

MIDWEST LAND GROUP PRESENTS

240 ACRES IN

BENTON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIER BENTON COUNTY HUNTING & RECREATION RETREAT

Looking for the perfect getaway property in the Ozarks? This incredible 240 +/- acres in Benton County, Missouri, is a true outdoorsman's paradise located just 6 miles from Truman Lake, one of Missouri's top travel and recreation destinations. Conveniently situated only 17 miles from Warsaw, 70 miles from Springfield, and an easy 2-hour drive from Kansas City, this property offers both seclusion and accessibility.

The property features power and a well already on-site, making it ready for your camper, cabin, hunting camp, or future dream build. Covered entirely in mature timber, the land offers outstanding privacy, beautiful scenery, and excellent wildlife habitat. A creek and multiple

natural springs enhance the property's beauty and usability.

Known for its strong populations of whitetail deer and turkey, this 240 +/- acre tract offers exceptional hunting opportunities right out your back door. Whether you're looking for a weekend retreat, hunting property, or future investment, this land checks all the boxes for recreation and relaxation.

Rare combination of timber, water, utilities, wildlife, and proximity to Truman Lake, properties like this are hard to find.



PROPERTY FEATURES

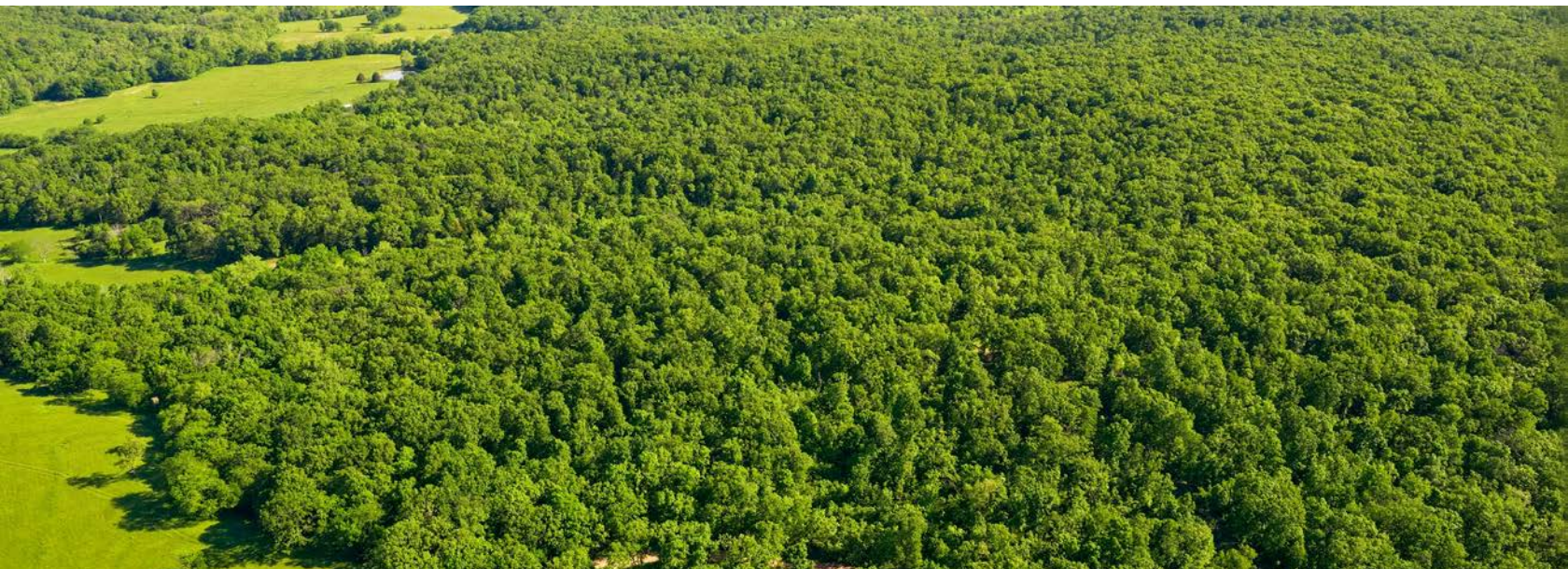
COUNTY: **BENTON** | STATE: **MISSOURI** | ACRES: **240**

- Just 6 miles from Truman Lake
- 17 miles to Warsaw, Missouri
- Only 70 miles from Springfield
- Easy 2-hour drive from Kansas City
- Power already onsite
- Private well already installed
- Beautiful all-timber tract
- Creek running through the property
- Multiple natural springs
- Excellent whitetail deer hunting
- Strong turkey population



BUILD SITE

The property features power and a well already on-site, making it ready for your camper, cabin, hunting camp, or future dream build.



