

MIDWEST LAND GROUP PRESENTS

84 ACRES IN

CALLAWAY COUNTY MISSOURI



MidwestLandGroup.com

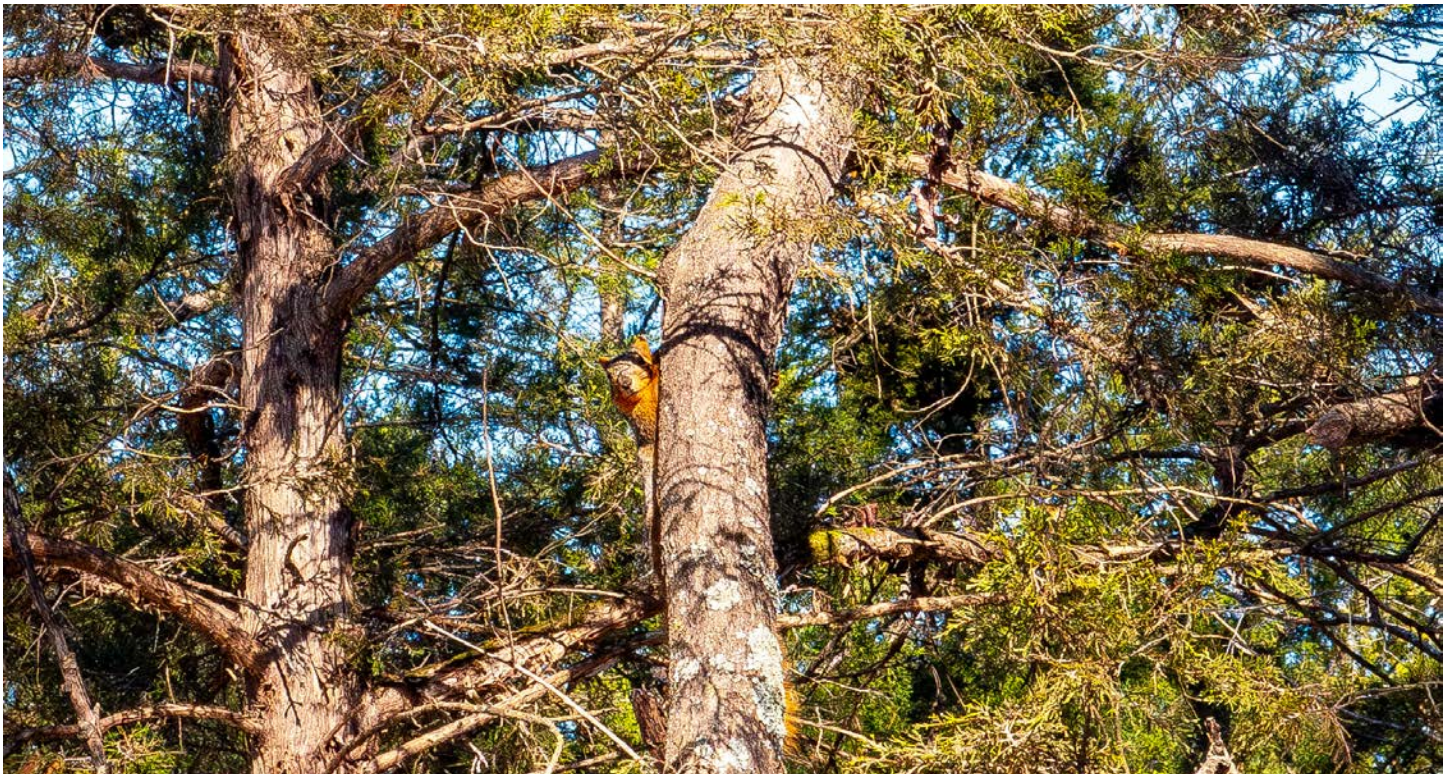
MIDWEST LAND GROUP IS HONORED TO PRESENT

