

MIDWEST LAND GROUP PRESENTS



DALLAS COUNTY, MO

280 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DIVERSE 280 +/- ACRE FARM WITH CREEK

Located just outside Tunas, Missouri, 221 Simpson Road sits on an outstanding 280 +/- acre tract ideal for running cattle, a poultry operation, or simply enjoying everything the outdoors has to offer. This property is well balanced with productive ground, natural beauty, and strong recreational appeal.

The deer population here is truly next level, closely followed by a healthy turkey population, making it an exceptional hunting and wildlife property. Deer are commonly seen throughout the farm and near the home.

The residence is a 1,577 square foot, 2 bedroom, 1 bath home that offers a true farmhouse feel. It serves perfectly as a full-time residence, a base camp for a

hunting retreat, or the headquarters for your new farming operation.

Judge Creek stretches across the bottoms of the property and contains an endless supply of creek gravel. The volume of gravel on-site is substantial enough to support a gravel business or be used extensively for maintaining and improving farm roads. Mature walnut trees line the creek bottoms, transitioning to oak timber as you move outward, creating a diverse and beautiful landscape.

With a mix of open ground, mature timber, abundant wildlife, and valuable natural resources, this 280 +/- acre farm at 221 Simpson Road is a rare opportunity in the Tunas, Missouri area.



PROPERTY FEATURES

PRICE: **\$1,264,000** | COUNTY: **DALLAS** | STATE: **MISSOURI** | ACRES: **280**

- 280 +/- acres near Tunas, MO
- Cattle or poultry ready
- Huge deer and turkey population
- 2 bed, 1 bath farmhouse
- 1,577 sq. ft. living space
- Judge Creek through property
- Endless creek gravel
- Walnut-lined creek bottoms
- Oak timber throughout
- Prime farm and hunting ground



