MIDWEST LAND GROUP PRESENTS

85.35 ACRES IN

POLK COUNTY
MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIER HOME FOR THE OUTDOOR ENTHUSIAST

Located just 100 +/- yards from Corps of Engineers ground planted in row crops, this 3 bedroom, 2.5 bath home sits on 85.35 +/- acres, offering an exceptional combination of recreation, wildlife, and productive agricultural ground.

When I say premier, I truly mean it. From Ingalls Creek winding through the property for nearly 1/3 of a mile, to the highly fertile creek bottoms, this property is a showstopper. The land is home to a diverse array of wildlife, and the mature timber lining the creek provides ideal locations for a deer stand. Speaking of mature timber, the property features some of the largest walnut trees I have encountered.

Enjoy fishing for white bass and walleye as they make their spring spawning runs right off the property. If Ingalls Creek isn't enough, Lindley Creek is only a couple hundred yards away, along with the expansive Corps of Engineers ground surrounding Pomme de Terre Lake. Boat ramps providing access to the lake are just minutes away, adding even more outdoor recreation opportunities to this already impressive property.

The home is located in the highly desirable Skyline School District. Upstairs, you'll find three bedrooms and two full bathrooms. The home features several high-end finishes, including quartz countertops and a custom backsplash. Step out onto the spacious deck overlooking the creek bottoms and enjoy the perfect spot for grilling, relaxing, and watching the flocks of turkeys and deer that emerge each evening.

The finished portion of the walkout basement offers a large, versatile room that could be adapted to suit a variety of needs, along with a half bath and an exterior door. The basement also provides plenty of additional storage and a two car garage. Need even more room for equipment and outdoor gear? A shop near the front of the property provides additional space for your mower, tractor, and other equipment.

Whether you're looking for a hunting property, a fishing getaway, productive farmland, or a place to enjoy country living, this 85.35 +/- acre property offers an outstanding opportunity to enjoy it all.

PROPERTY FEATURES

COUNTY: **POLK** | STATE: **MISSOURI** | ACRES: **85.35**

- Fertile creek bottoms
- Mature walnut trees
- Ingalls Creek splits property
- Close to Pomme De Terre Lake
- Abundant wildlife
- High-end finishes in home
- Box blinds on site
- Skyline School District
- 1 hour from Springfield, MO
- 20 minutes to Buffalo, MO
- Just over 2 hours from Kansas City

SPACIOUS HOME

The home features several high-end finishes, including quartz countertops and a custom backsplash. The finished portion of the walkout basement offers a large, versatile room that could be adapted to suit a variety of needs, along with a half bath and an exterior door.







