



**T R O P H Y**  
PROPERTIES AND AUCTION  
LAND | RECREATIONAL | RESIDENTIAL

# 136.46± Acre Recreational Property with Multiple Outbuildings for Sale - Dallas County

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com



## PROPERTY ADDRESS:

48 Steelman Road  
Long Lane, MO 65590

**PRICE:** \$769,400

**ACRES:** 136.46

**COUNTY:** Dallas

## PROPERTY HIGHLIGHTS:

- 136 ± Secluded acres
- Accessible Niangua River frontage
- Gated Entrance
- Two Morton buildings - 1 with Furnished Living Space, 1 with partial basement
- New septic system
- 5 bay equipment shop
- New HVAC system
- 7 acre pasture/food plot
- Mature timber
- Prolific wildlife
- Great fishing

## PROPERTY DESCRIPTION:

Discover the perfect blend of privacy and accessibility with this phenomenal 136 ± acre property, located just 7 minutes from Buffalo and a short 37-minute drive to Springfield, Missouri. Featuring the highly usable Niangua River frontage, this property offers an exceptional outdoor lifestyle with great fishing, established trails, and prolific wildlife, making it a haven for hunters and nature enthusiasts alike. A gated entrance welcomes you into the property, which is home to mature timber, 7 acres of open pasture or food plots, and abundant recreational opportunities, from hiking to hunting.

The property boasts two true well-built Morton buildings—one fully furnished with 1,034 square feet of living space, perfect for comfortable living or a weekend retreat.



## PRESENTED BY:

**WAYLON MARTIN**

**Land Specialist**

M: (417) 410-5964

P: (855) 573-5263 x712

E: wmartin@trophyapa.com

**Trophy Properties and Auction**

640 Cepi Drive

Suite 100

Chesterfield, MO 63005

www.Trophyapa.com

leads@trophyapa.com

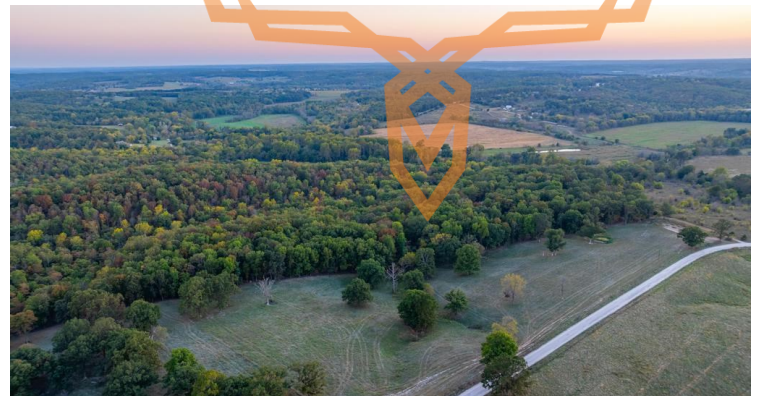




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The second building features 2160 square feet, a partial basement, full bathroom, and additional living space, offering endless potential for expansion. Both buildings come equipped with modern conveniences, including a new septic system in the larger building and new HVAC system in the other. Additionally, a third building armed with 5 bays for 1536 square feet provides ample storage for equipment, making it an ideal setup for agricultural use or a private homestead. This secluded property offers a rare combination of versatile land use and river access that is extremely hard to come by.



Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal

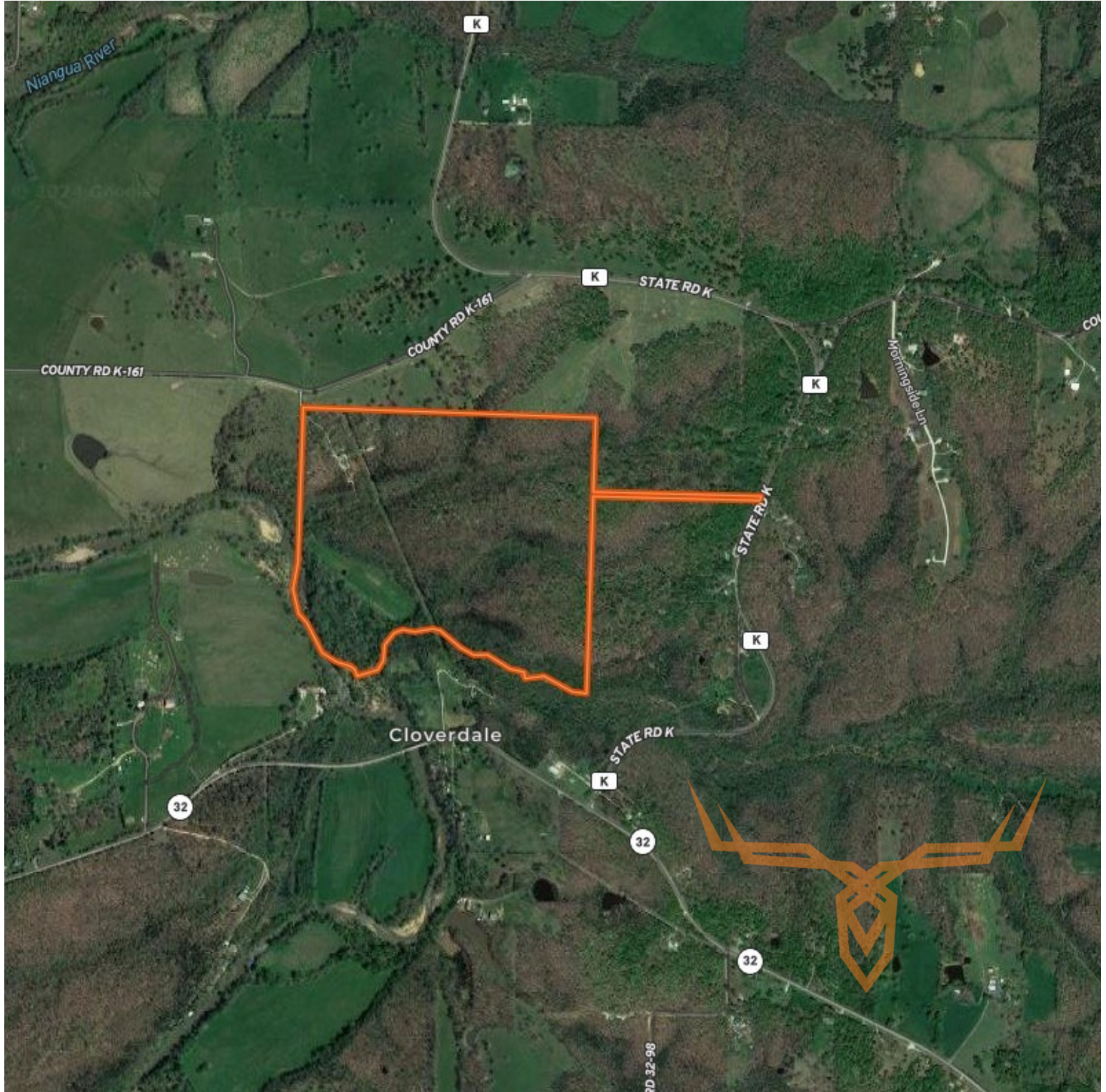




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