6 MILES FROM TRUMAN LAKE



CREEK RUNNING THROUGH PROPERTY



BEAUTIFUL ALL-TIMBER TRACT

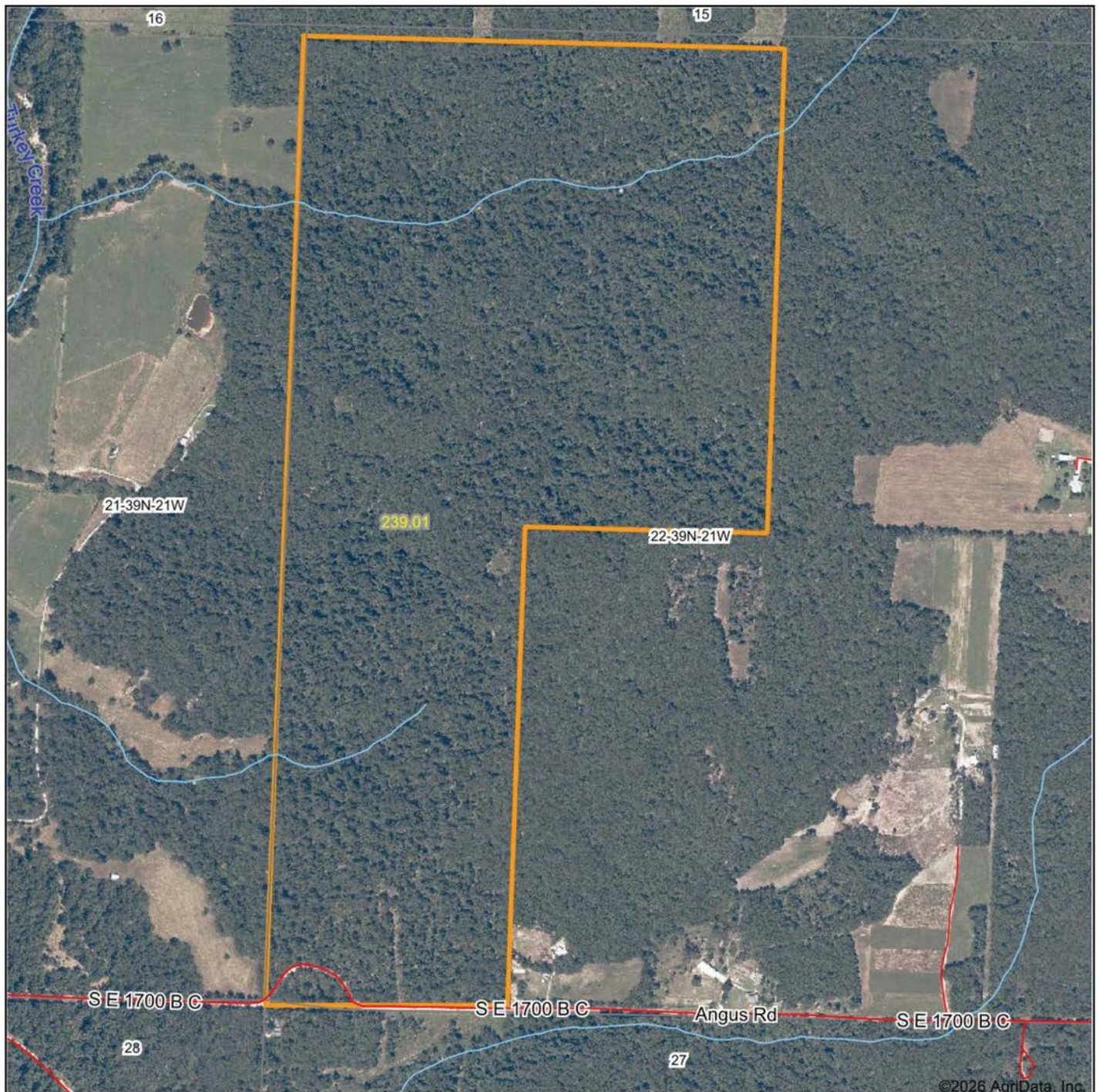
Covered entirely in mature timber, the land offers outstanding privacy, beautiful scenery, and excellent wildlife habitat.



