MIDWEST LAND GROUP PRESENTS

142 ACRES IN

DENT COUNTY
MISSOURI







13962 & 13960 HWY H, EDGAR SPRINGS, MO, 65462

MIDWEST LAND GROUP IS HONORED TO PRESENT

142 ACRES WITH 2 HOMES, LIVE CREEK, PRODUCTIVE PASTURE, & MULTIPLE SHOPS

Properties offering this much versatility don't come around often! Spanning 142 +/- acres, this exceptional farm brings together two residences, productive pasture and hay ground, live water, outstanding hunting opportunities, and an impressive lineup of outbuildings. Whether you're looking to expand a cattle operation, establish a multi-generational family farm, or simply enjoy the privacy and freedom of country living, this property has something for everyone.

The land itself is a standout feature, offering approximately 65 acres of pasture and an additional 32 +/- acres of creek bottom ground currently utilized for hay production. Fencing and cross-fencing are already in place for cattle, while attractive pipe fencing lines the front hay pasture along State Highway H. A gated entrance welcomes you onto the property, where an established network of trails provides easy access throughout the open ground and timber. The diverse landscape features mature hardwoods, cedars, and scattered openings that create excellent habitat for deer and turkey. A stocked pond measuring a quarter acre offers fishing opportunities, while Black Oak Creek winds through the northeastern portion of the farm, adding another desirable feature.

At the heart of the property sits the primary residence, offering 4,000 square feet of living space with 3 bedrooms and 2.5 bathrooms, although a large office could be used as an additional bedroom. This inviting home was designed to take advantage of its beautiful surroundings, with abundant windows bringing in natural light and showcasing views of the farm. A spacious kitchen features an oversized island and custom oak cabinets. The kitchen and living showcase 20 foot ceilings and transom windows. Generously sized bedrooms and a fully finished walkout basement provide comfortable living space for the entire family. Outside, the wraparound porch and expansive patio create ideal spaces for entertaining, relaxing, or simply taking in the scenery. An attached two-car garage adds everyday convenience.

The improvements don't stop at the house. A 30'x50' climate-controlled shop features additional garage space and a full bathroom with shower, making it an excellent option for a workshop, hobby space, or equipment storage. Just across the circle drive sits a second 33'x55' shop complete with concrete floors, electricity, and oversized overhead doors tall enough to accommodate an RV. Adjacent to this building is a massive 33'x100' hoop building, providing ample room for machinery, hay, equipment, or sheltering livestock from the elements.

Another attractive feature is the second residence, located 150 yards north of the main home. Offering roughly 1,700 square feet of finished living space, this home includes 2 bedrooms, 2 bathrooms, vaulted ceilings, a spacious

kitchen, and a finished basement with an additional living area that could serve as a third non-conforming bedroom. Decks on both the east and west sides of the home provide incredible vantage points for enjoying sunrises and sunsets over the farm. With its separation from the primary residence, this home presents an outstanding opportunity for extended family, guests, or potential short- or long-term rental income.

What truly sets this property apart is the combination of improvements and land diversity. From productive cattle pasture and fertile creek bottom hay ground to secluded timber, live water, and recreational trails, nearly every acre offers something unique. Add in two comfortable residences, multiple substantial outbuildings, and the pride of ownership evident throughout the farm, and you have a property that is increasingly difficult to find."

Enjoy the privacy of country living without sacrificing convenience. The property is located approximately 20 minutes from Salem, 25 minutes from Licking, and 35 minutes from Rolla.

PROPERTY FEATURES

COUNTY: **DENT** | STATE: **MISSOURI** | ACRES: **142**

- 142 +/- total acres
- 32 +/- acres of productive creek bottom hay ground
- 2 residences – ideal for multi-generational living or rental income
- Primary home – 4,000 sq. ft., 3 bedrooms & 2.5 bathrooms
- Secondary home – 1,700 +/- sq. ft., 2 bedrooms & 2 bathrooms
- 30'x50' climate-controlled shop with bathroom & shower
- 33'x55' RV-friendly shop
- 33'x100' equipment/livestock shelter
- Fenced & cross-fenced pasture with pipe fencing along Highway H
- Black Oak Creek
- Stocked pond
- Excellent deer and turkey hunting
- 20 minutes to Salem
- 25 minutes to Licking
- 35 minutes to Rolla



PRIMARY HOME

At the heart of the property sits the primary residence, offering 2,076 square feet of living space with 4 bedrooms and 2.5 bathrooms. This inviting home was designed to take advantage of its beautiful surroundings, with abundant windows bringing in natural light and showcasing views of the farm.











