

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.

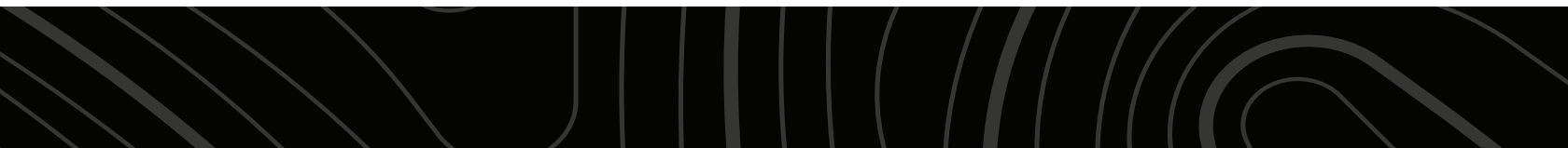
The deer population here is truly next level, closely followed by a healthy turkey population, making it an exceptional hunting and wildlife property. Deer are commonly seen throughout the farm and near the home.

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

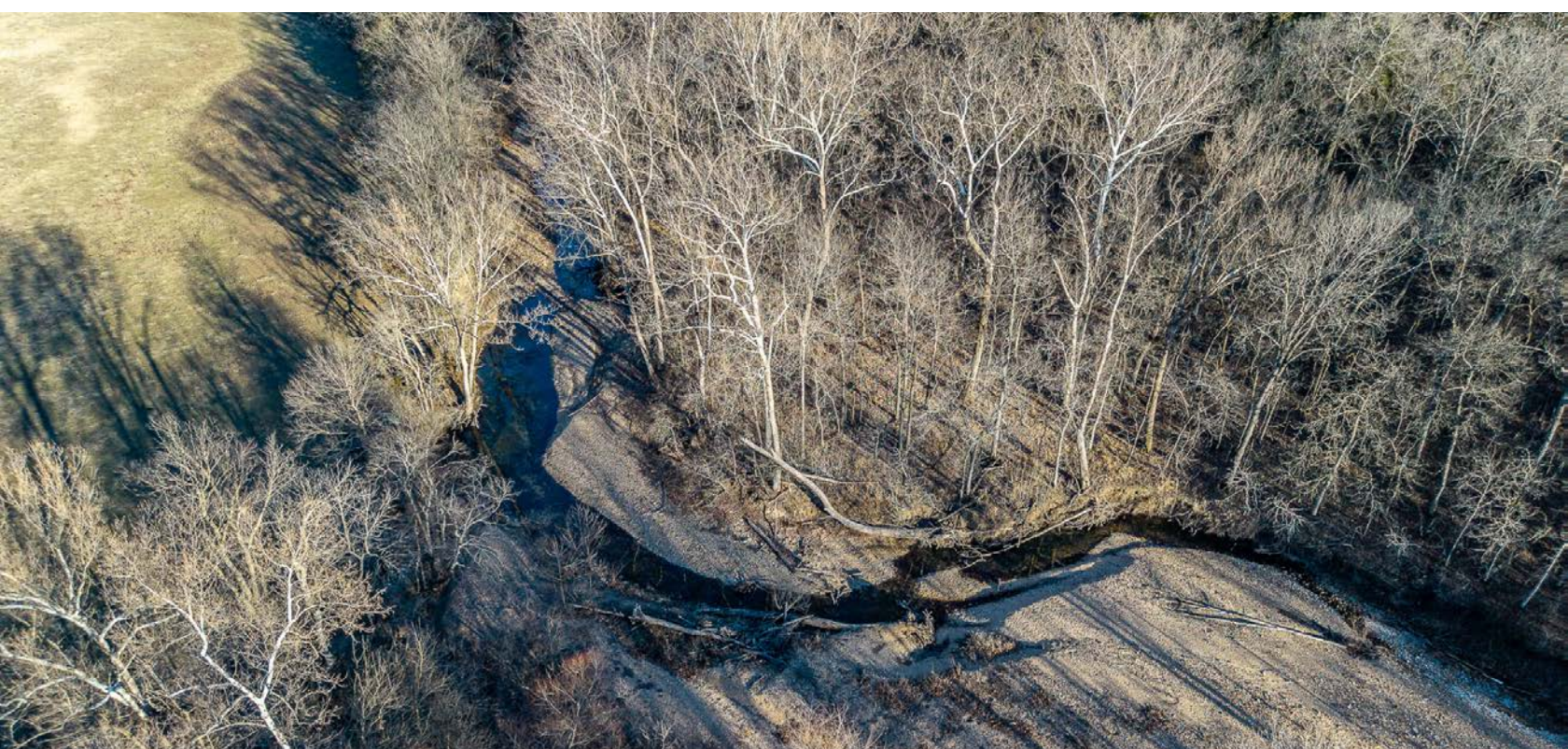


2 BED, 1 BATH FARMHOUSE



WALNUT-LINED CREEK BOTTOMS

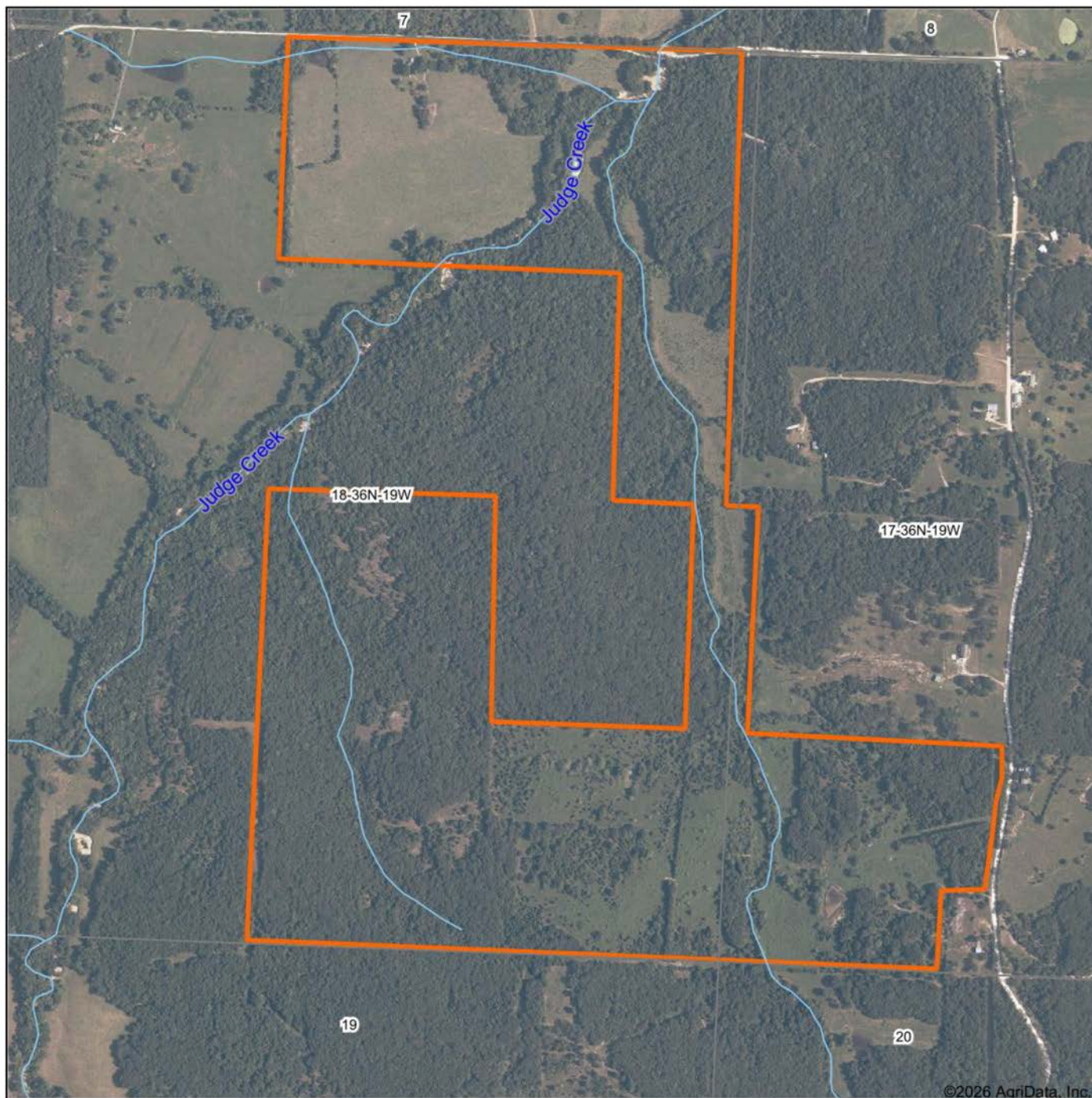
Judge Creek stretches across the bottoms of the property and contains an endless supply of creek gravel. The volume of gravel is substantial enough to support a gravel business or for maintaining and improving farm roads.