PHENOMENAL HUNTING CLOSE TO JEFFERSON CITY, MISSOURI

Discover your ultimate outdoor escape with this 84 +/- acre property just outside Tebbetts, Missouri. Perfectly located, this sprawling tract offers a mix of diverse features for hunters, outdoor enthusiasts, and those looking for a peaceful retreat. The property boasts a well-established trail system, ideal for side-by-sides or pickup trucks, making exploration effortless. Towering stands of marketable white oak timber blend seamlessly with dense cedar cover, providing exceptional habitat and hunting opportunities. Large draws and cleared ridgetops create perfect locations for stands and food plots, ensuring this land is ready to support trophy whitetail deer. Abundant wildlife signs are evident throughout, and the property benefits from its proximity to surrounding agricultural land—a proven formula for

holding quality game. Water is plentiful, with two ponds (including a nearly 1-acre stocked fishing pond) and the picturesque Hillers Creek bordering the property.

Adding to its appeal is a small, rustic hunting cabin complete with power and county water—ideal for a weekend getaway or hunting basecamp. The property is conveniently located just 20 minutes from Jefferson City, 45 minutes from Columbia, and 40 minutes from Hermann, providing easy access to urban amenities while maintaining a serene, private setting. Properties in this area rarely hit the open market and are ideal for hunters and outdoor enthusiast alike. Don't miss your chance to own this slice of Missouri paradise!



PROPERTY FEATURES

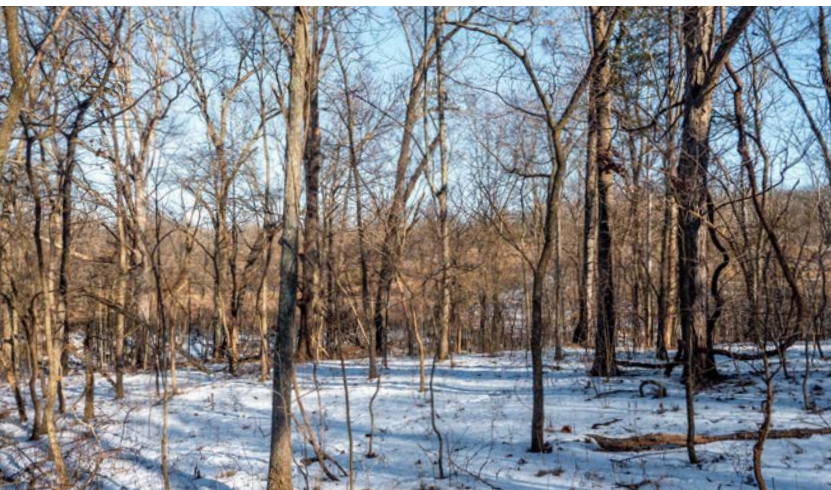
PRICE: **\$470,000** | COUNTY: **CALLAWAY** | STATE: **MISSOURI** | ACRES: **84**

- 84 +/- acres
- Vast trail system
- 2 ponds
- Live creek access
- Hunting cabin
- County water
- Power in place
- Abundant Wildlife
- 20 minutes from Jefferson City
- 45 minutes from Columbia



DIVERSE HABITAT

Perfectly located, this sprawling tract offers a mix of diverse features for hunters, outdoor enthusiasts, and those looking for a peaceful retreat. Towering stands of marketable white oak timber blend seamlessly with dense cedar cover, providing exceptional habitat and hunting opportunities.



1-ACRE STOCKED POND



HUNTING CABIN WITH POWER AND WATER



HUNTING OPPORTUNITIES

Large draws and cleared ridgetops create perfect locations for stands and food plots, ensuring this land is ready to support trophy whitetail deer. Abundant wildlife signs are evident throughout, and the property benefits from its proximity to surrounding agricultural land—a proven formula for holding quality game.