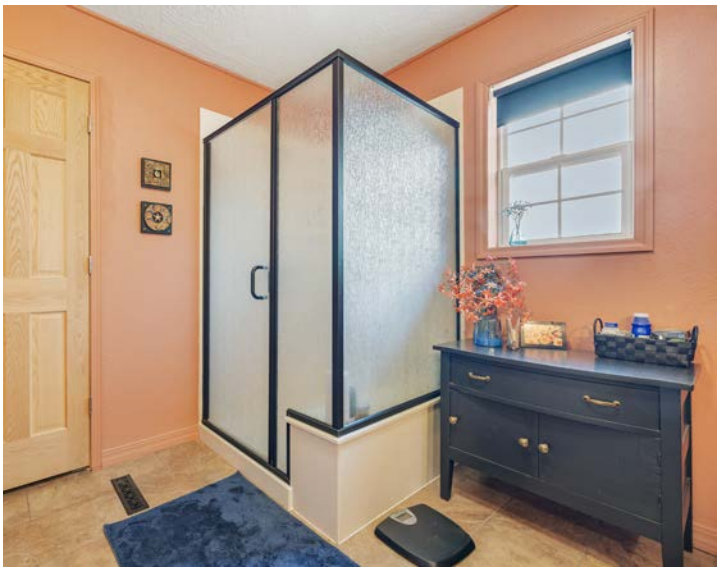




3 BEDROOMS, 2.5 BATHROOMS







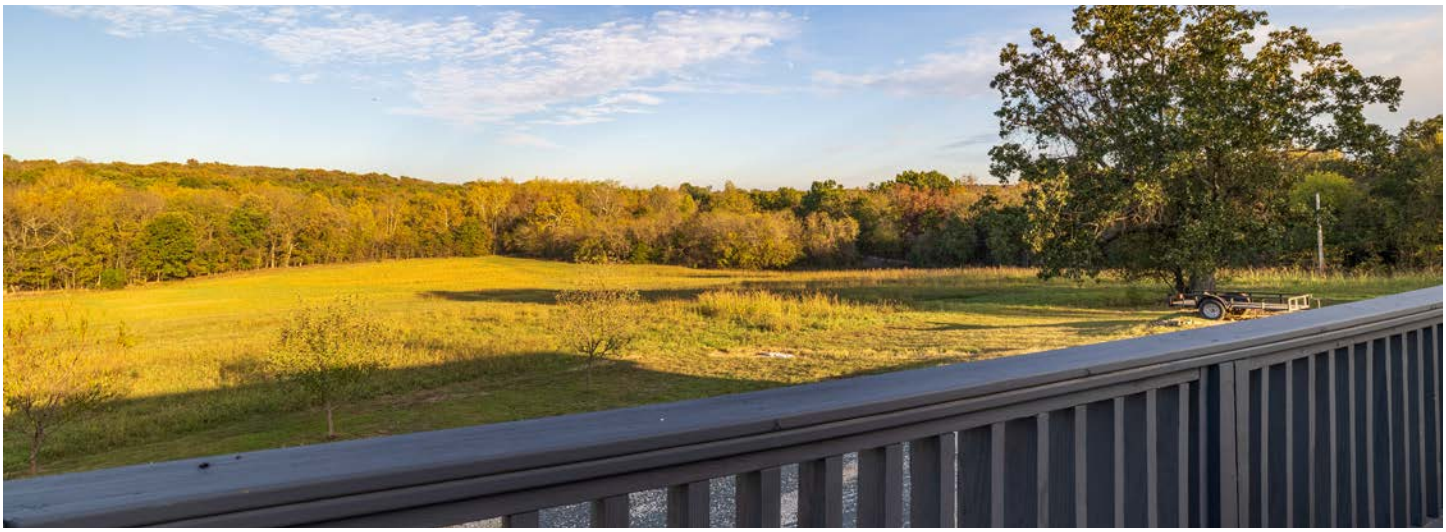






DECK



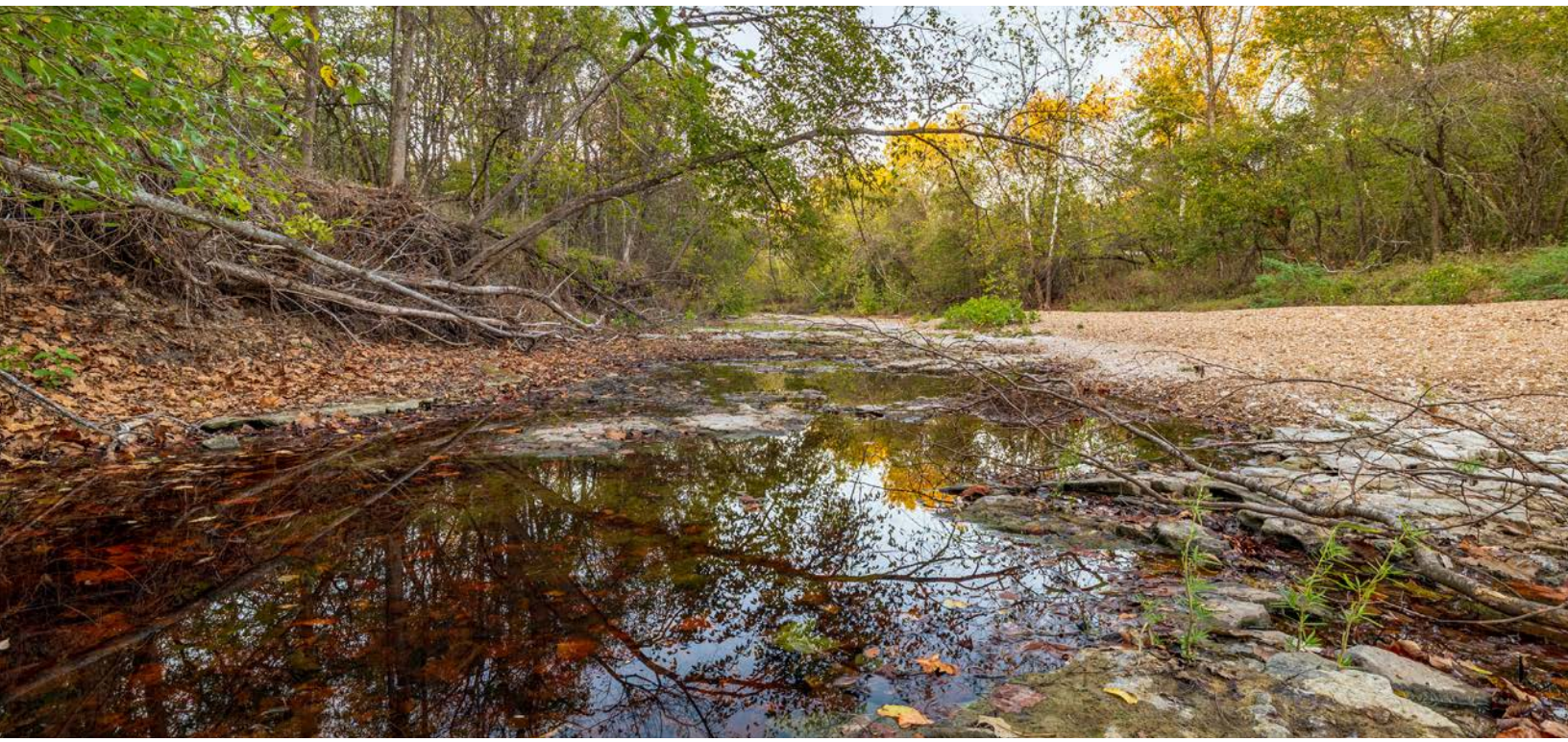


SHOP BUILDING





