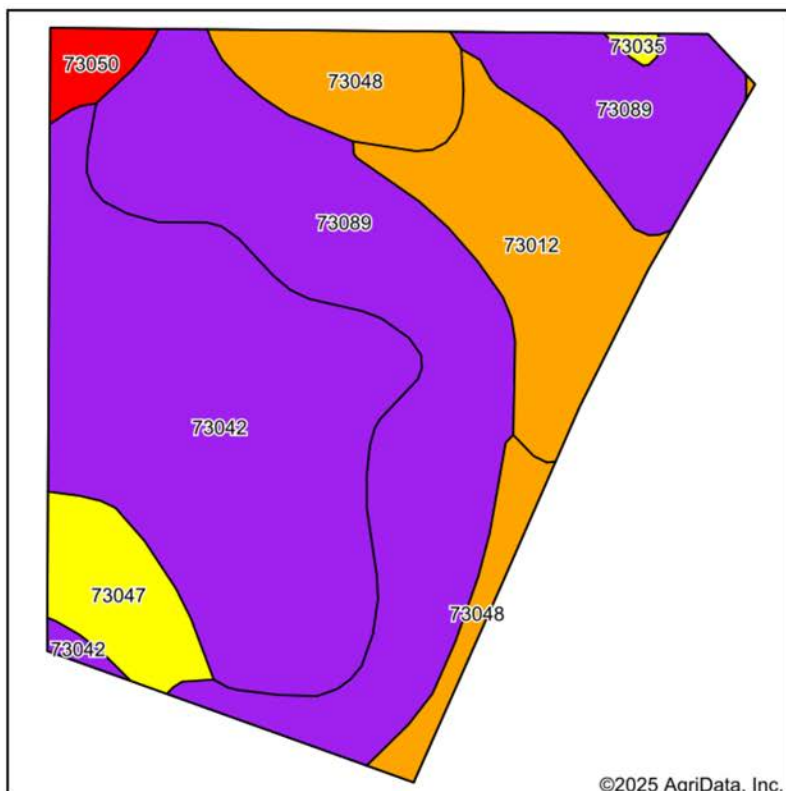


7/3/2025

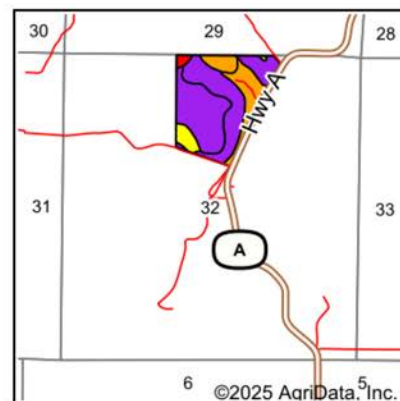
32-40N-12W
Miller County
Missouri

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:



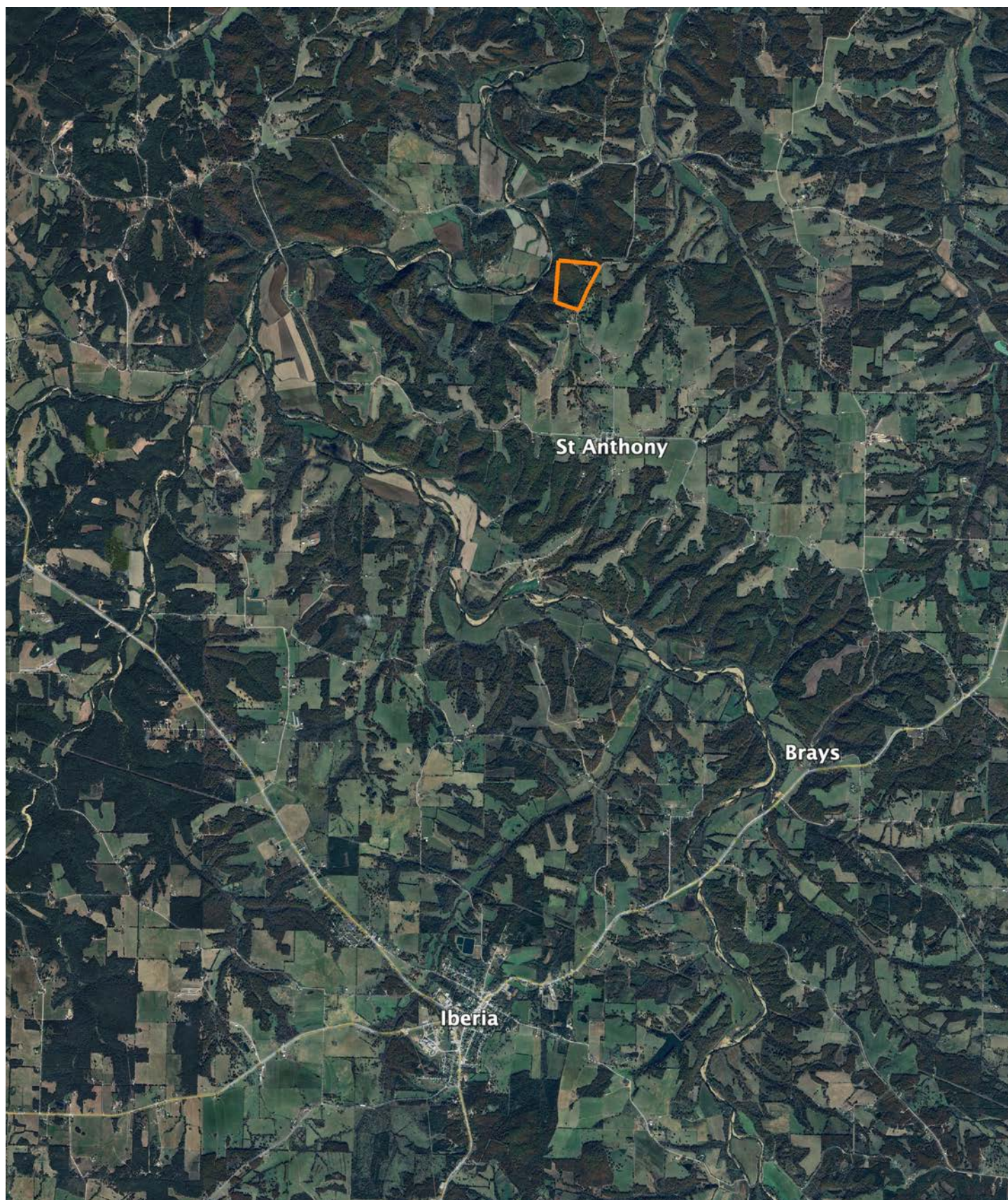
Area Symbol: MO131, Soil Area Version: 29									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
73089	Rueter very gravelly silt loam, 15 to 35 percent slopes, very stony	22.61	37.7%		Vle	8	8	7	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
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