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 38° 38' 0.89, -91° 58' 13.4

0ft 3125ft 6249ft



Maps Provided By:



© AgriData, Inc. 2023

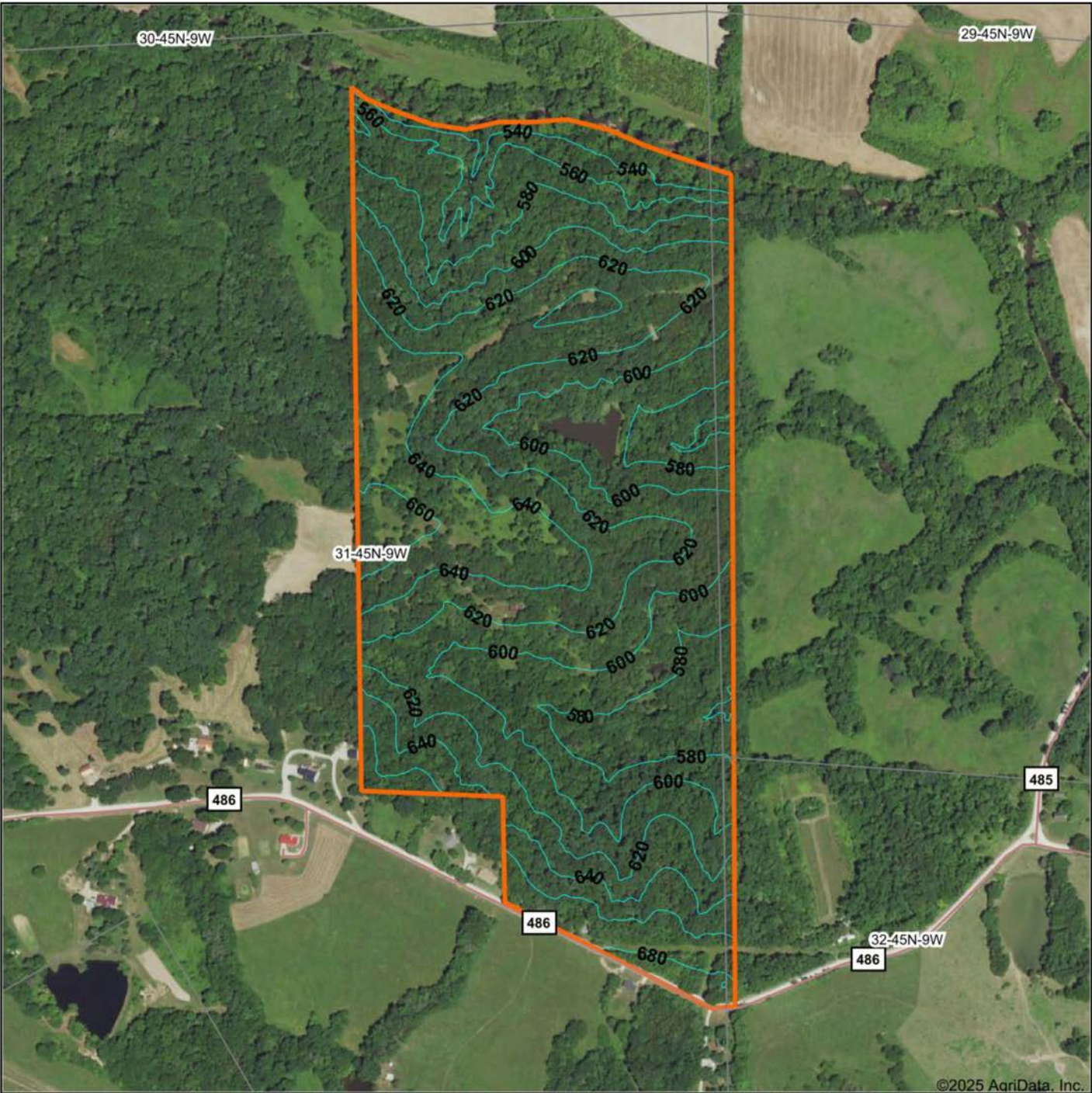
www.AgrIDataInc.com

31-45N-9W
Callaway County
Missouri



1/28/2025

TOPOGRAPHY MAP



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 3 meter dem
Interval(ft): 20.0
Min: 523.7
Max: 688.0
Range: 164.3
Average: 610.2
Standard Deviation: 32.78 ft

