

MIDWEST LAND GROUP PRESENTS



MACON COUNTY, MO

167 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TILLABLE INCOME AND HUNTING PROPERTY WITH BEAUTIFUL HOMESITE POTENTIAL

Located just a short drive from Macon, Missouri, this 167 +/- acre farm offers an excellent opportunity for investors, farmers, or outdoor enthusiasts alike. The property features approximately 120 +/- tillable acres currently leased on a year-to-year basis, with the 2025 lease secured at \$150 per acre.

Beyond its productive farmland, this property is a haven for outdoor recreation. Timber draws and pockets throughout the farm create prime habitat for northern Missouri whitetail deer and wild turkey. A centrally located pond adds additional recreational value, offering opportunities for waterfowl hunting, including ducks and geese. Bald eagles currently call this farm home, providing a unique and majestic wildlife viewing experience.

For those dreaming of building a home in the country, the farm offers multiple access points and potential building sites along two county roads. Take in the scenic rolling hills of Missouri while enjoying the peace and privacy of rural living. Utilities, including water, electric, and fiber optic internet, are available along the county road frontage.

This is a rare chance to own a productive and recreational farm with investment income and incredible rural living potential in Macon County, Missouri. To learn more or to schedule a showing, call Land Agent Duane Spencer at (573) 823-2252.



PROPERTY FEATURES

PRICE: **\$918,500** | COUNTY: **MACON** | STATE: **MISSOURI** | ACRES: **167**

- 167 +/- total acres
- Approximately 120 +/- tillable acres — leased for 2025 at \$150/acre
- Excellent hunting for deer, turkey, ducks, and geese
- Potential hunting lease income
- Scenic pond and wildlife habitat
- Timbered draws and pockets
- Multiple building sites with county road access
- Water, electric, and fiber optic available
- Macon School District
- 20 minutes from Macon, Missouri
- 75 minutes from Columbia, Missouri



