

MIDWEST LAND GROUP PRESENTS

38 ACRES

DALLAS COUNTY, MO

000 COUNTY LINE ROAD, PRESTON, MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

38 +/- ACRES 1.7 MILES FROM SKYLINE SCHOOL

Discover the opportunity to own 38 beautiful acres of timberland with a rare combination of privacy, accessibility, and potential. This property has been in the same family for generations and offers a chance to own a piece of land with both history and endless possibilities. With two road frontages, the property provides excellent accessibility and flexibility for a future homesite, additional improvements, or recreational use.

Located just 1.7 miles from Skyline School, the property is only about a 4 minute drive, making it conveniently located while still offering the peace and privacy of a wooded setting. Power runs along the road, adding to

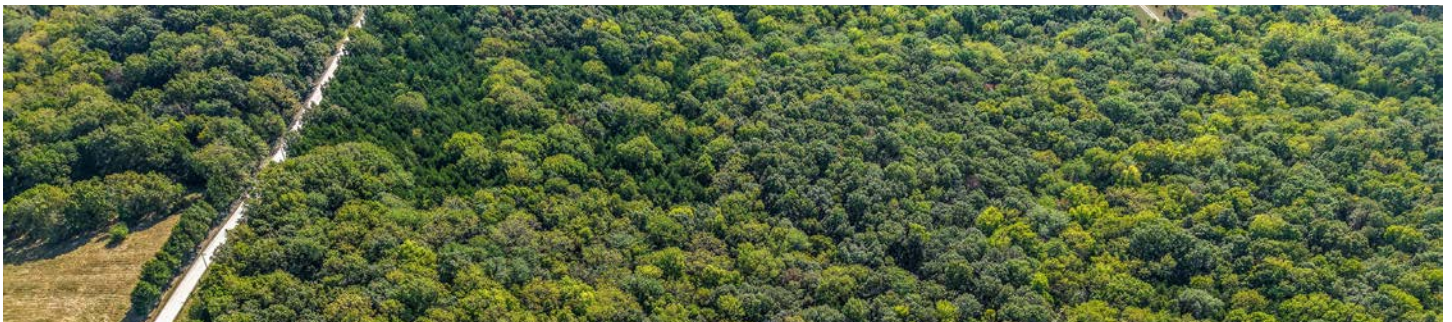
the property's appeal as a potential build site. Whether you're looking to build your dream home, establish a private retreat, enjoy hunting and other outdoor recreation, or simply invest in a beautiful tract of timber, this property is worth a closer look.

The combination of mature timber, multiple road frontages, utilities nearby, and convenient access to the school makes this a versatile property with plenty of potential. Opportunities to purchase acreage with this much space, road access, and a long family history don't come along often. Come take a look and imagine what you could create on these 38 acres of timberland.

