



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

87± Acre Multi-Use Property for Sale - Dallas County

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



PROPERTY ADDRESS:

22 Indian Creek Loop
Buffalo, MO 65622

PRICE: \$343,650

ACRES: .87±

COUNTY: Dallas

PROPERTY HIGHLIGHTS:

- 2 ponds great for livestock/wildlife
- Old milk parlor/shop
- Completed Survey
- Electricity on site
- Perimeter & cross fence
- Lush pasture
- Great wildlife habitat
- Old water well
- 15 minutes to Buffalo Mo
- 45 minutes to Springfield Mo.

PROPERTY DESCRIPTION:

This exceptional multi-use 87± acre property in Dallas County, Missouri, offers a blend of great pasture and hardwoods. Situated just 15 minutes from Buffalo and 45 minutes from Springfield. The land features offer a unique opportunity for agricultural uses and recreational enjoyment. Equipped with perimeter fence and some cross fencing, that may need a little attention in places. This tract is armed with some amenities like electricity that runs across the main ridge making it accessible for multiple build site choices, along with an old water well where an old residence once dwelled. The water well condition is unknown but could possibly still provide essential resources for future development. The old milk parlor/shop structure has a solid foundation and still has potential to be made into a decent workspace or other possible storage uses.

Outfitted with a good variety of timber species as well as touch of walnuts sprinkled about offers ideal wildlife habitat, cover, and foraging. Remnants of an older trail system



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run through the timber could easily be reclaimed offering the perfect for setup for hunting, exploring or managing the property. Accessibility to this property is excellent, with a county gravel road bordering three different sides, ensuring easy entry and exit. There is also the option if one desired to do so, to sell off the approximate 1 acre piece on the west side of Indian Creek loop that was discovered during the survey.



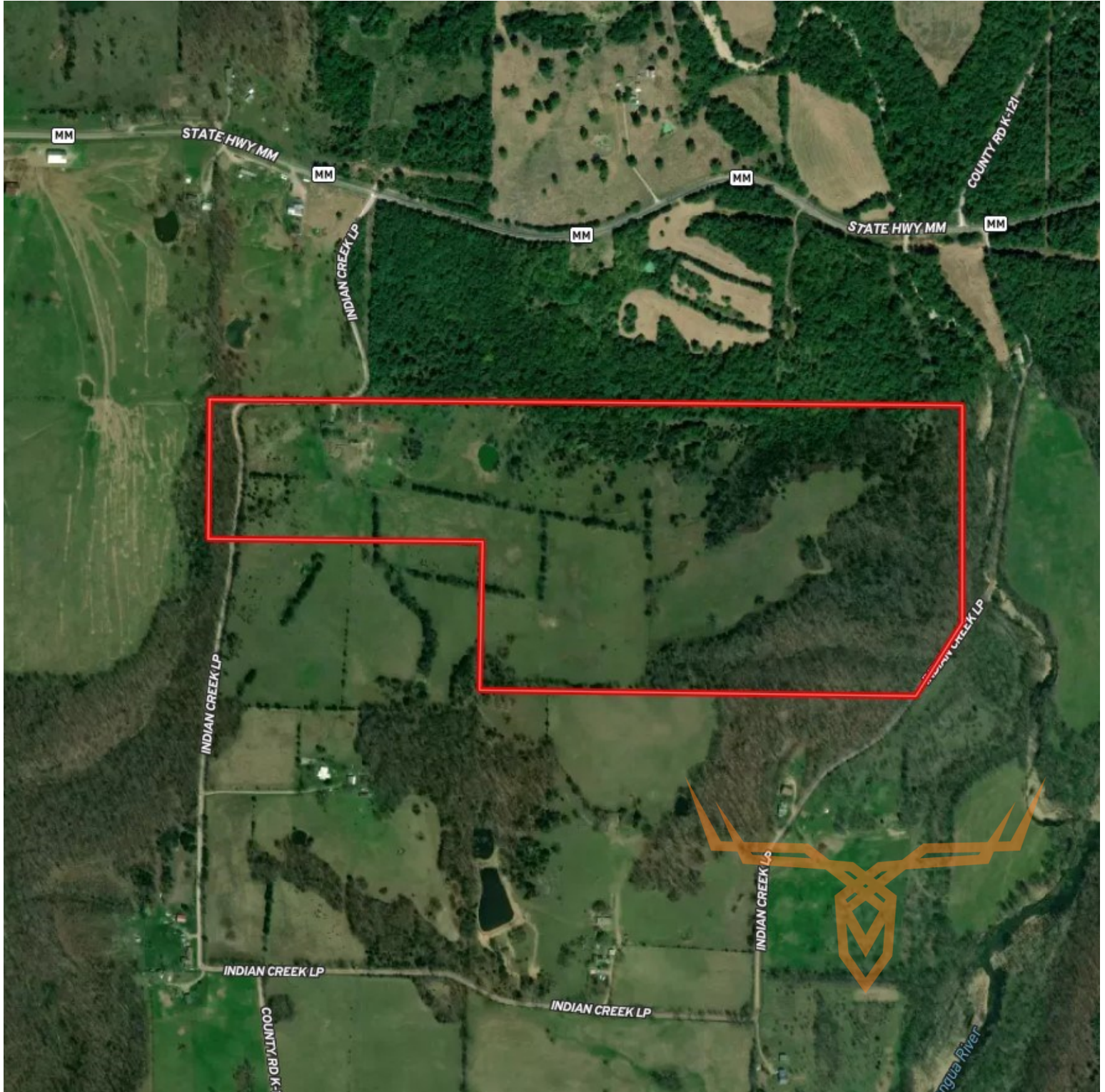
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