ADDITIONAL PHOTOS



AERIAL MAP



©2026 AgriData, Inc.

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

0ft 909ft 1818ft



Maps Provided By:



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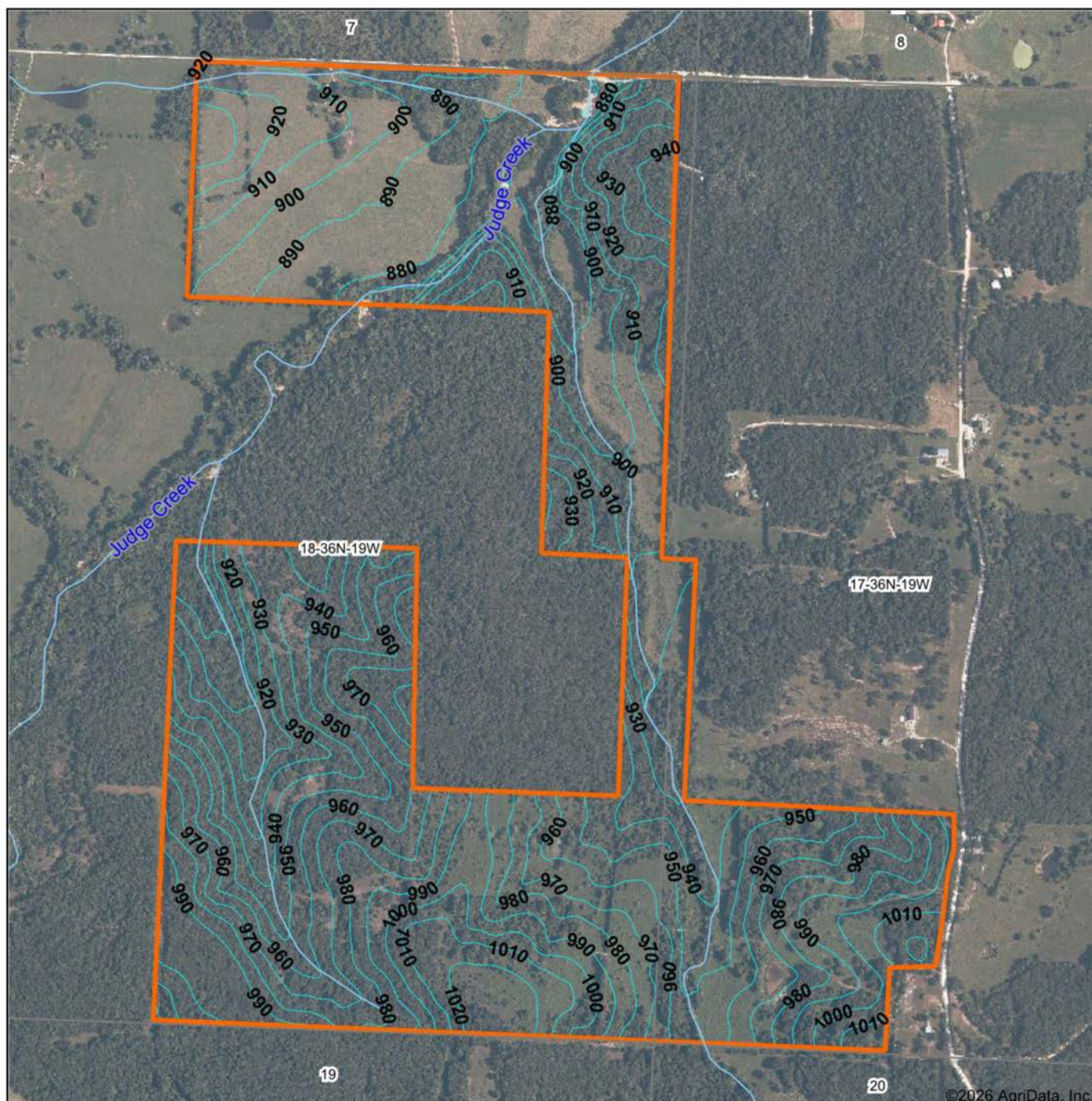
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18-36N-19W
Dallas County
Missouri



