SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

# 25.3± ACRES
# DALLAS COUNTY, MO

## $265,000



*On the Niangua River Just*
*3.6± Miles Downstream From*
*Bennet Spring State Park*

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# THE DALLAS 25.3

## PROPERTY PROFILE

### LOCATION:

- Inkberry Road
  Lebanon, MO 65536
- Dallas County
- 3.6± Miles Downstream
  on the Niangua River
  from Bennet Springs
- 8± Miles N of Bennett Springs
  Traveling by Road
- 15± Miles NW of Lebanon

### COORDINATES:

- 37.7676040, -92.8603400

### TAX INFORMATION:

- 2025 Taxes: $17.51

### PROPERTY USE:

- Potential Home/Cabin Site
- Hunting & Fishing
- Investment

### PROPERTY INFORMATION:

- 25.3± Acres
- 3 Surveyed Tracts
- 325'± Niangua River Frontage
- Secondary Deeded River Access
- Mature Marketable Timber
- Wet-Weather Creek
- Year-Round Trout
- Electricity On-Site
- Open Ground





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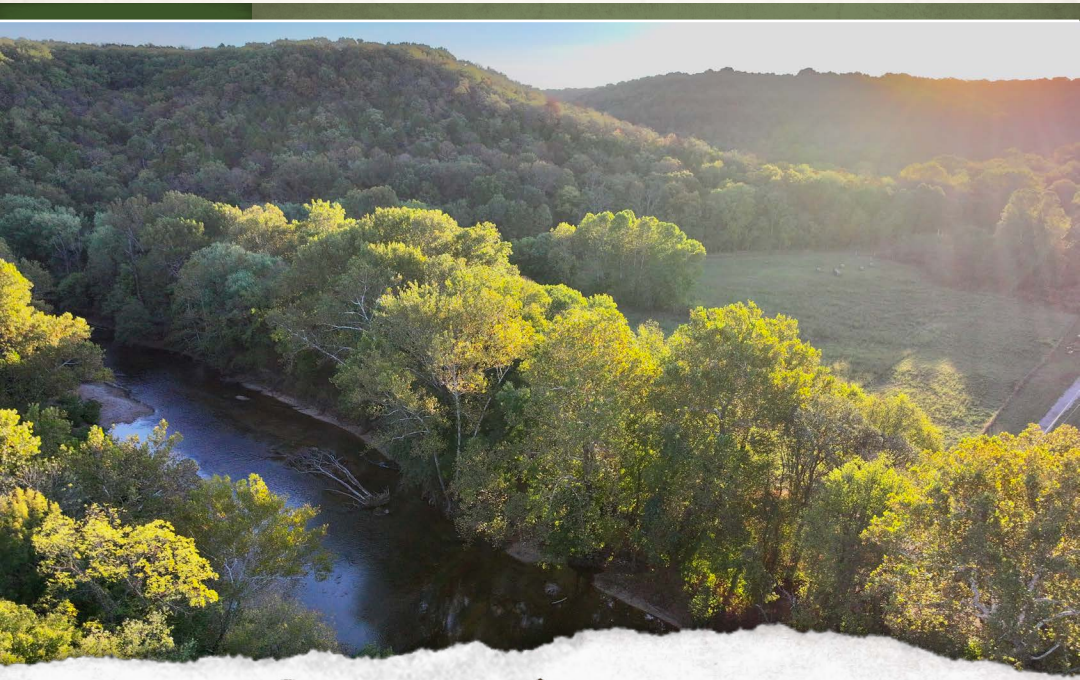

**DILLON SLAUGHTER**
*LAND SPECIALIST*
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dillon@smalltownproperties.com
4848 Main St. - Flora, MS 39701
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*Information is believed to be accurate but not guaranteed.*

# WELCOME TO THE DALLAS 25.3

**WELCOME TO THE DALLAS 25.3 NEAR BENNET SPRINGS, MISSOURI!** Located on the Niangua River in Dallas County, this incredible 25.3± acre property is just 3.6± miles downstream from Bennet Spring State Park. Offering a rare combination of river frontage, excellent hunting, fishing, and investment potential, the property consists of three separate tracts and features a beautiful mix of open ground and mature timber, including marketable hardwoods, with a wet-weather creek running along the property boundary.

With approximately 325 feet of private Niangua River frontage, plus a secondary deeded river access point, you'll have multiple opportunities to enjoy one of Missouri's most sought-after recreational waterways. Known for its excellent trout fishing, the Niangua River offers opportunities to catch trout right off your own riverbank throughout the year, along with smallmouth bass and other native game fish.





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# MORE ABOUT THE DALLAS 25.3

The diverse terrain and combination of open ground, mature timber, and water sources create excellent wildlife habitat, making this an outstanding property for deer and turkey hunting. With electric available on-site, the Dallas 25.3 also offers potential for a weekend getaway, hunting camp, or future cabin.