INGALLS CREEK



MATURE TIMBER



FERTILE CREEK BOTTOMS





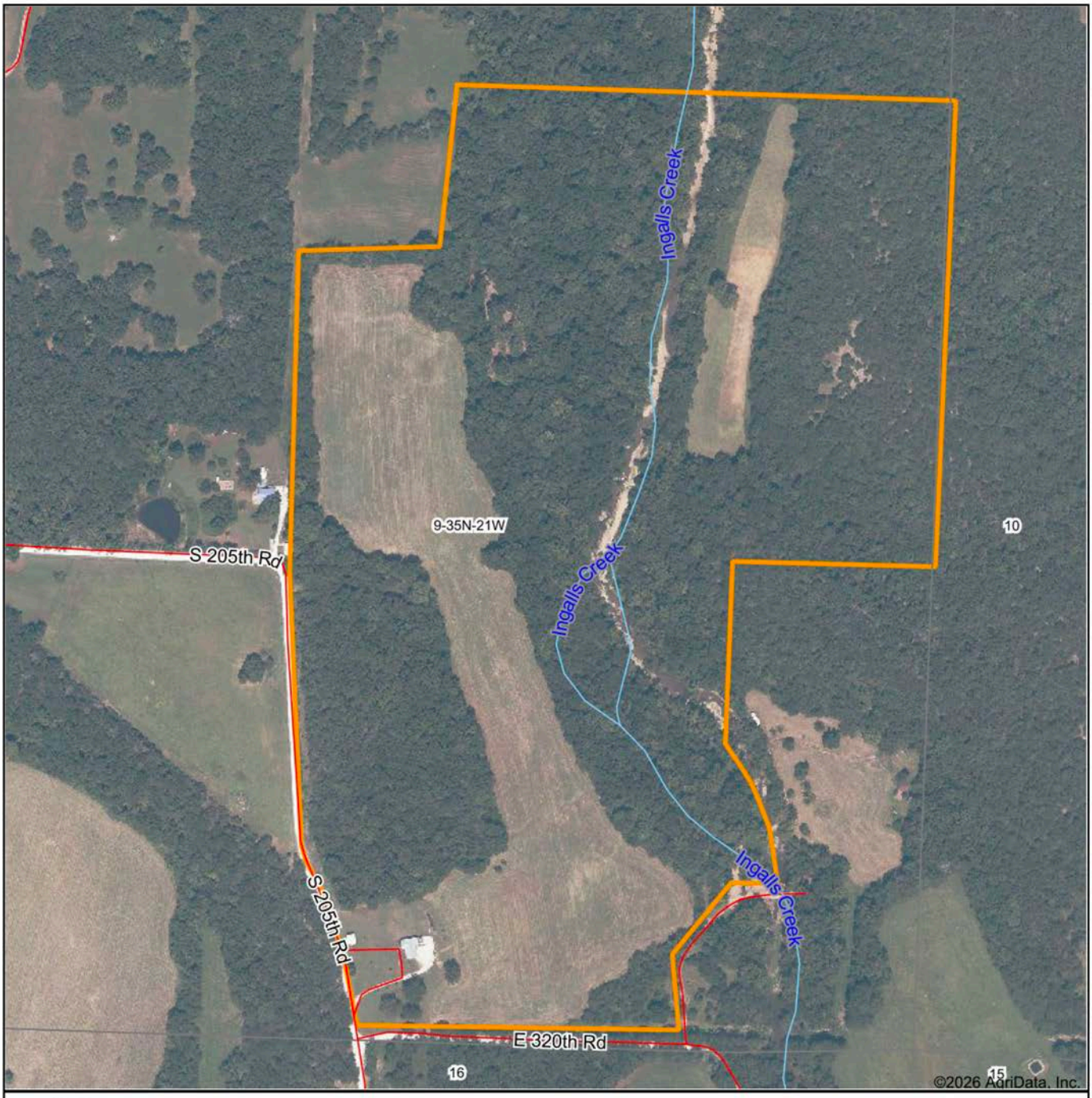


BOX BLINDS ON SITE





AERIAL MAP



Boundary Center: 37° 47' 35.12, -93° 14' 51.47