0ft 556ft 1113ft

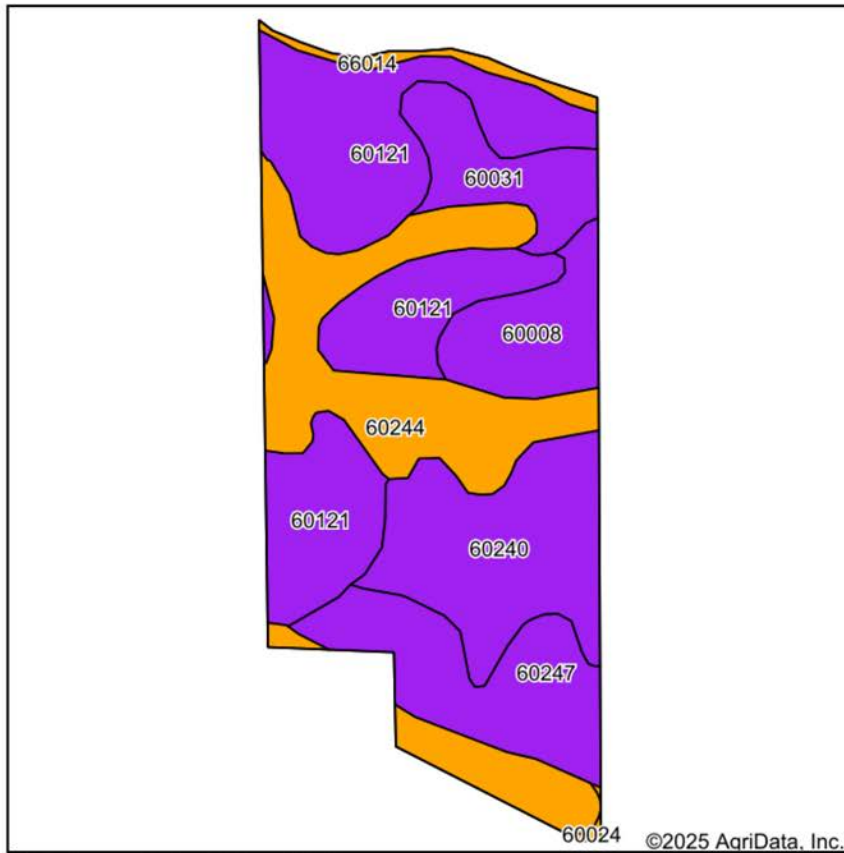


1/28/2025

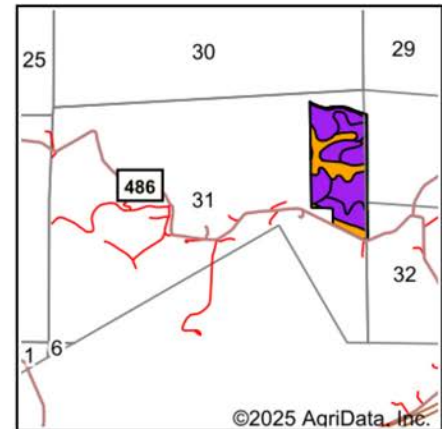
31-45N-9W
Callaway County
Missouri

Boundary Center: 38° 38' 0.89, -91° 58' 13.4

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Callaway**
 Location: **31-45N-9W**
 Township: **Cote Sans Dessein**
 Acres: **84.39**
 Date: **1/28/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