The three-tract configuration provides additional flexibility for investment, shared ownership, or future resale. Whether you're looking for a private river retreat, a recreational investment, or a place to enjoy everything the Missouri Ozarks have to offer, the Dallas 25.3 is a solid choice.

**Call Dillon Slaughter today to schedule a private showing and experience #TheSmallTownWay!**

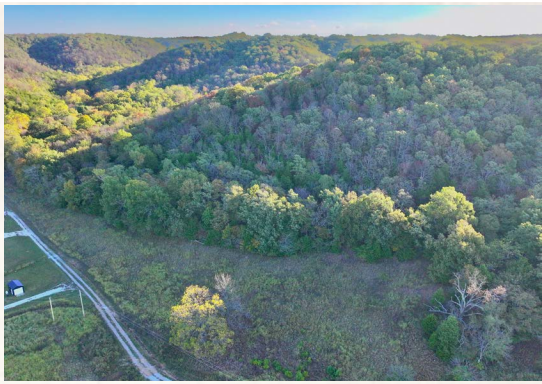


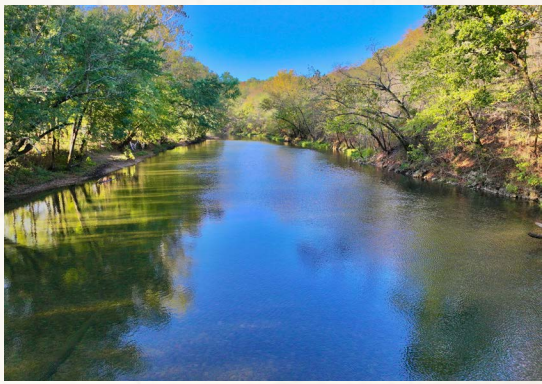
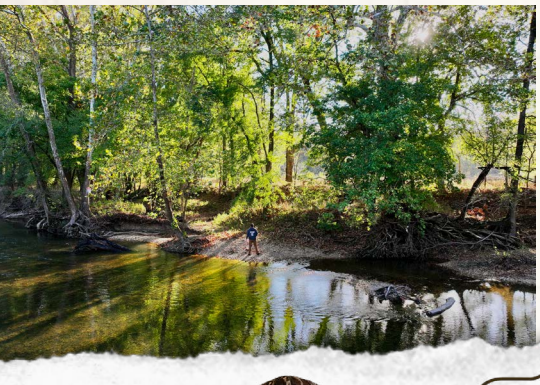
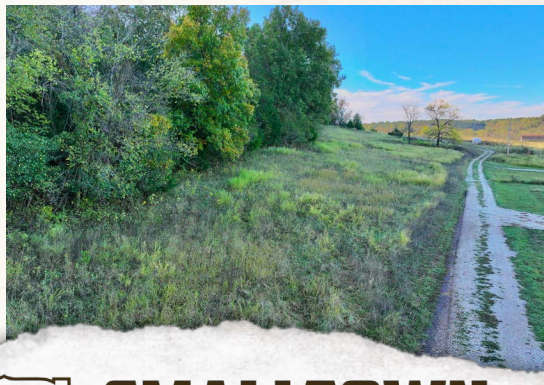


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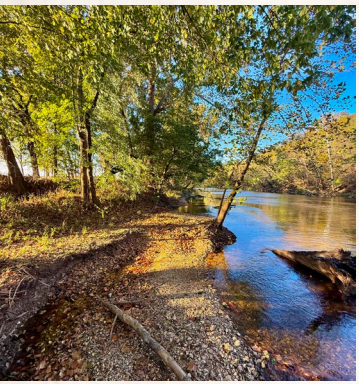
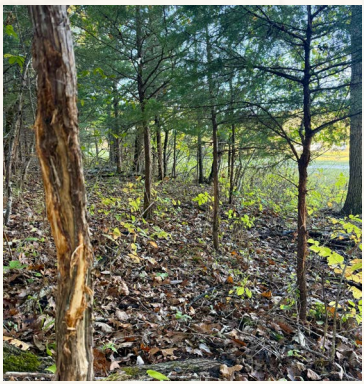
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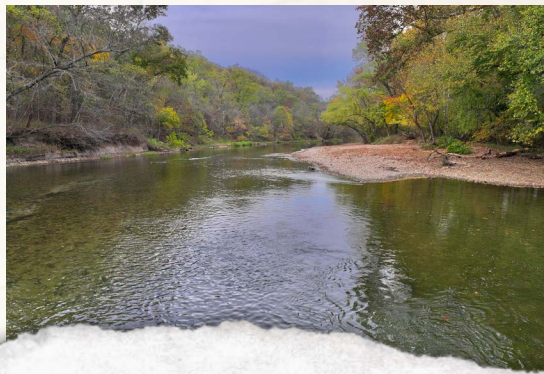
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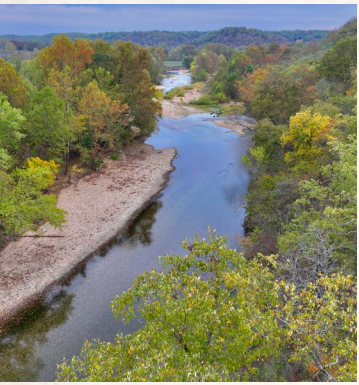
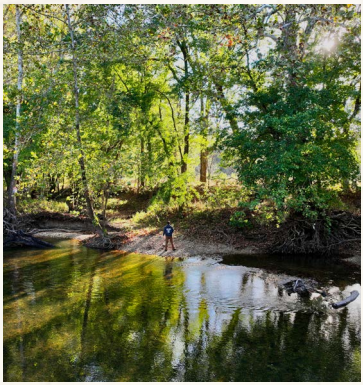


