

MIDWEST LAND GROUP PRESENTS



DALLAS COUNTY, MO

21.8 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

EXCEPTIONAL INCOME PROPERTY NEAR BENNETT SPRING STATE PARK

Exceptional investment opportunity featuring a fully renovated resort property on nearly 22 acres in the heart of Missouri's premier outdoor recreation area. Ideally positioned less than one mile from Moon Valley Access and Bennett Spring State Park, this turn-key property is perfectly situated to capitalize on the area's year-round fishing, floating, and outdoor tourism. With over one million visitors to Bennett Spring annually, this is an outstanding opportunity to own a thriving hospitality business in a highly sought-after location.

The property includes three income-producing components: a beautifully updated owner's residence, a five-unit lodging building, and a private guest cabin. Each has undergone extensive renovations, allowing a new owner to step in and begin operating immediately without the expense or hassle of additional improvements. The spacious main home features three bedrooms, two and a half bathrooms, and quality finishes throughout. Designed with comfortable everyday living in mind, the residence also offers a basement garage, generous living areas, and modern updates that make it equally suitable as an owner's home or a premium vacation rental. Since completing the remodel, the current owners have occupied and meticulously maintained the home.

The Lodge consists of five attractive guest units, including three two bedroom, one bath suites and two one bedroom, one bath suites. A shared laundry facility

adds convenience for guests and simplifies day-to-day operations.

Guests seeking a more private experience will appreciate the standalone two bedroom, one bath cabin. Fully renovated to match the quality found throughout the resort, the cabin includes its own washer and dryer along with a wood-burning stove that creates a warm, inviting atmosphere throughout the cooler seasons. The improvements extend beyond the accommodations. Backup generators provide enough power to keep the entire property operational during outages, helping ensure uninterrupted service for guests. The expansive acreage offers beautiful surroundings, room for recreation, and the potential to expand the business with additional cabins, RV sites, or other amenities.

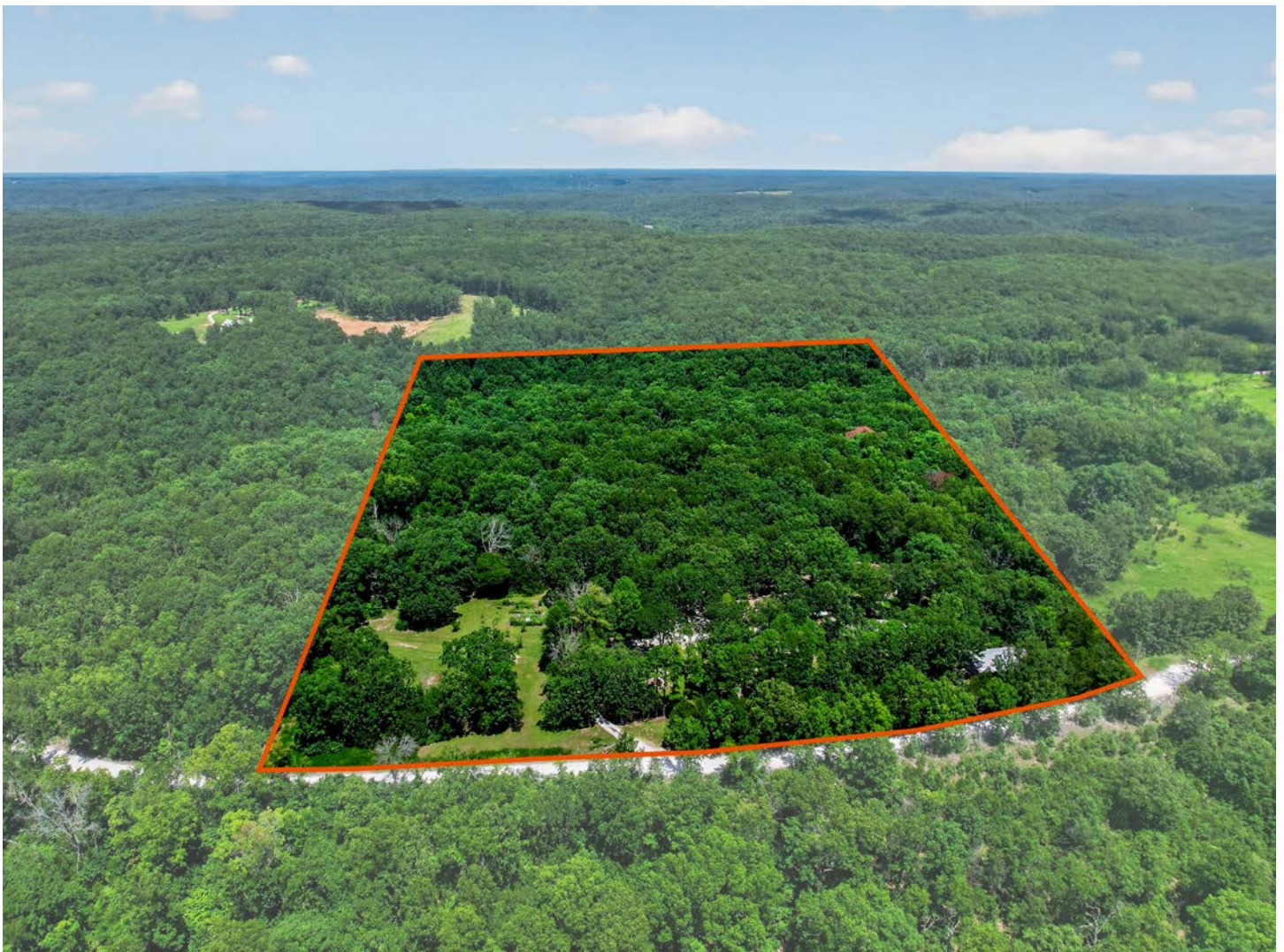
Demand for lodging in the area continues to grow as Bennett Spring remains one of Missouri's premier trout fishing destinations. Ongoing improvements to the nearby Bennett Spring Hatchery are expected to further enhance the area's appeal, bringing even more visitors to this already popular destination.