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 38° 6' 56.7, -93° 13' 20.79

0ft 847ft 1694ft



Maps Provided By:



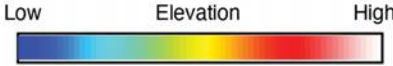
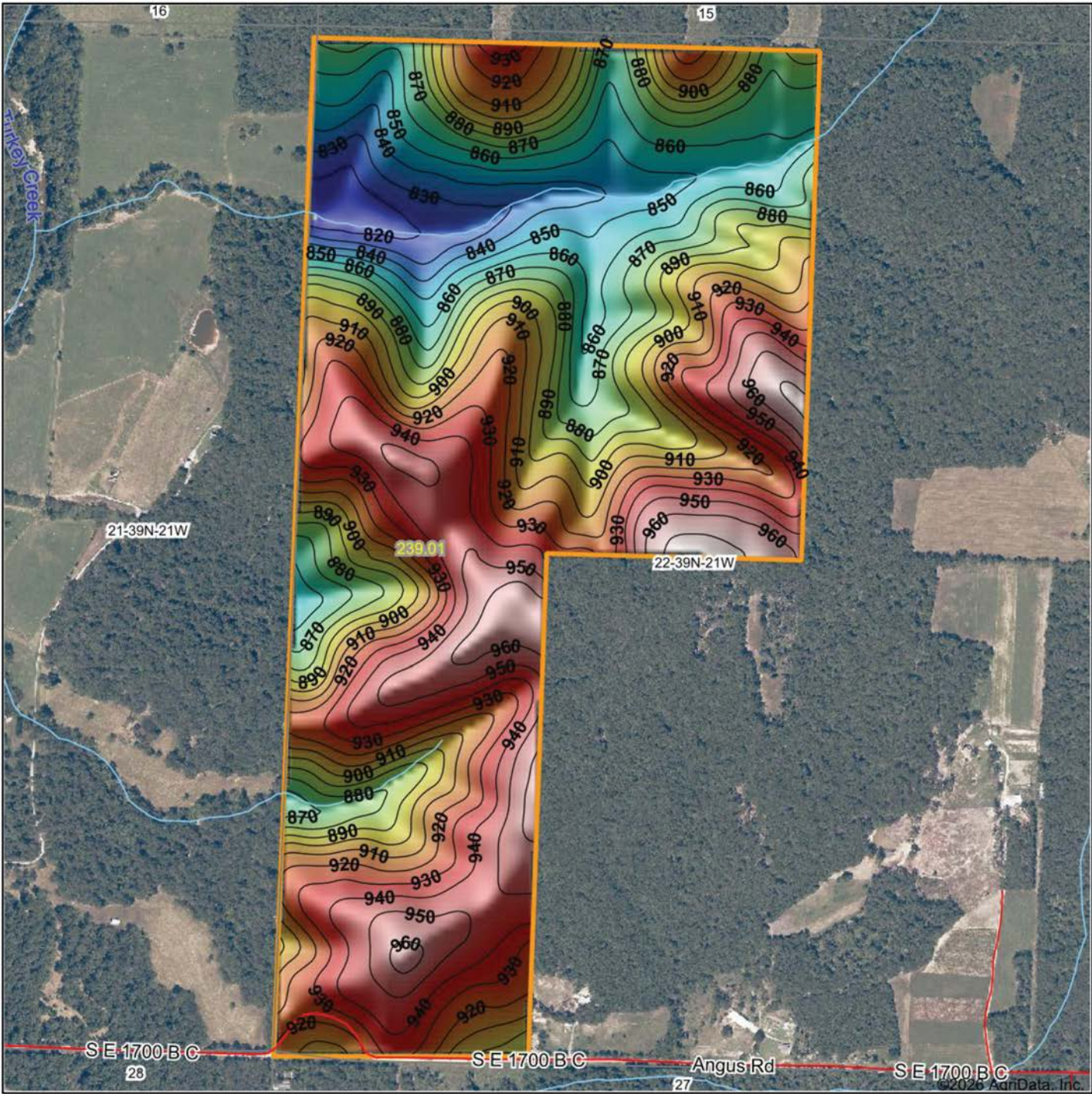
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22-39N-21W
Benton County
Missouri



