

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

This beautifully remodeled income-producing property offers an incredible opportunity to own a versatile resort near one of Missouri's most popular destinations. 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. Located less than a mile from Moon Valley Access for fishing and floating and just one mile from Bennett Spring State Park, which welcomes over a million visitors annually, this property combines natural beauty, strong tourism demand, and excellent investment potential.

The main residence is a three-bedroom, two-and-a-half-bath home featuring tasteful modern updates throughout. The home includes a basement garage, generous living space, and quality finishes, making it ideal as a comfortable owner's residence or a luxury rental to further increase revenue. The owners have occupied the home since the remodel, ensuring it has been meticulously maintained.

The five-unit hotel building has been fully remodeled and designed for guest comfort and efficiency. It includes three units offering two bedrooms and one bath, and two units offering one bedroom and one bath. A common laundry room serves the building. With its thoughtful layout, turnkey operation, and strong first-year performance, the hotel achieves a near 10%

capitalization rate at the list price, offering investors excellent returns and future growth potential.

The property also features a charming two-bedroom, one-bath cabin that provides guests with a cozy and private lodging option. It includes a washer and dryer inside and a classic wood-burning stove for added ambiance. Like the rest of the property, the cabin has been fully remodeled and is ready for immediate rental use.

Additional highlights include backup generators capable of powering the entire resort in the event of a power outage, well-maintained grounds, and ample open space for future expansion or recreational use. The area continues to grow in popularity, especially as the nearby Bennett Spring Hatchery undergoes a complete remodel that is set to make it one of the most impressive of its kind in the nation.

In summary, this property offers a rare opportunity to own a fully updated, profitable, and well-located hospitality operation with a proven track record and room for further growth. Whether you're an investor seeking a reliable income stream or an owner-operator looking for a rewarding lifestyle business, this turn-key resort near Bennett Spring State Park delivers the best of both worlds.

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

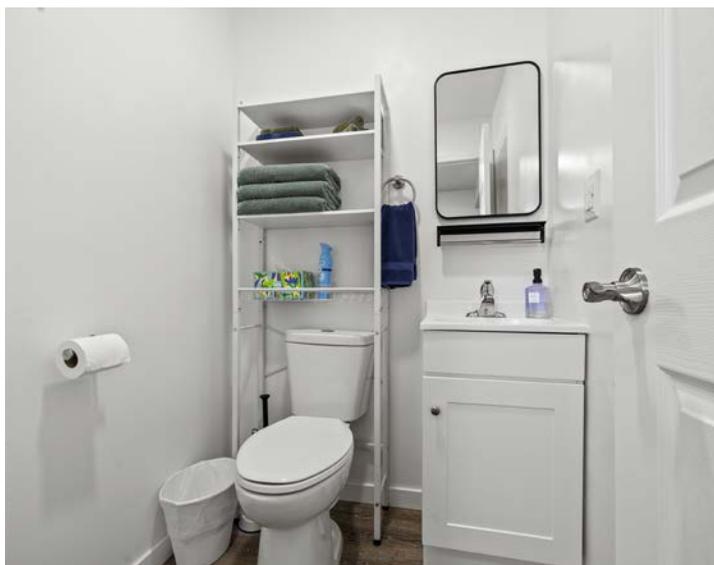
Situated on just under 22 scenic acres, this listing includes a spacious main home, a five-unit hotel building, and a standalone two-bedroom cabin — all recently renovated and ready for immediate operation.