167 +/- TOTAL ACRES



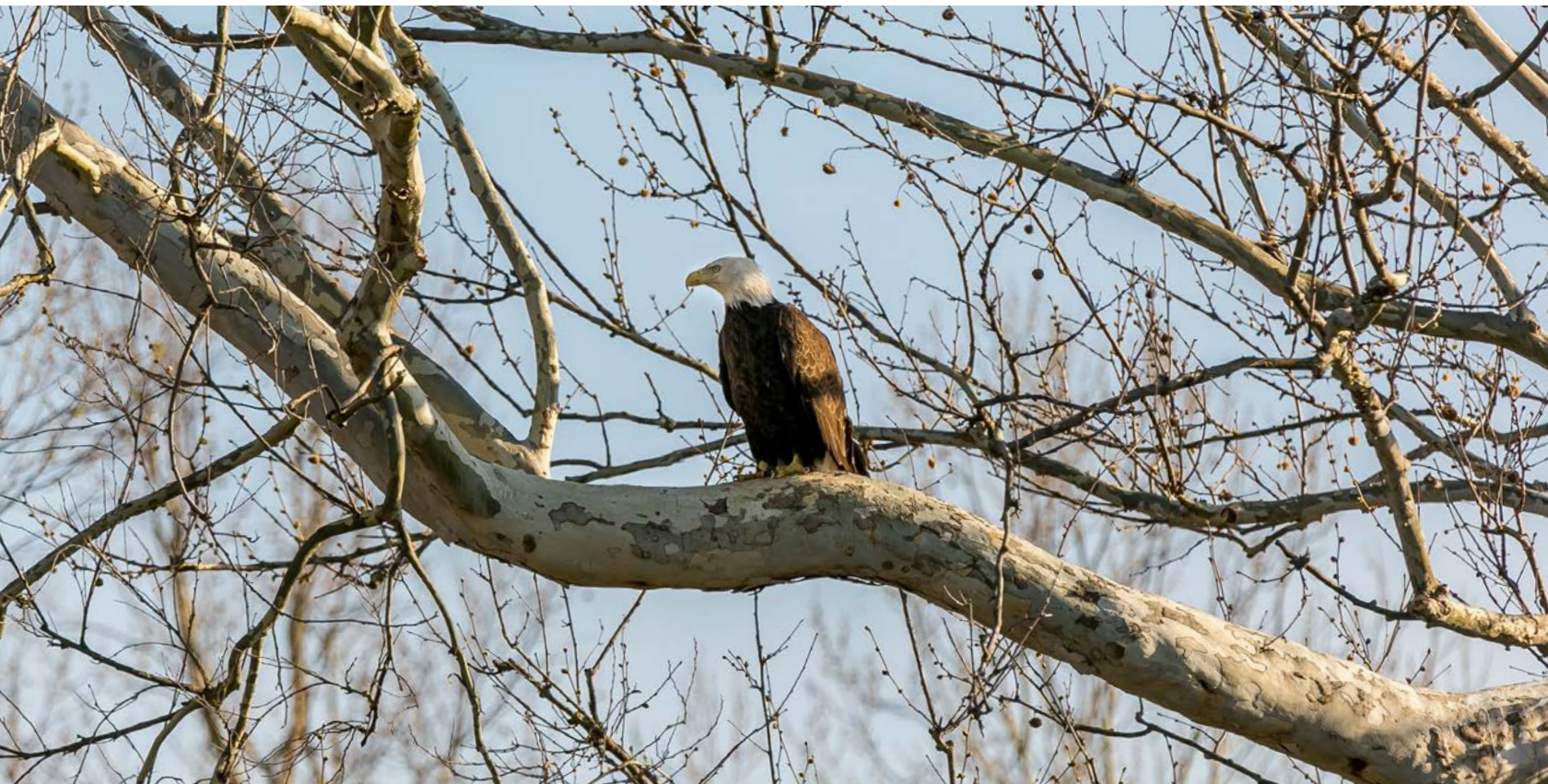
APPROXIMATELY 120 +/- TILLABLE ACRES



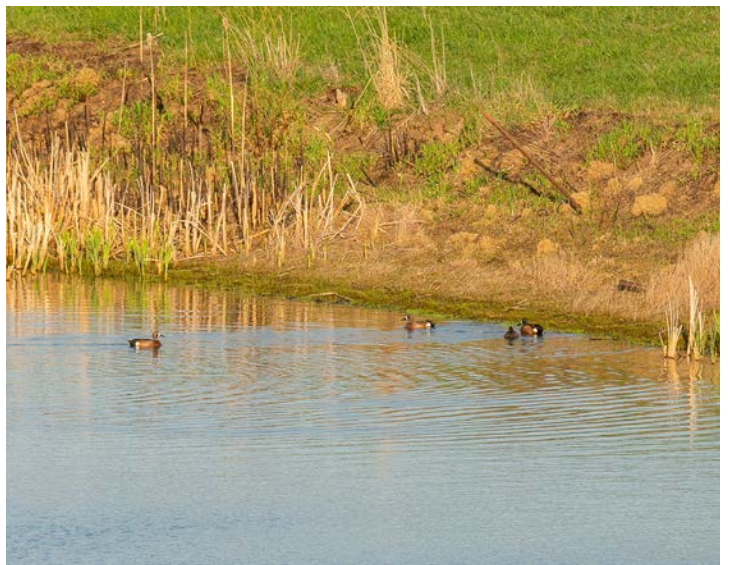
EXCELLENT HUNTING



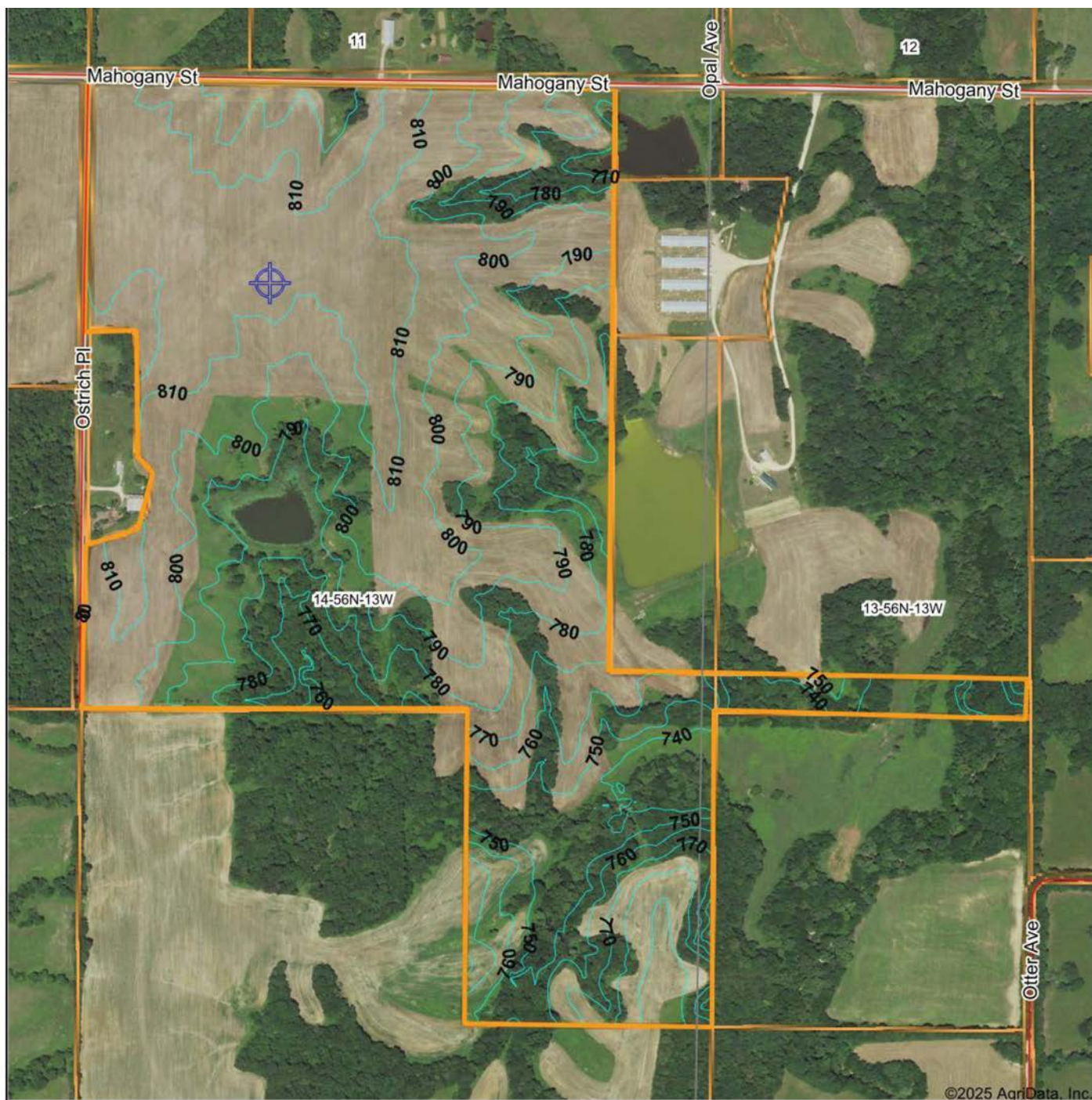
SCENIC POND AND WILDLIFE HABITAT



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