Whether you're searching for a profitable investment, a family-operated resort, or a lifestyle business with proven income and expansion potential, this fully renovated property offers a rare combination of location, quality, and immediate earning power.

PROPERTY FEATURES

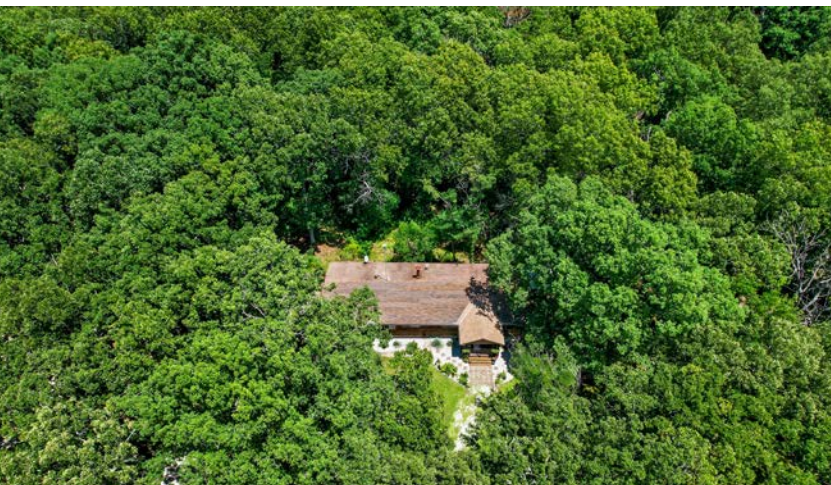
COUNTY: **DALLAS** | STATE: **MISSOURI** | ACRES: **21.8**

- Turn-key income property on just under 22 scenic acres near Bennett Spring State Park
- Includes 3-bedroom, 2.5-bath main home, 5-unit hotel, and 2-bedroom cabin
- All buildings fully remodeled recently; immaculate condition throughout
- Main home features a basement garage and modern updates
- Hotel building has 3 two-bedroom/one-bath units and 2 one-bedroom/one-bath units
- Common laundry room for hotel guests adds convenience and value
- Proven operation with a near 10% capitalization rate at the list price
- Cabin includes washer/dryer and a cozy wood-burning stove
- Backup generators power the entire property during outages
- Under 1 mile from Moon Valley Access for floating and fishing
- About 1 mile from Bennett Spring State Park, visited by over 1 million people annually
- Near the newly remodeled Hatchery, set to become a premier attraction in the region



TURN-KEY INCOME PROPERTY

Situated on just under 22 scenic acres, this listing includes a spacious main home, a five-unit hotel building, and a standalone two-bedroom cabin — all recently renovated and ready for immediate operation.