280 +/- ACRES



PRIME FARM GROUND

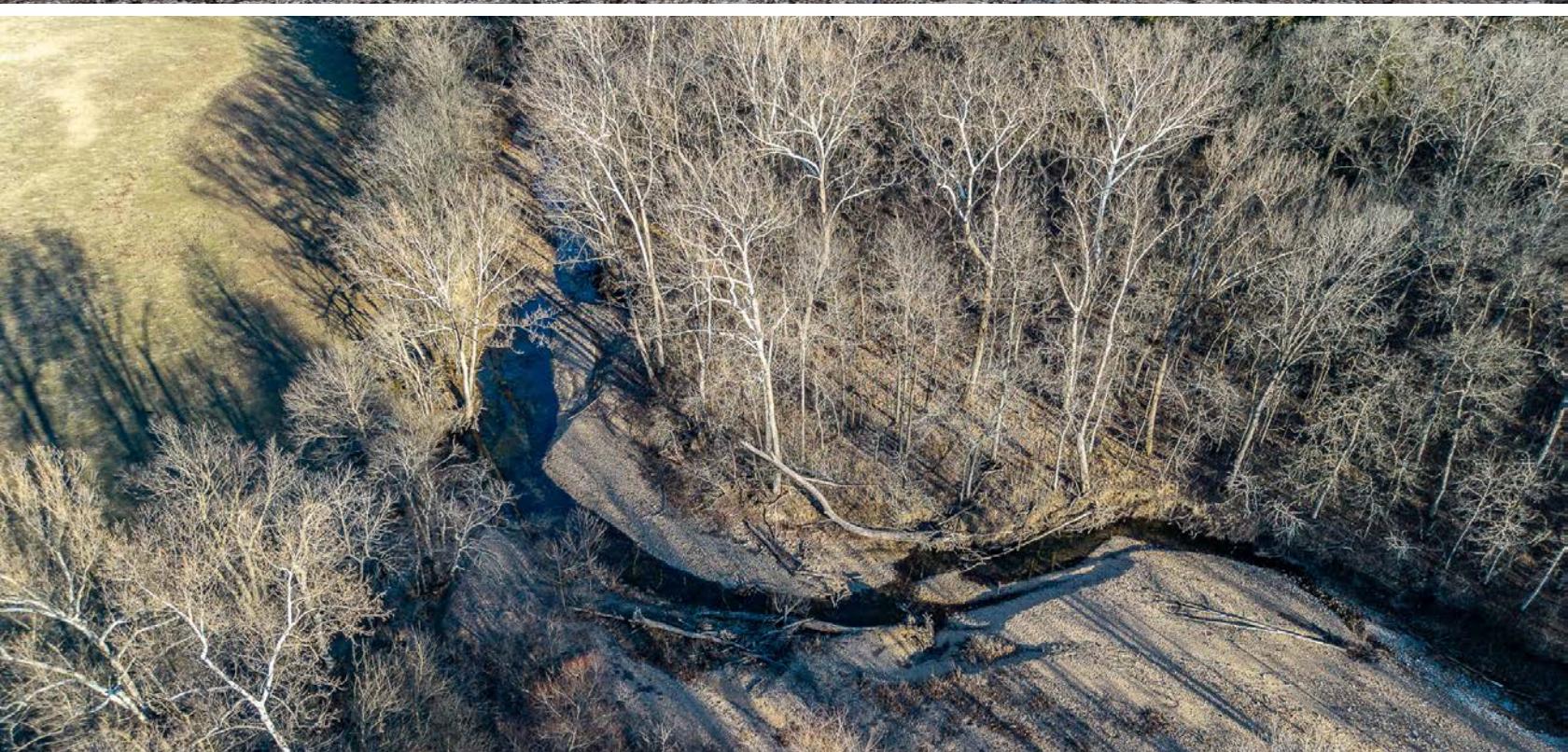


2 BED, 1 BATH FARMHOUSE



WALNUT-LINED CREEK BOTTOMS

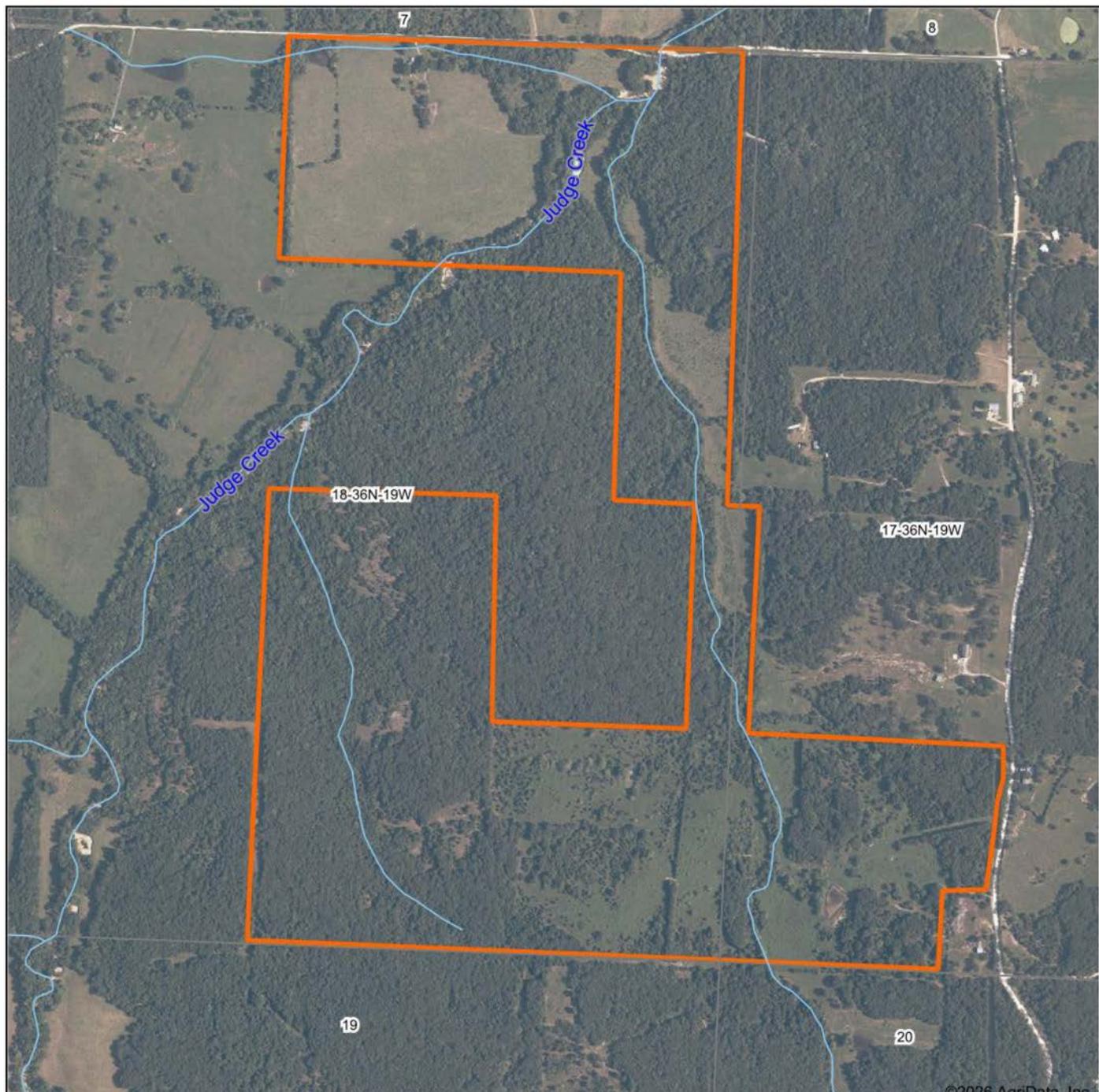
Judge Creek stretches across the bottoms of the property and contains an endless supply of creek gravel. The volume of gravel is substantial enough to support a gravel business or for maintaining and improving farm roads.