©2025 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 3 meter dem

Interval(ft): 10.0

Min: 727.1

Max: 819.6

Range: 92.5

Average: 787.5

Standard Deviation: 22.31 ft

0ft 654ft 1308ft

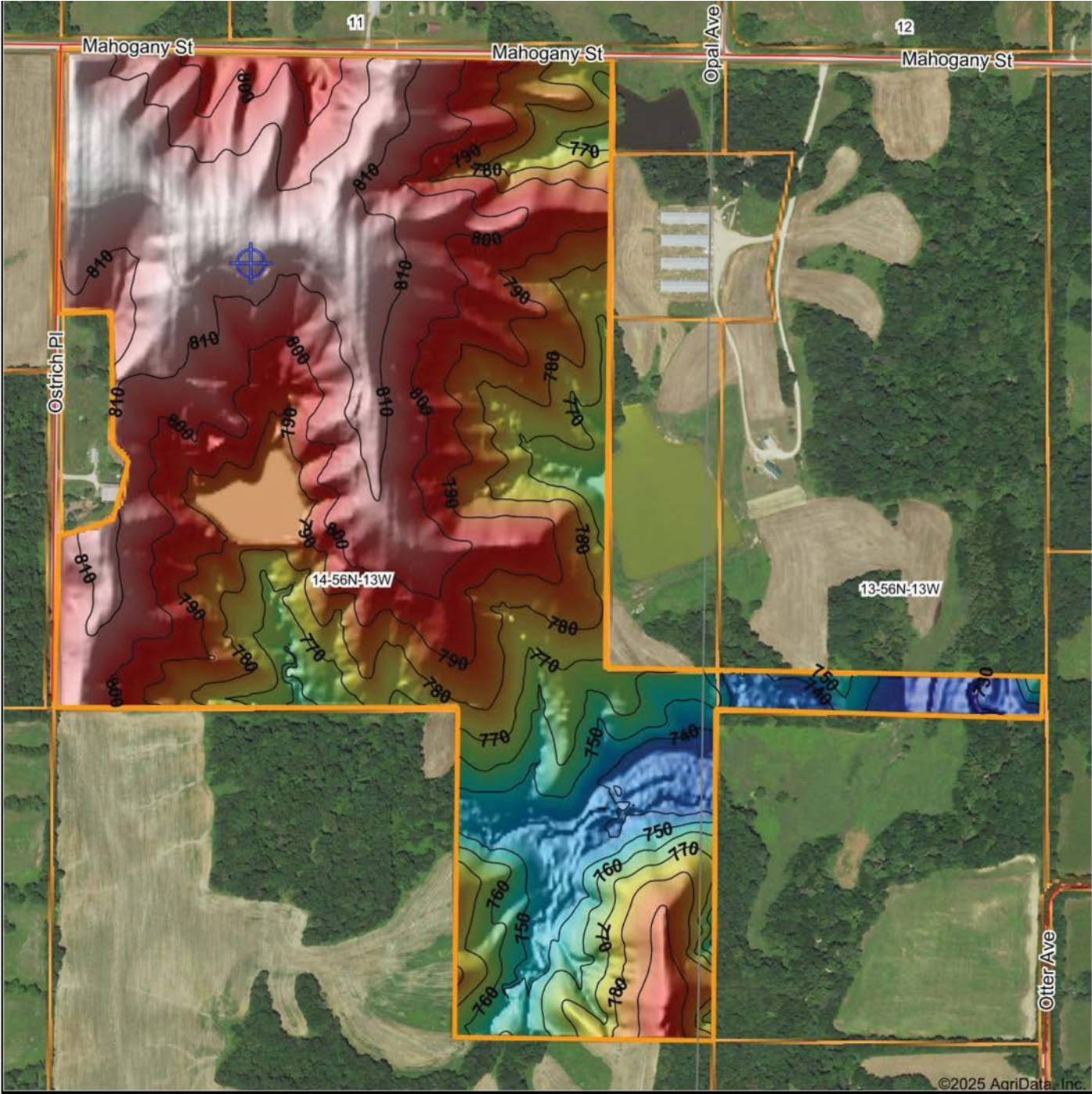


3/21/2025

14-56N-13W
Macon County
Missouri