3-BEDROOM, 2.5-BATH MAIN HOME



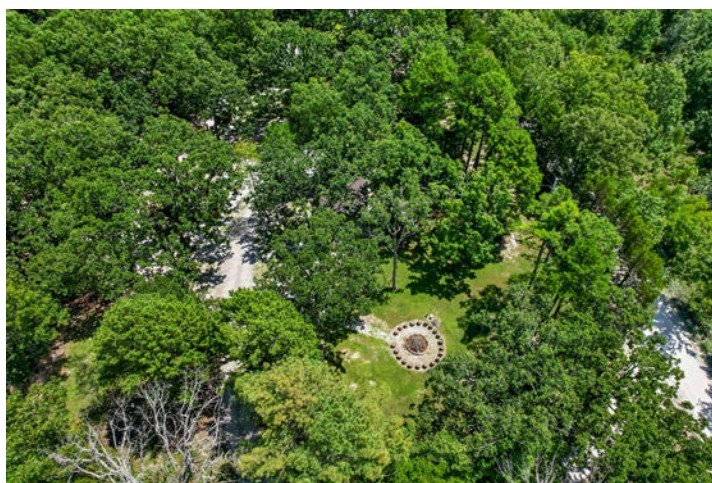
5-UNIT HOTEL



2-BEDROOM CABIN



1 MILE FROM MOON VALLEY ACCESS



AERIAL MAP



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Boundary Center: 37° 42' 12.82, -92° 51' 59.29

0ft 236ft 473ft



Maps Provided By:



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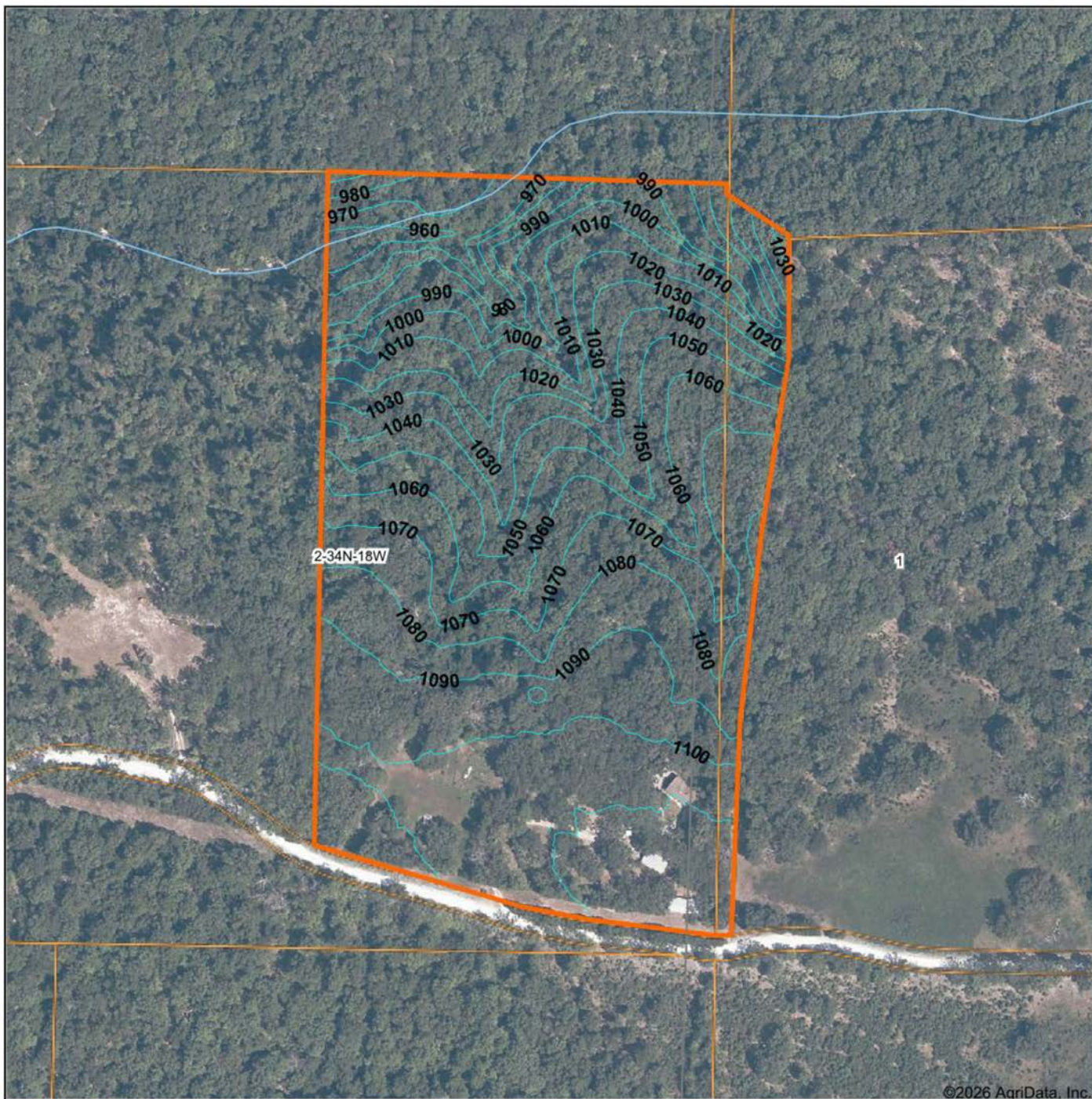
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2-34N-18W
Dallas County
Missouri