0ft 429ft 858ft

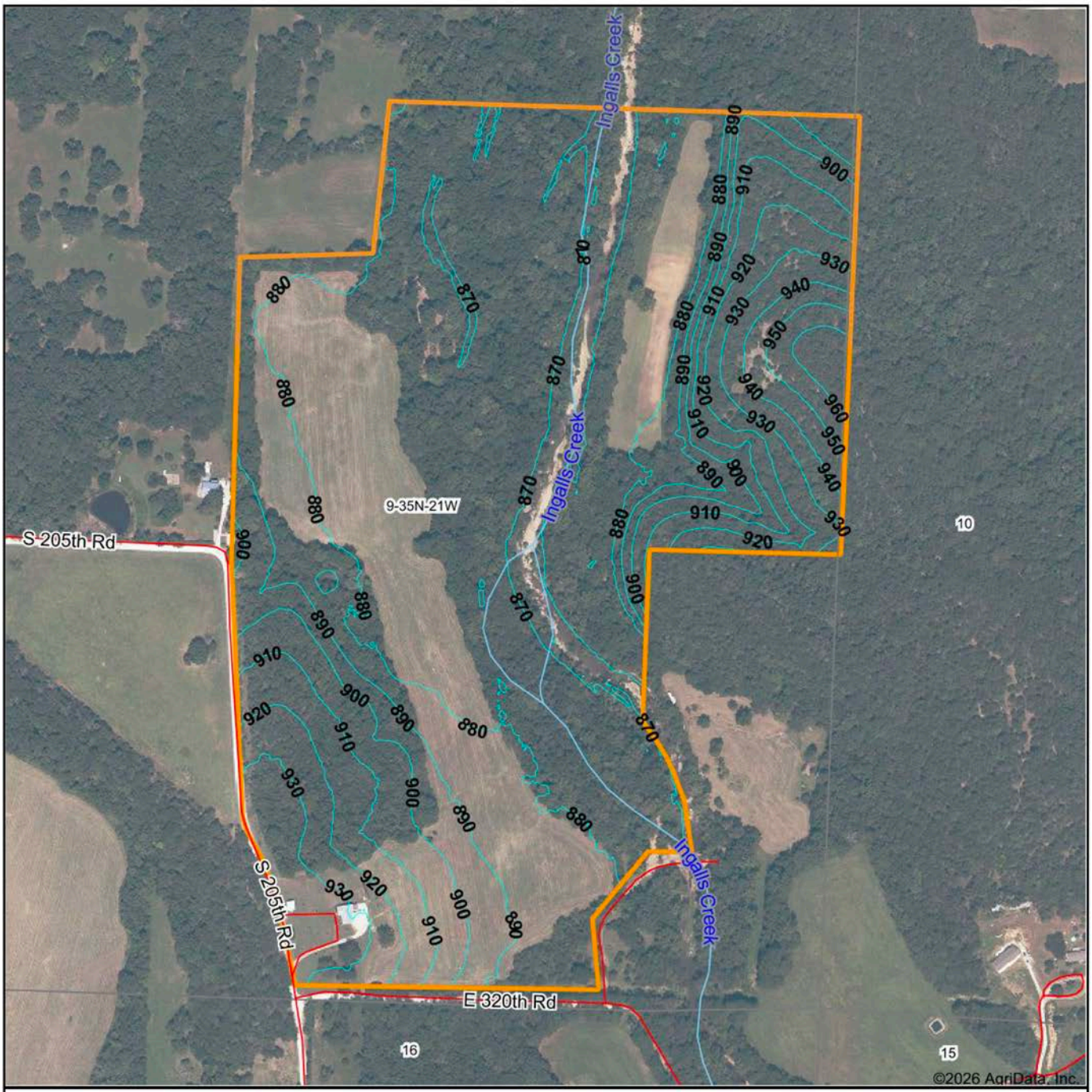
9-35N-21W
Polk County
Missouri

N W E S

10/21/2026

Maps Provided By:
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TOPOGRAPHY MAP



Maps Provided By:
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Source: USGS 1 meter dem
Interval(ft): 10.0
Min: 862.4
Max: 969.0
Range: 106.6
Average: 890.4
Standard Deviation: 22.54 ft