SECONDARY HOME

Another attractive feature is the second residence, located 150 yards north of the main home. Offering roughly 1,500 square feet of finished living space, this home includes 2 bedrooms, 2 bathrooms, vaulted ceilings, a spacious kitchen, and a finished basement









33’X55’ SHOP & 30’X50’ SHOP





33’X100’ EQUIPMENT/LIVESTOCK SHELTER





FENCED & CROSS-FENCED PASTURE





ADDITIONAL PHOTOS













TOPOGRAPHY MAP



Maps Provided By:
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Source: USGS 1 meter dem
Interval(ft): 20.0
Min: 1,085.6
Max: 1,225.4
Range: 139.8
Average: 1,150.5
Standard Deviation: 38.32 ft

0ft 500ft 1001ft

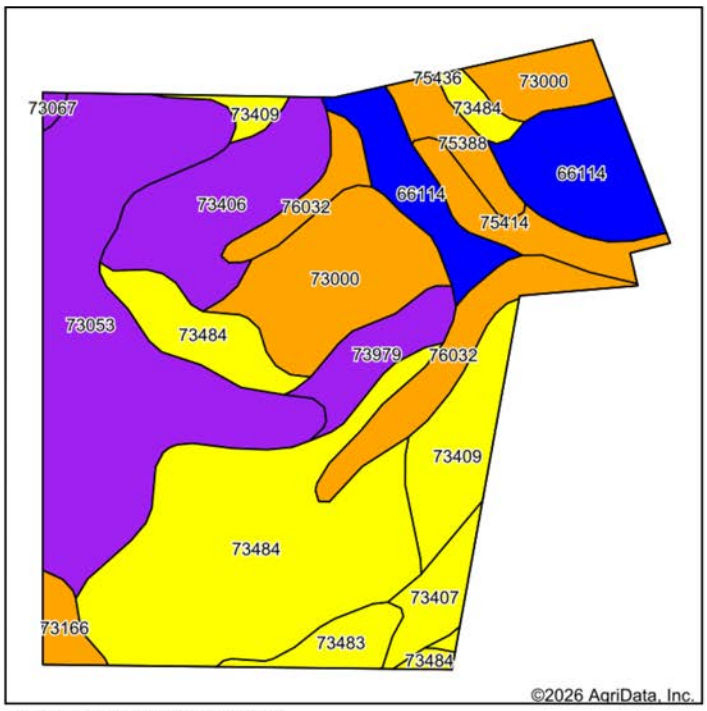
N W E S

10/12/2026

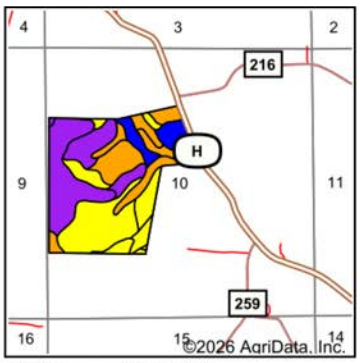
10-34N-8W
Dent County
Missouri

Boundary Center: 37° 39' 50.78, -91° 48' 10.68

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Dent**
Location: **10-34N-8W**
Township: **Watkins**
Acres: **142.18**
Date: **10/12/2026**

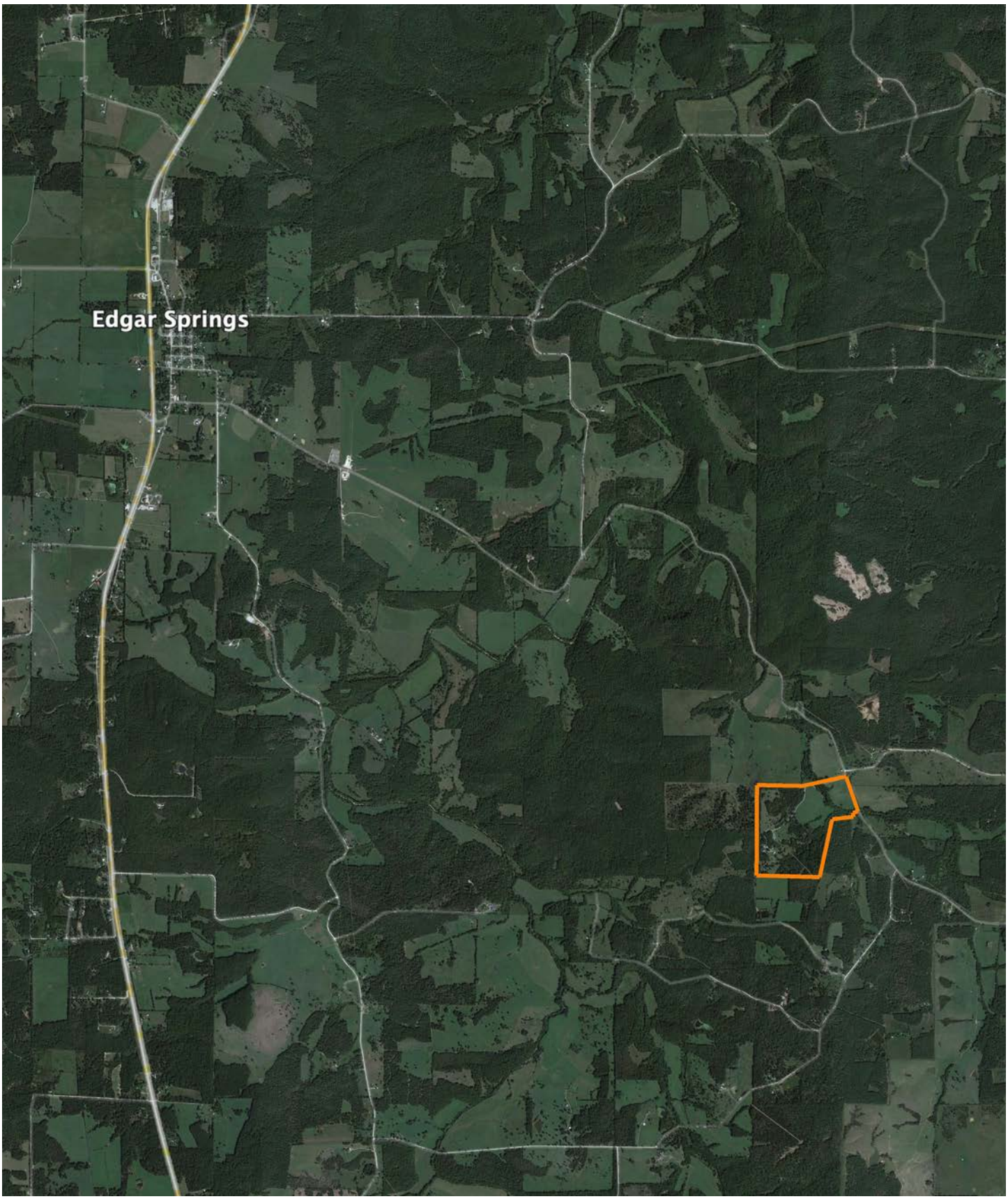
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N W E S