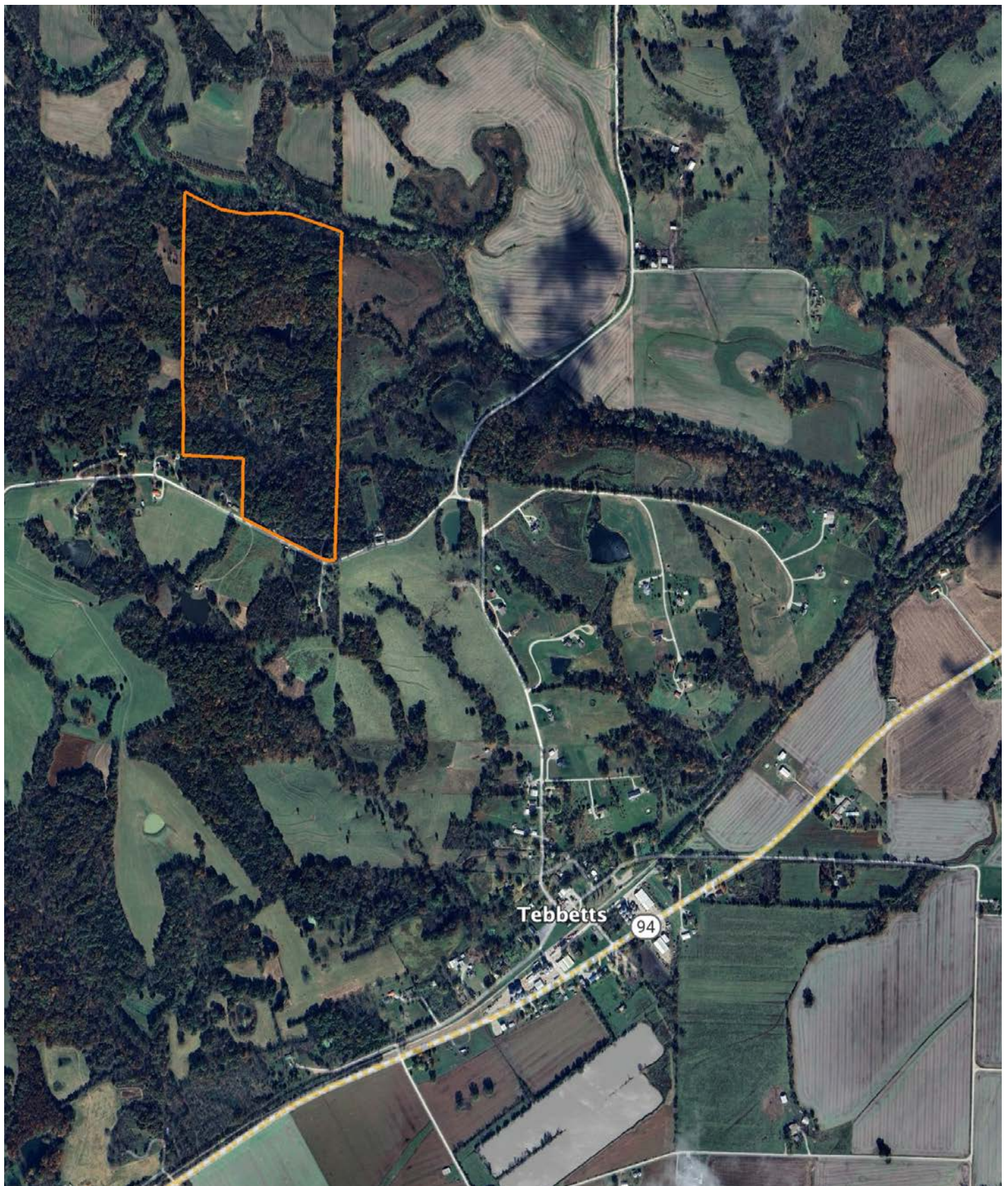
Area Symbol: MO027, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
60121	Goss-Gasconade-Rock outcrop complex, 5 to 35 percent slopes	26.69	31.5%		Vle			30	30	18	19
60244	Winfield silt loam, 5 to 10 percent slopes, eroded	19.71	23.4%		Ille	132	40	79	79	68	65
60240	Winfield silt loam, 14 to 20 percent slopes, eroded	13.67	16.2%		Vle			68	68	51	51
60247	Winfield silt loam, 20 to 30 percent slopes, eroded	10.49	12.4%		Vle			18	18	13	8
60008	Menfro silt loam, 20 to 45 percent slopes	6.41	7.6%		Vle			19	19	16	9
60031	Winfield silt loam, 9 to 14 percent slopes, eroded	5.96	7.1%		Vle			73	73	57	57
66014	Haymond silt loam, 0 to 3 percent slopes, frequently flooded	1.32	1.6%		Illw			69	69	61	61
60024	Menfro silt loam, 3 to 9 percent slopes, eroded	0.14	0.2%		Ille			83	83	66	65
Weighted Average					5.25	30.8	9.3	*n 49	*n 49	*n 37.8	*n 36.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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.



BEAU MANTLE, LAND AGENT
417.883.5515

BMantle@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.