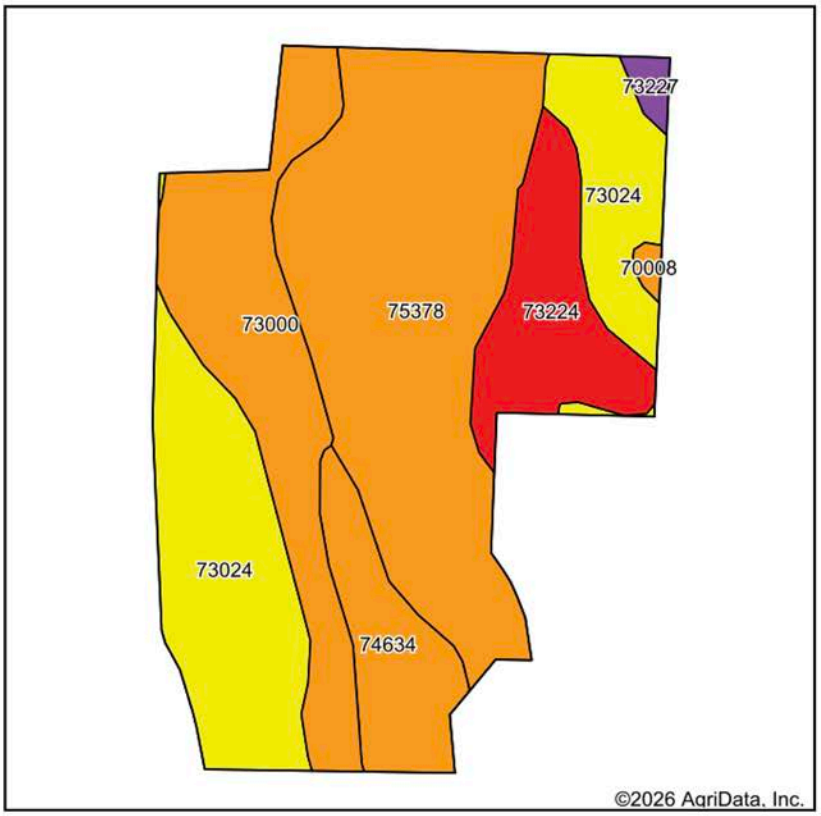
0ft 454ft 909ft

10/21/2026

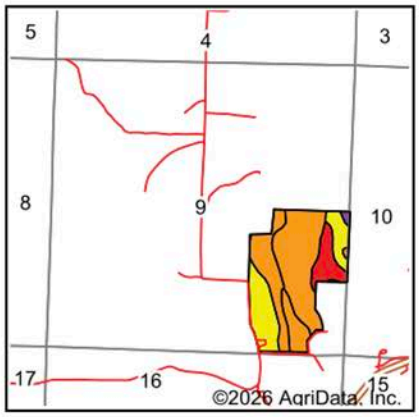
9-35N-21W
Polk County
Missouri

Boundary Center: 37° 47' 35.12, -93° 14' 51.47

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Polk**
Location: **9-35N-21W**
Township: **North Green**
Acres: **83.79**
Date: **10/21/2026**