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 37° 51' 55.98, -93° 3' 31.08

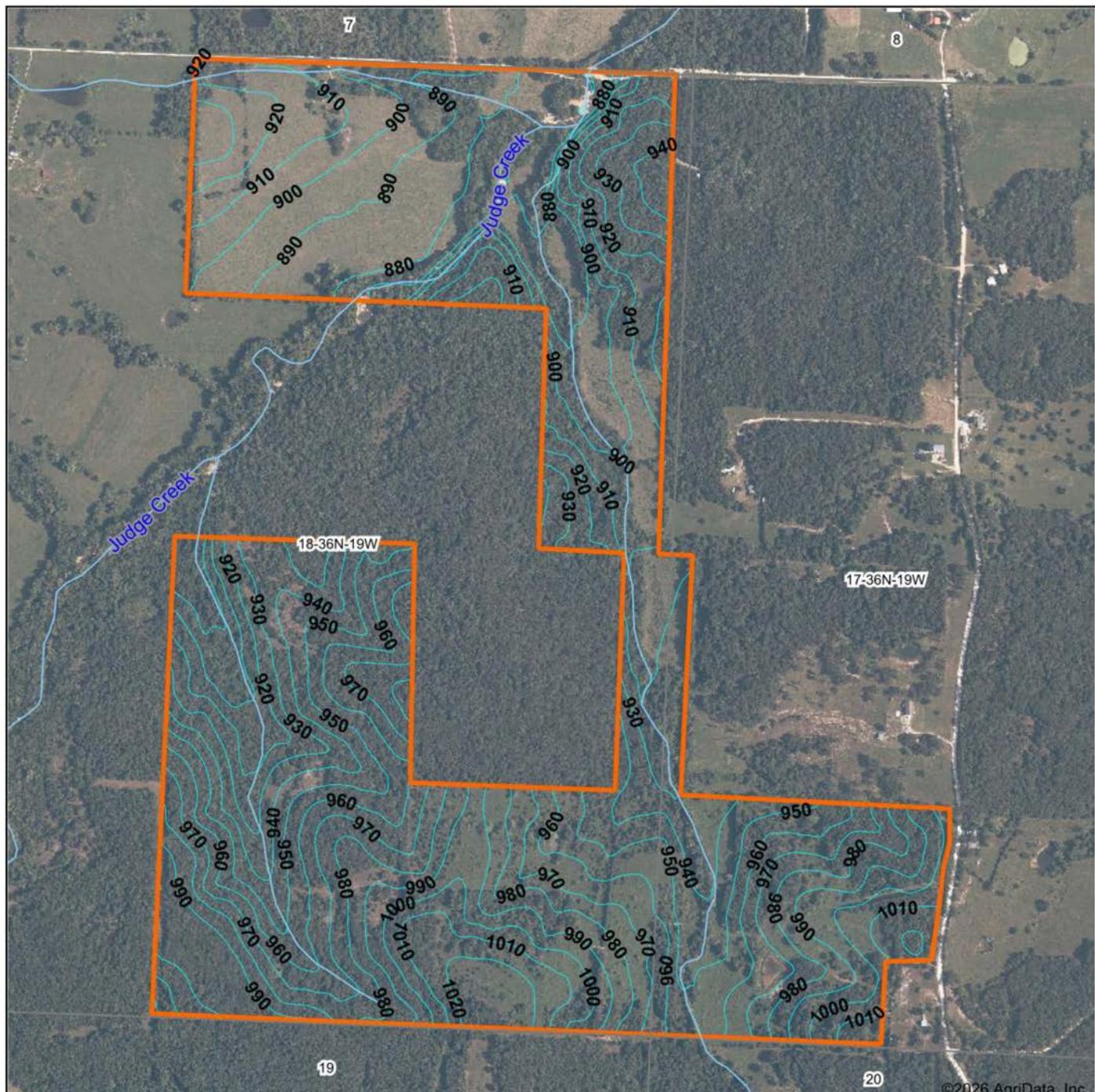
0ft 909ft 1818ft

18-36N-19W
Dallas County
Missouri



1/7/2026

TOPOGRAPHY MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem

0ft 858ft 1717ft

Interval(ft): 10.0

Min: 867.3

Max: 1,030.3

Range: 163.0

Average: 942.0

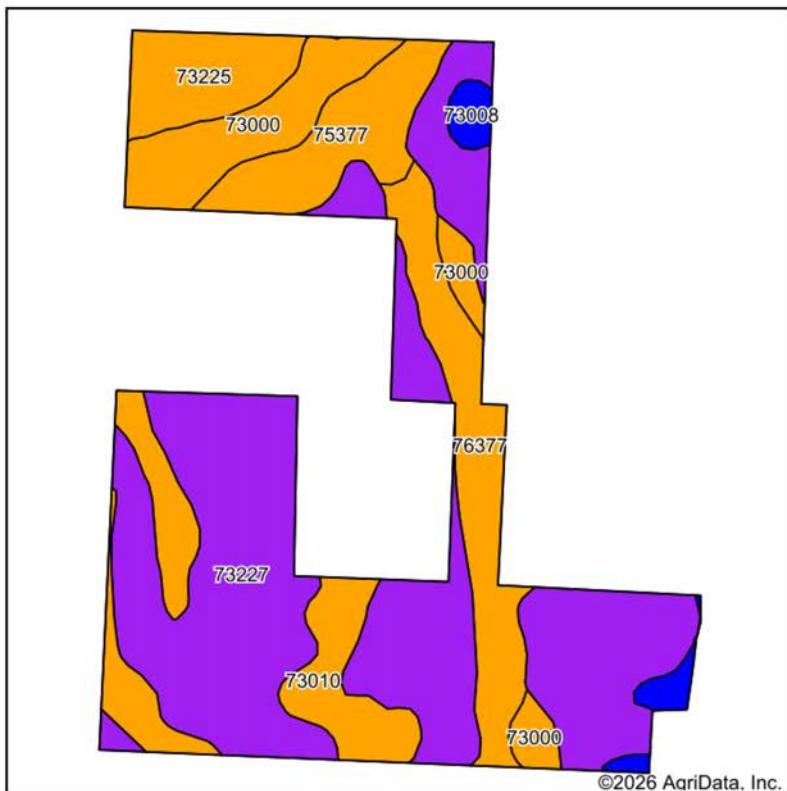
Standard Deviation: 39.7 ft



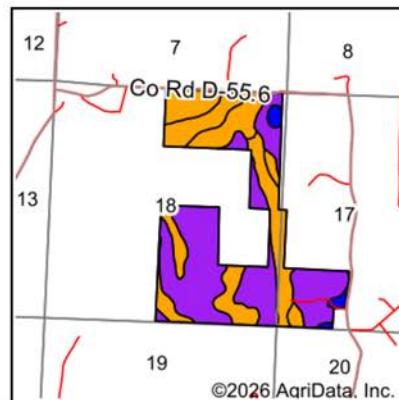
18-36N-19W
Dallas County
Missouri
1/7/2026

Boundary Center: 37° 51' 55.98, -93° 3' 31.08

SOILS MAP



Soils data provided by USDA and NRCS.



State: Missouri
County: Dallas
Location: 18-36N-19W
Township: Sherman
Acres: 280.11
Date: 1/7/2026