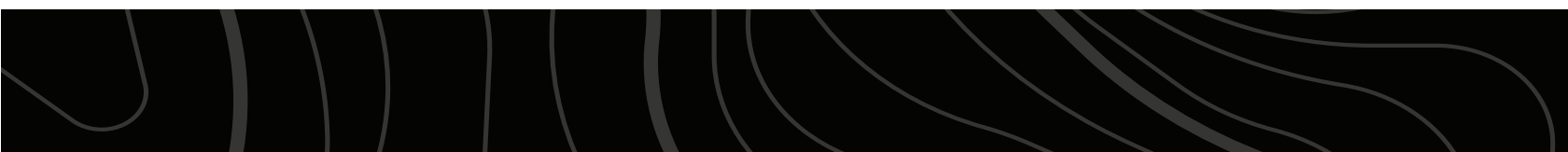
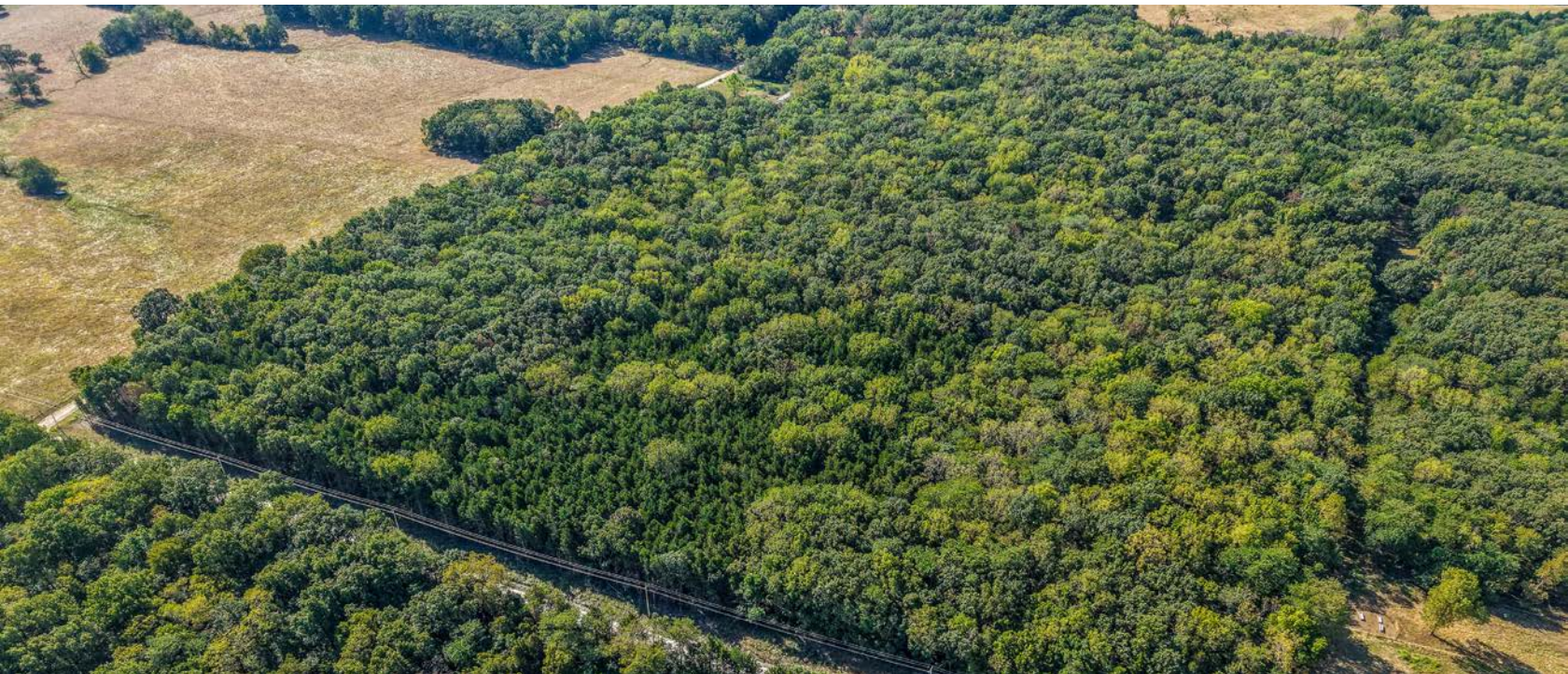
PROPERTY FEATURES

COUNTY: **DALLAS** | STATE: **MISSOURI** | ACRES: **38**

- 38 acres of timberland
- Two road frontages
- Approximately 1.7 miles from Skyline School
- Only about a 4 minute drive to the school
- Power runs along the road
- Excellent potential build site
- Great recreational property
- Ideal for hunting and outdoor activities
- Mature timber
- Same family ownership for generations
- Private wooded setting with convenient access
- Excellent opportunity for a homesite, recreation, or investment