3-BEDROOM, 2.5-BATH MAIN HOME



5-UNIT HOTEL



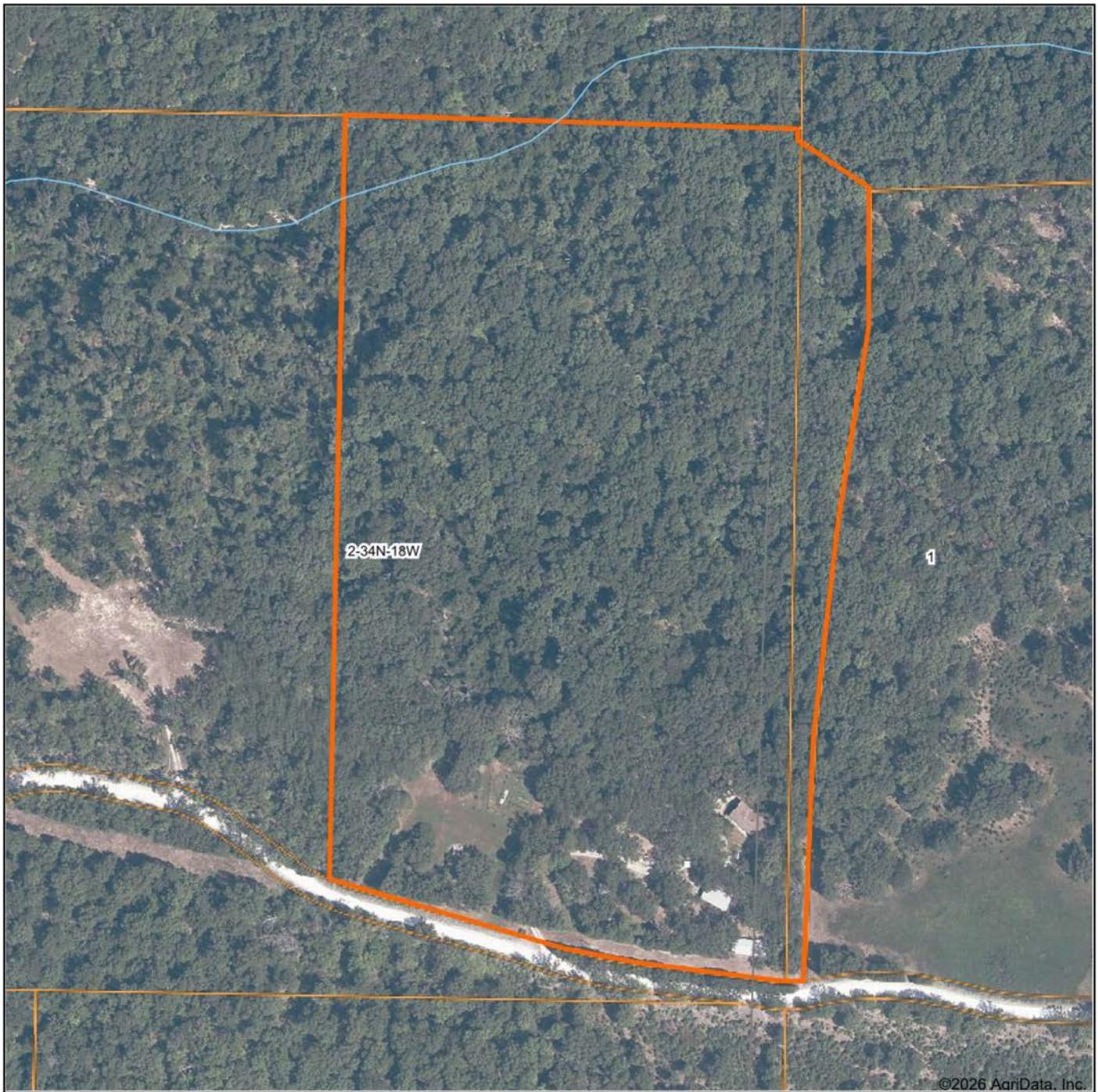
2-BEDROOM CABIN



1 MILE FROM MOON VALLEY ACCESS



AERIAL MAP



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

0ft 236ft 473ft



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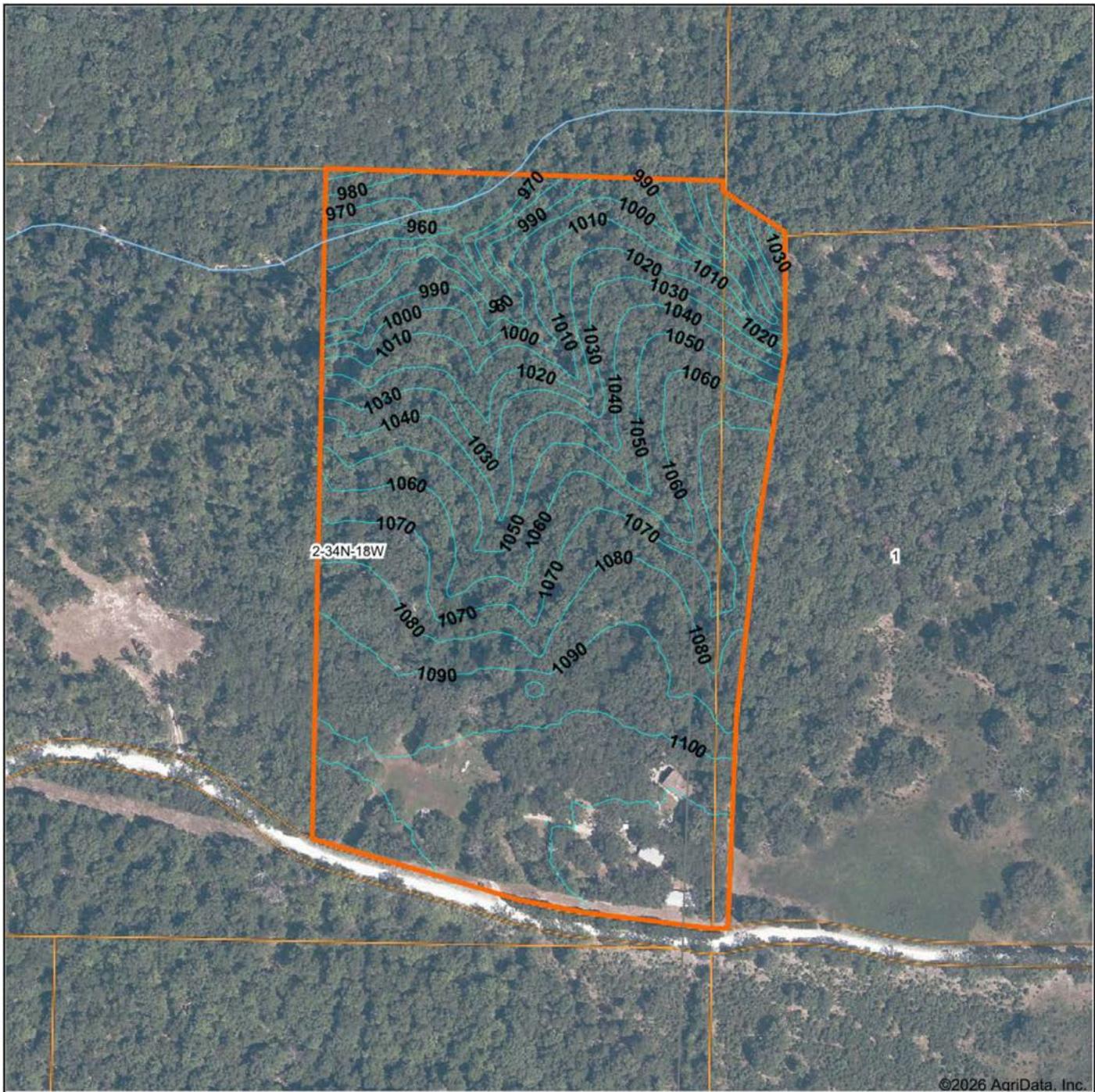
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2-34N-18W
Dallas County
Missouri



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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