6/5/2026

HILLSHADE MAP



Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 814.3
 Max: 975.7
 Range: 161.4
 Average: 902.9
 Standard Deviation: 38.02 ft

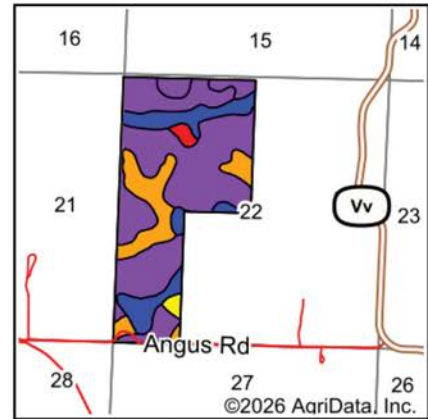
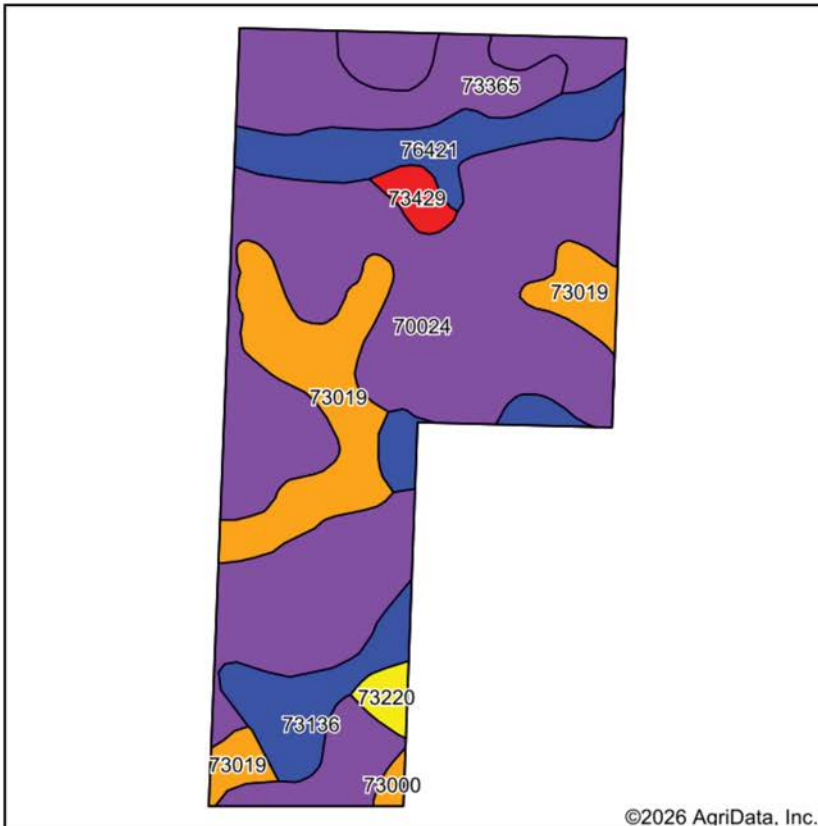


22-39N-21W
Benton County
Missouri

Boundary Center: 38° 6' 56.7. -93° 13' 20.79



SOILS MAP



State: **Missouri**
 County: **Benton**
 Location: **22-39N-21W**
 Township: **Union**
 Acres: **239.01**
 Date: **6/5/2026**