Area Symbol: MO065, Soil Area Version: 29										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class	Corn Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
73484	Nixa-Clarksville complex, 8 to 15 percent slopes	35.49	24.9%		Moderately well drained	IVs		40	40	27
73053	Lily-Bender complex, 3 to 15 percent slopes	30.55	21.5%		Well drained	Ve		35	35	21
73000	Pomme silt loam, 3 to 8 percent slopes	15.07	10.6%		Well drained	IIIe	9	69	66	52
66114	Westerville silt loam, 0 to 3 percent slopes, occasionally flooded	13.23	9.3%		Somewhat poorly drained	IIw		84	83	77
73406	Coulstone-Clarksville complex, 15 to 35 percent slopes, very stony	11.02	7.8%		Somewhat excessively drained	VIs		34	34	17
76032	Midco gravelly loam, 1 to 3 percent slopes, frequently flooded	8.89	6.3%		Somewhat excessively drained	IIIw		59	59	37
73409	Coulstone-Clarksville complex, 8 to 15 percent slopes	8.01	5.6%		Somewhat excessively drained	IVs		47	47	32
75414	Wideman sand, 0 to 3 percent slopes, frequently flooded	4.40	3.1%		Excessively drained	IIIw		41	41	29
73979	Viraton gravelly silt loam, 3 to 8 percent slopes	4.35	3.1%		Moderately well drained	VIs		44	43	24
73407	Coulstone-Clarksville complex, 3 to 8 percent slopes	3.22	2.3%		Somewhat excessively drained	IVs		50	50	34
75388	Kaintuck-Relfe complex, 0 to 2 percent slopes, frequently flooded	3.11	2.2%		Well drained	IIIw		51	51	35
73483	Nixa-Clarksville complex, 3 to 8 percent slopes	2.76	1.9%		Moderately well drained	IVs		41	41	29
73166	Viburnum-Tonti complex, 1 to 8 percent slopes	1.76	1.2%		Somewhat poorly drained	IIIe		46	44	32
73067	Bender-Rock outcrop complex, 15 to 35 percent slopes, very stony	0.32	0.2%		Somewhat excessively drained	VIIe		5	5	1
					Weighted Average	**4.02**	**1**	***n 47.8**	***n 47.4**	***n 33.5**

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

OVERVIEW MAP



AGENT CONTACT

When it comes to land agents, Beau Mantle understands and appreciates the hard work it takes to maintain a property. He understands it takes time, money, and dedication, and that buyers and sellers alike deserve a representative who's going to apply the same level of skill and care to that investment in order for them to get the results they deserve.

Born in Jefferson City, MO, Beau developed a passion for bowhunting at an early age, thanks to stories his grandfather would share. He attended high school in Rogersville, MO, and graduated from Missouri State University in Springfield, MO, with a B.S. in Animal Science. Throughout this time, his love for the outdoors never waned.

Beau's background includes serving as a manager of a sow farm operation for Seaboard Foods as well as an account manager for Capital Sand Company where he worked with general contractors, real estate developers, and golf course superintendents. At Midwest Land Group, he's able to take that management experience and incorporate it with his passion for the outdoors.

Beau enjoys hunting, camping, shooting sporting clays, and spending time outdoors with his family. Bowhunting is his favorite pastime and is something he and his father and brother do on their lease in Texas County. Beau resides in Linn, Missouri, with his wife, Courtney, and two sons, Jackson and Bennett.



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