1/31/2026

TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 954.9

Max: 1,119.1

Range: 164.2

Average: 1,057.6

Standard Deviation: 42.95 ft

0ft 270ft 539ft

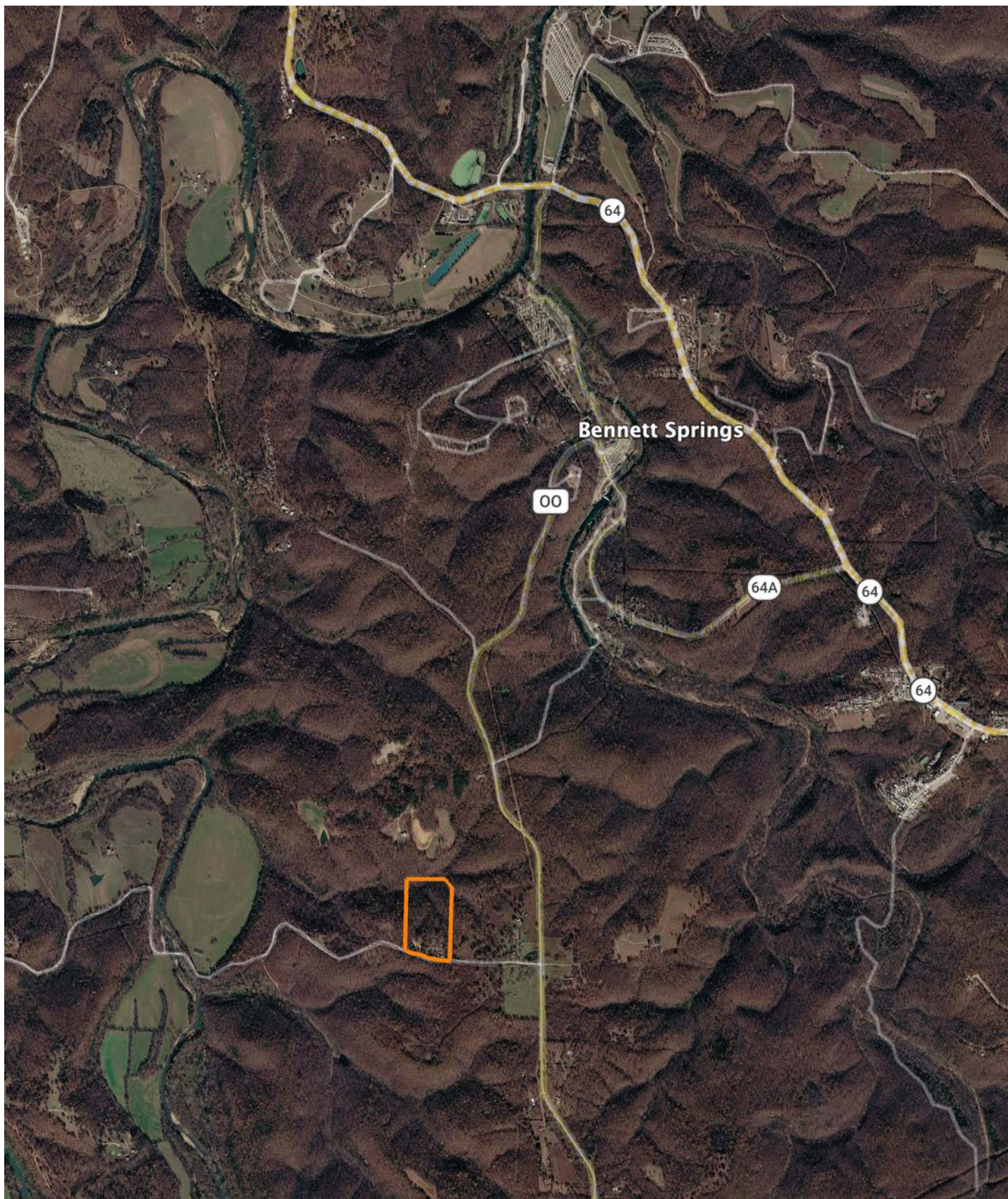


1/31/2026

2-34N-18W
Dallas County
Missouri

Boundary Center: 37° 42' 12.82, -92° 51' 59.29

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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