EXCELLENT POTENTIAL BUILD SITE



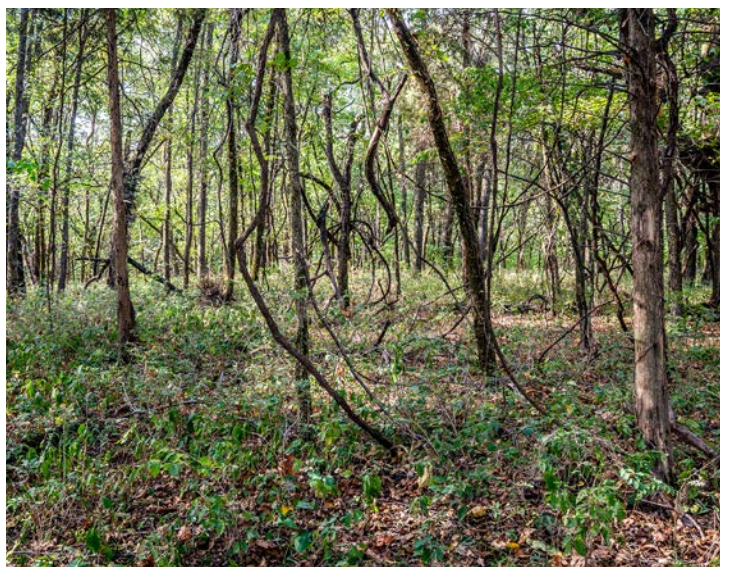
IDEAL FOR HUNTING



TWO ROAD FRONTAGES



MATURE TIMBER



TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 1,029.8

Max: 1,119.9

Range: 90.1

Average: 1,073.8

Standard Deviation: 21.92 ft

0ft 268ft 537ft

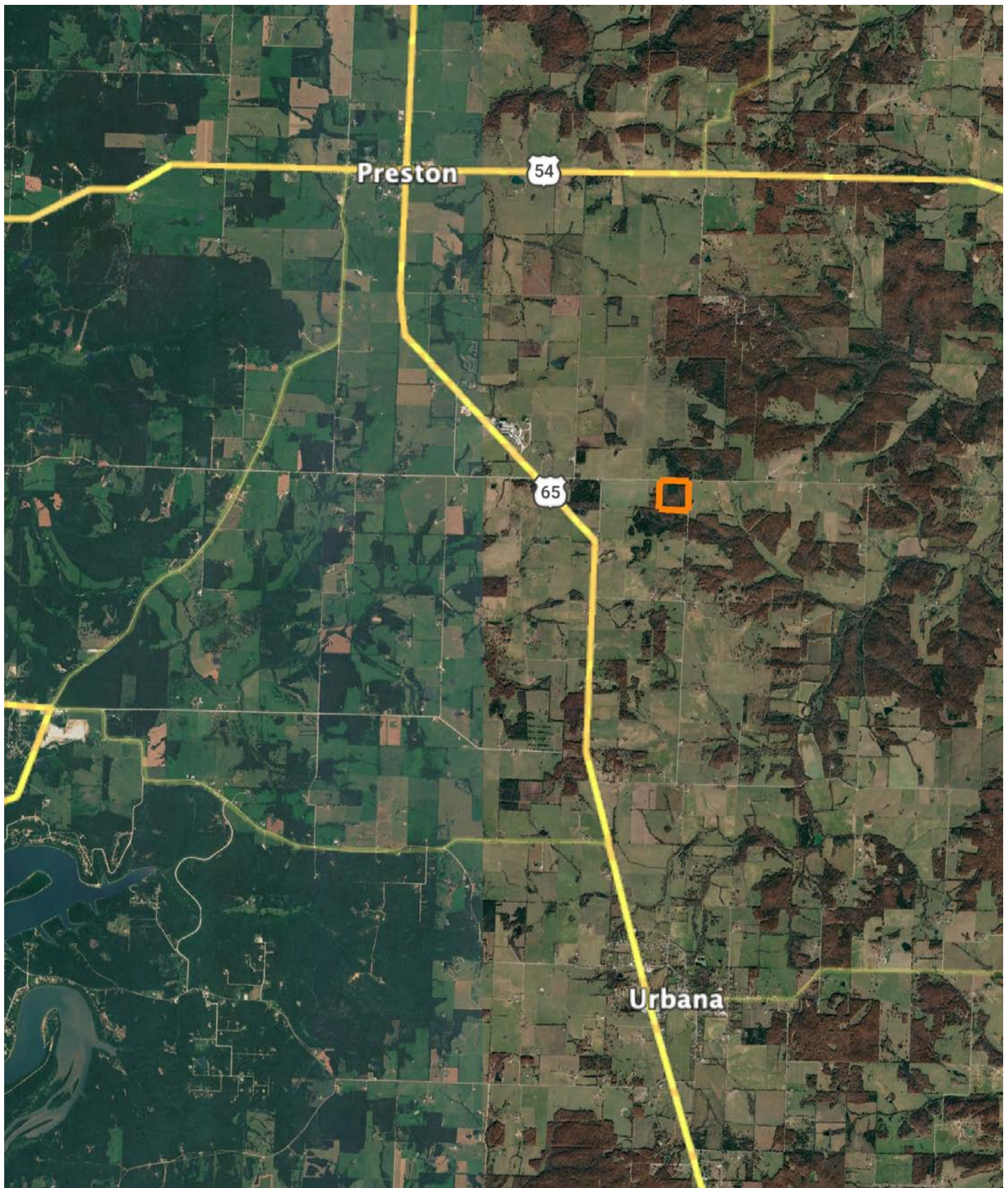


8/31/2026

6-36N-20W
Dallas County
Missouri

Boundary Center: 37° 54' 7.97, -93° 10' 2.85

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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