1/7/2026

TOPOGRAPHY MAP



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 867.3

Max: 1,030.3

Range: 163.0

Average: 942.0

Standard Deviation: 39.7 ft

0ft 858ft 1717ft

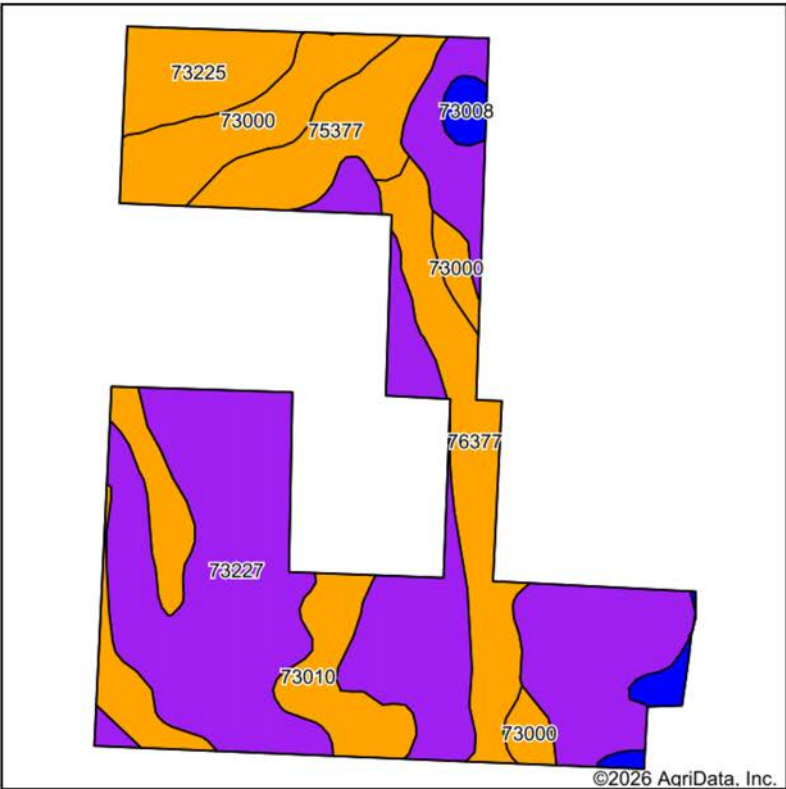


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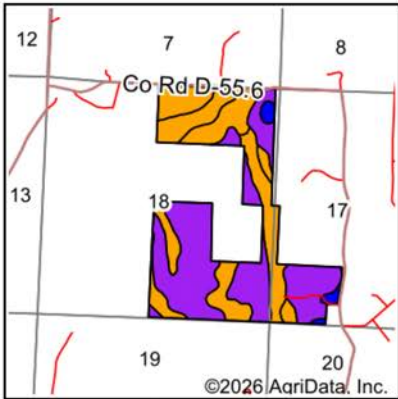
18-36N-19W
Dallas County
Missouri

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**



Maps Provided By:



Area Symbol: MO059, Soil Area Version: 30

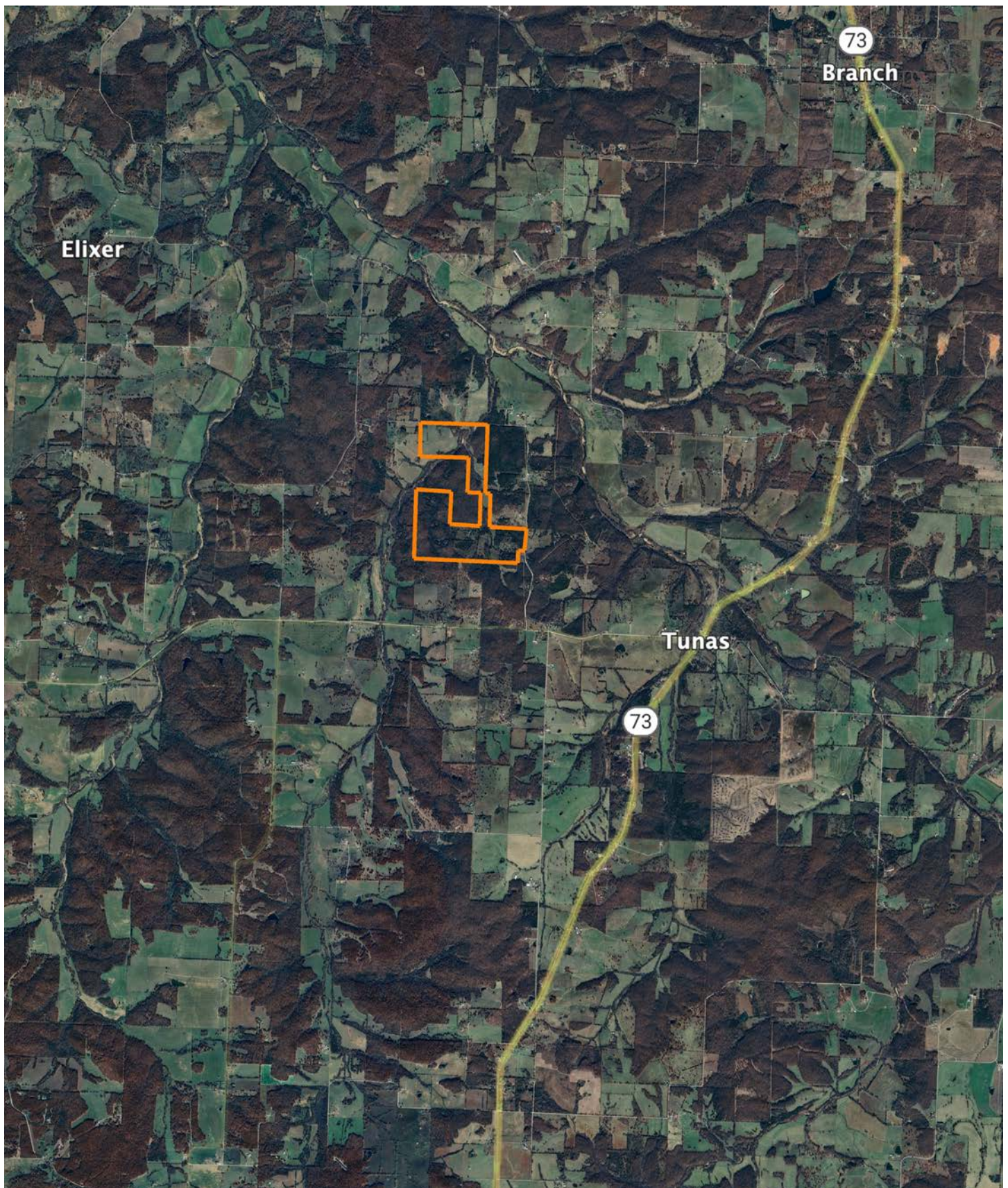
| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Restrictive Layer | Non-Irr Class *c | *n NCCPI Overall | *n NCCPI Corn | *n NCCPI Small Grains | *n NCCPI Soybeans | *n NCCPI Cotton |
|------------------|---|--------|------------------|----------------------|---|------------------|------------------|---------------|-----------------------|-------------------|-----------------|
| 73227 | Ocie-Gatewood complex, 15 to 35 percent slopes, very stony | 143.71 | 51.3% | | 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% | | > 6.5ft. | Illw | 82 | 80 | 67 | 61 | 81 |
| 75377 | Racket silt loam, 0 to 2 percent slopes, frequently flooded | 30.78 | 11.0% | | > 6.5ft. | Illw | 82 | 80 | 67 | 61 | 81 |
| 73000 | Pomme silt loam, 3 to 8 percent slopes | 27.54 | 9.8% | | > 6.5ft. | Ille | 69 | 66 | 59 | 52 | 69 |
| 73010 | Wilderness gravelly silt loam, 3 to 8 percent slopes | 22.60 | 8.1% | | 2.1ft. (Fragipan) | Illw | 49 | 49 | 33 | 34 | 33 |
| 73225 | Ocie-Gatewood complex, 3 to 8 percent slopes | 17.13 | 6.1% | | 2ft. (Strongly contrasting textural stratification) | Ille | 54 | 52 | 41 | 42 | 51 |
| 73008 | Viraton silt loam, 2 to 5 percent slopes | 6.69 | 2.4% | | 1.7ft. (Fragipan) | Ile | 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.



LOGAN MILLER,

LAND AGENT

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