Maps Provided By
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

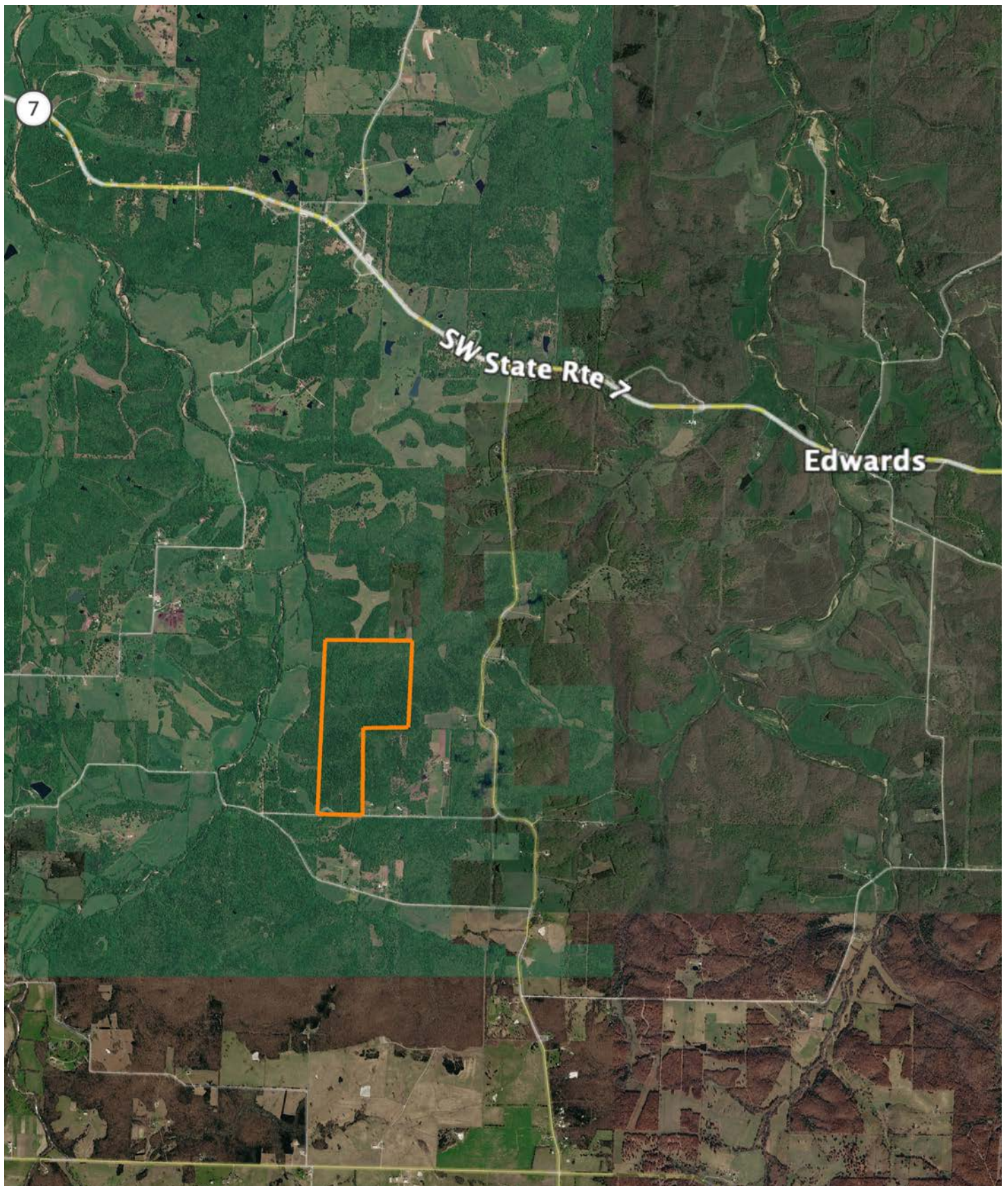
Area Symbol: MO015, Soil Area Version: 30

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 Soybeans
70024	Goss very gravelly silt loam, 15 to 35 percent slopes, very stony	134.34	56.3%		> 6.5ft.	Vle	12	12	3
73019	Poynor very gravelly silt loam, 1 to 8 percent slopes	35.67	14.9%		2.3ft. (Strongly contrasting textural stratification)	Ille	49	42	34
73365	Bardley very gravelly silt loam, 8 to 35 percent slopes, stony	23.78	9.9%		2.5ft. (Lithic bedrock)	Vlle	34	34	20
76421	Racket silt loam, 1 to 3 percent slopes, occasionally flooded	19.36	8.1%		> 6.5ft.	Ilw	85	85	67
73136	Union silt loam, 1 to 3 percent slopes	18.40	7.7%		2.5ft. (Fragipan)	Ile	58	54	47
73429	Gasconade-Rock outcrop complex, 8 to 50 percent slopes	3.45	1.4%		1.2ft. (Lithic bedrock)	Ville	7	7	2
73220	Poynor extremely gravelly silt loam, 8 to 15 percent slopes	2.81	1.2%		2.3ft. (Strongly contrasting textural stratification)	IVe	53	42	35
73000	Pomme silt loam, 3 to 8 percent slopes	1.20	0.5%		> 6.5ft.	Ille	69	66	52
Weighted Average						5.01	*n 29.9	*n 28.4	*n 18.5

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

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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