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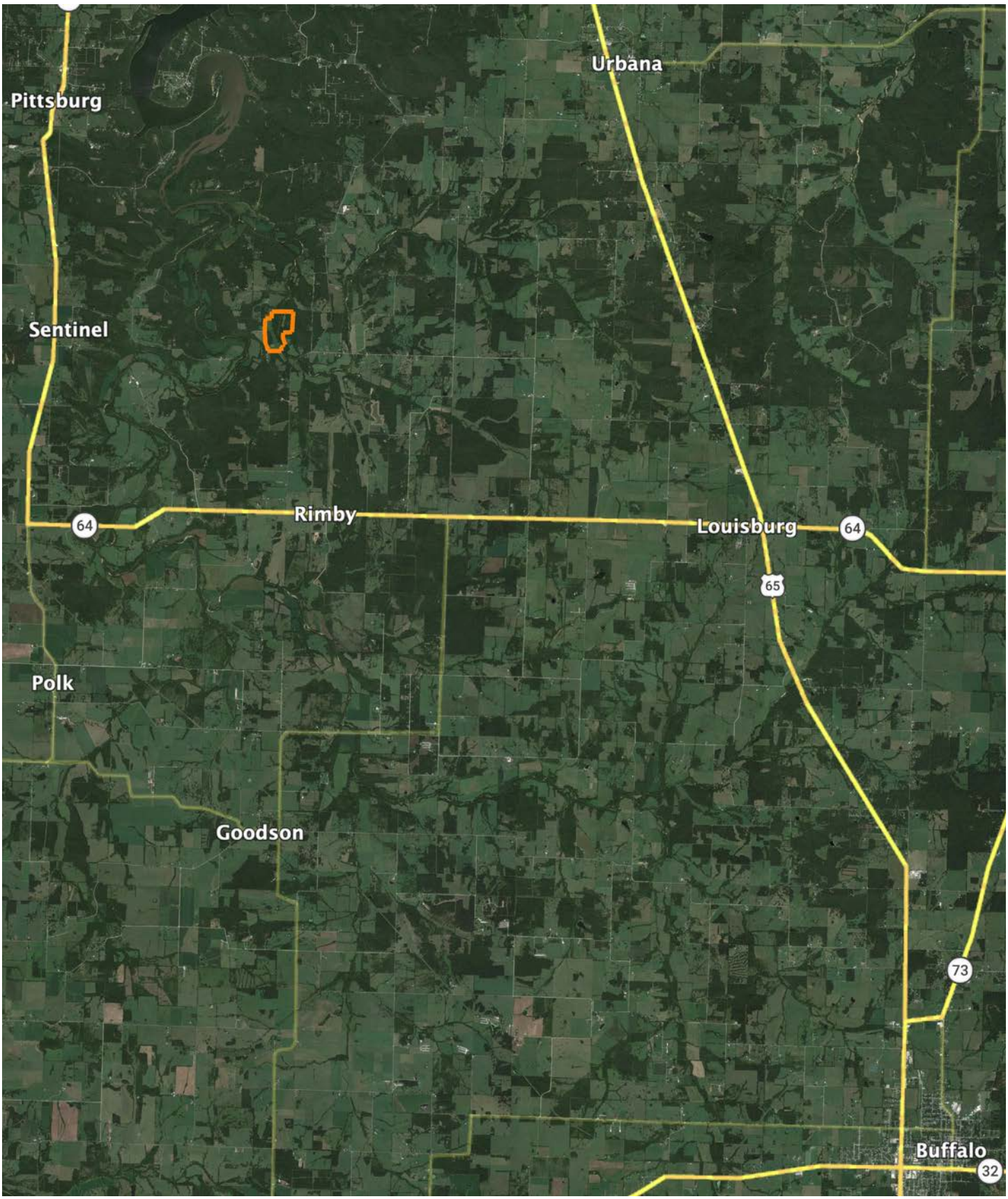
N W E S

Area Symbol: MO167, 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 Small Grains	*n NCCPI Soybeans
75378	Sturkie silt loam, 0 to 2 percent slopes, frequently flooded	30.97	37.0%		> 6.5ft.	IIIw	80	79	74	79
73024	Mano-Ocie complex, 8 to 15 percent slopes, stony	21.08	25.2%		2.7ft. (Strongly contrasting textural stratification)	IVe	56	48	40	38
73000	Pomme silt loam, 3 to 8 percent slopes	15.35	18.3%		> 6.5ft.	IIIe	69	66	59	52
73224	Moko-Rock outcrop complex, 15 to 35 percent slopes, extremely flaggy	8.54	10.2%		1ft. (Lithic bedrock)	VIIIe	4	4	3	1
74634	Hartville silt loam, 3 to 8 percent slopes	6.80	8.1%		> 6.5ft.	IIIe	78	77	64	68
73227	Ocie-Gatewood complex, 15 to 35 percent slopes, very stony	0.69	0.8%		2ft. (Strongly contrasting textural stratification)	VIe	10	10	6	2
70008	Goss gravelly silt loam, 3 to 8 percent slopes	0.36	0.4%		> 6.5ft.	IIIe	60	59	47	43
					Weighted Average	**3.79**	***n 63.4**	***n 60.4**	***n 54**	***n 54.1**

*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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MIDWEST LAND GROUP

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