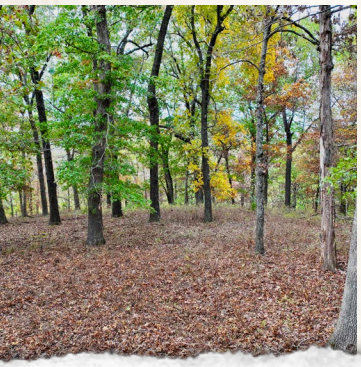
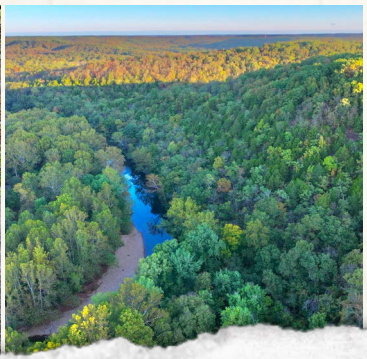
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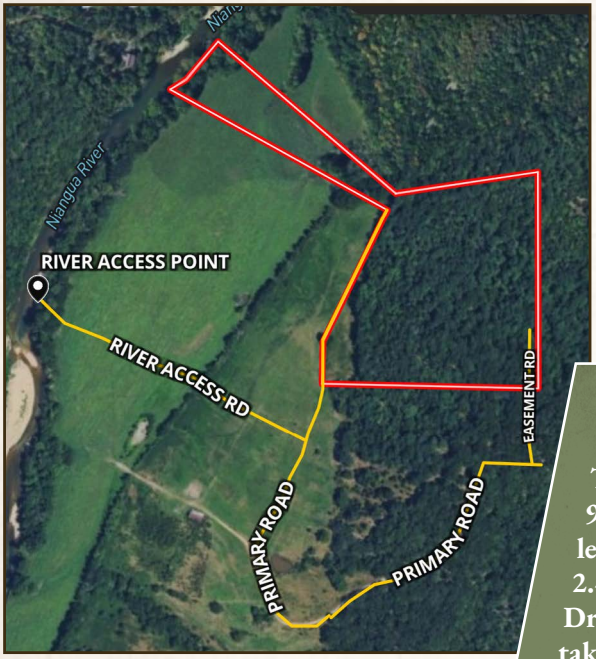


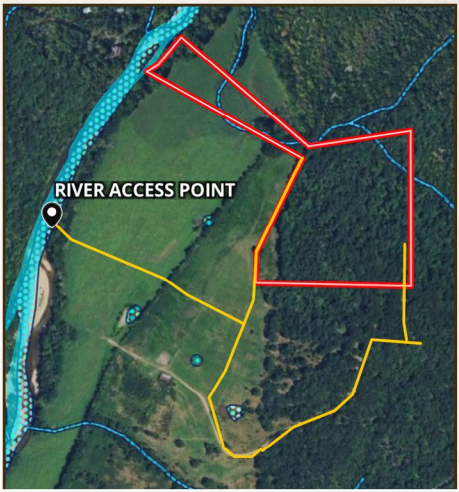

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land id. LINK







Directions From Lebanon, MO: Travel west on MO-64 for 4.8 miles. Turn right onto County Road WW-939 and continue for 1.8 miles. Turn left onto Highway WW and proceed 2.4 miles. Turn right onto Maine Drive, continue 0.6 miles, and then take a slight left onto Industry Road. Travel 3.4 miles. Continue onto County Road 64-990 for 0.2 miles. Turn left and proceed 0.3 miles. Continue straight for 1.0 mile, and then take a slight right onto Inkberry Road. Travel 0.4 miles to arrive at the property.

**LINK TO GOOGLE MAP DIRECTIONS**



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