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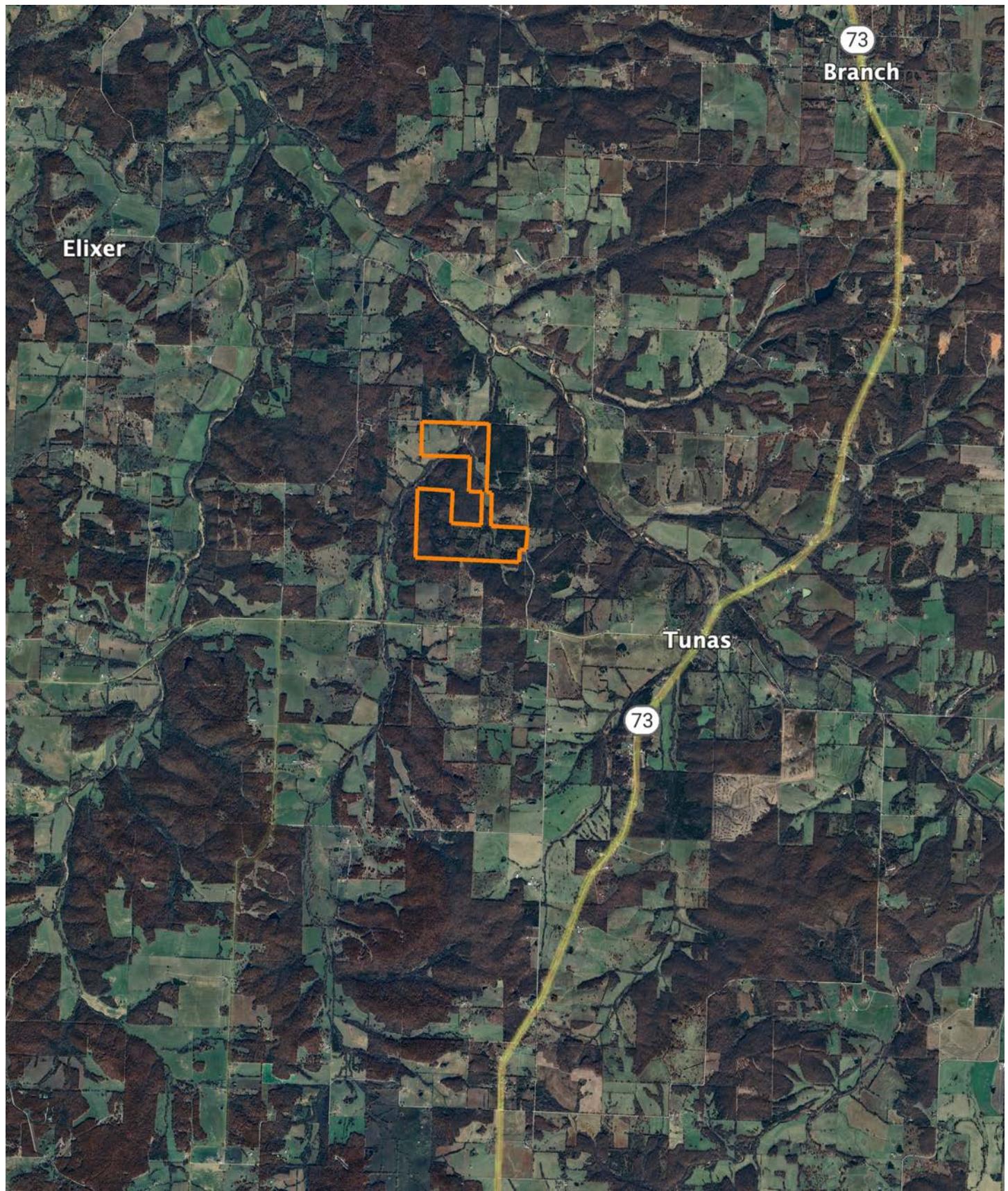
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
73227	Ocie-Gatewood complex, 15 to 35 percent slopes, very stony	143.71	51.3%	purple	2ft. (Strongly contrasting textural stratification)	Vle	10	10	6	2	9
76377	Racket silt loam, 1 to 3 percent slopes, frequently flooded	31.66	11.3%	orange	> 6.5ft.	IIIw	82	80	67	61	81
75377	Racket silt loam, 0 to 2 percent slopes, frequently flooded	30.78	11.0%	orange	> 6.5ft.	IIIw	82	80	67	61	81
73000	Pomme silt loam, 3 to 8 percent slopes	27.54	9.8%	orange	> 6.5ft.	IIIe	69	66	59	52	69
73010	Wilderness gravelly silt loam, 3 to 8 percent slopes	22.60	8.1%	orange	2.1ft. (Fragipan)	IIIw	49	49	33	34	33
73225	Ocie-Gatewood complex, 3 to 8 percent slopes	17.13	6.1%	orange	2ft. (Strongly contrasting textural stratification)	IIIe	54	52	41	42	51
73008	Viraton silt loam, 2 to 5 percent slopes	6.69	2.4%	blue	1.7ft. (Fragipan)	IIe	48	47	32	42	41
Weighted Average						4.52	*n 38.6	*n 37.7	*n 29.7	*n 26.1	*n 36.2

*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

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.



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