Boundary Center: 39° 39' 29.17, -92° 19' 9.84

HILLSHADE MAP



Low Elevation High

Source: USGS 3 meter dem

Interval(ft): 10

Min: 727.1

Max: 819.6

Range: 92.5

Average: 787.5

Standard Deviation: 22.31 ft

0ft 624ft 1247ft

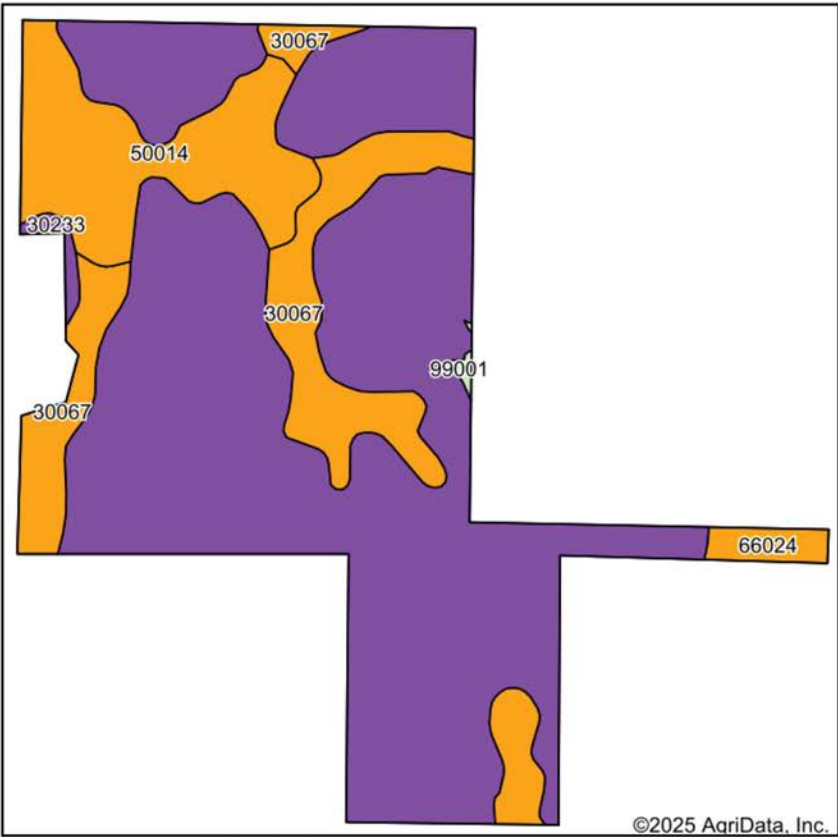
3/21/2025

14-56N-13W
Macon County
Missouri

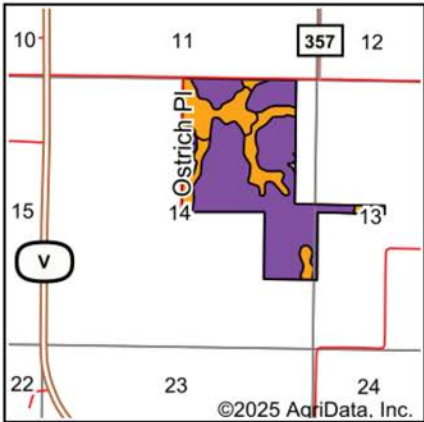
© AgriData, Inc. 2023 www.AgriDataInc.com

Maps Provided By: **surety**
CUSTOMIZED ONLINE MAPPING

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Macon**
Location: **14-56N-13W**
Township: **Middle Fork**
Acres: **164.97**
Date: **3/21/2025**



Maps Provided By:



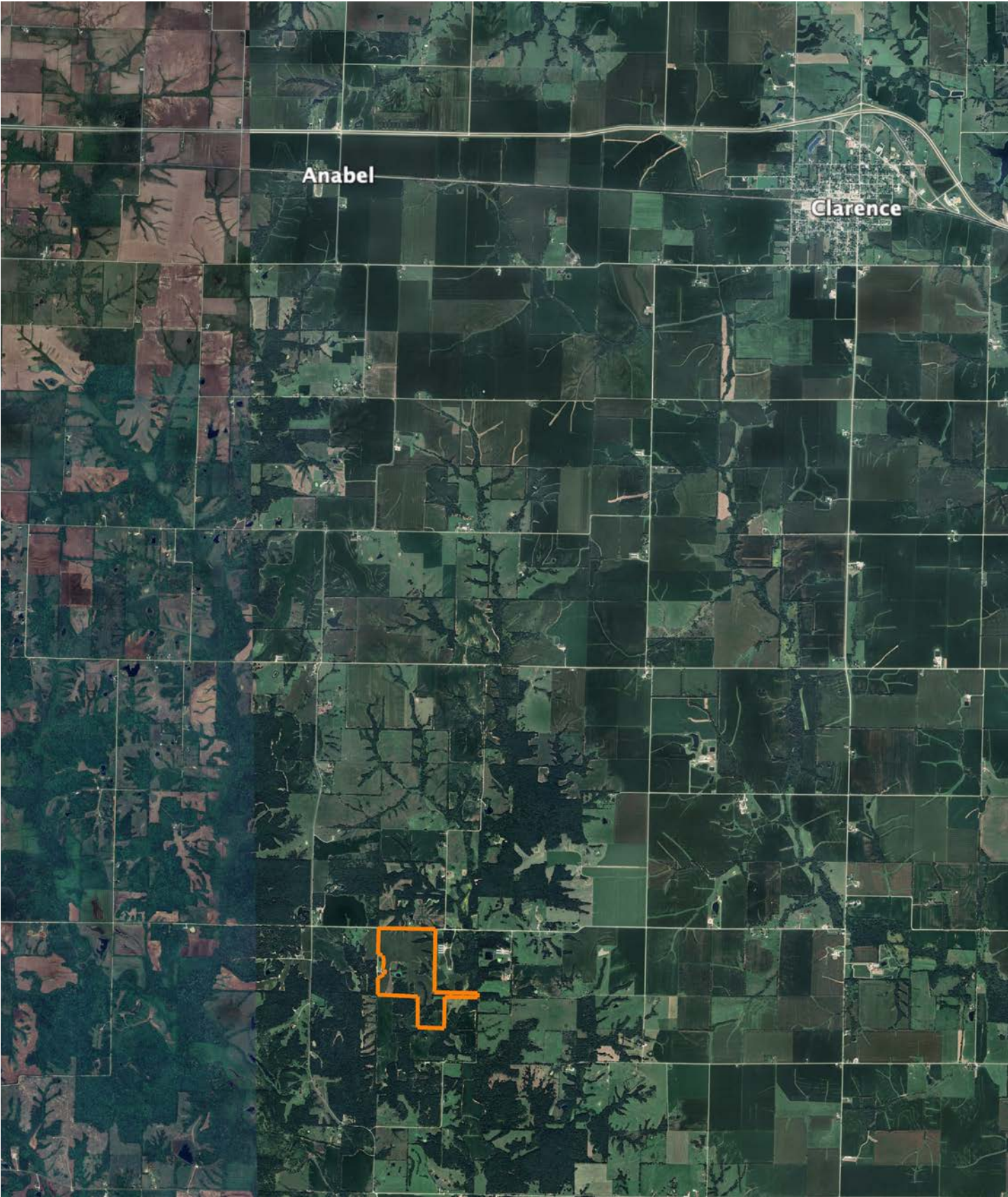
Area Symbol: MO121, Soil Area Version: 28											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
30233	Keswick clay loam, 9 to 20 percent slopes, severely eroded	117.87	71.5%		> 6.5ft.	Vle	39	39	34	28	
30067	Gorin silt loam, 3 to 9 percent slopes, eroded	24.49	14.8%		1ft. (Abrupt textural change)	Ille	70	70	65	59	
50014	Adco silt loam, 1 to 3 percent slopes, eroded	20.07	12.2%		1ft. (Abrupt textural change)	Ille	62	62	57	49	
66024	Wilbur silt loam, 0 to 2 percent slopes, frequently flooded	2.21	1.3%		> 6.5ft.	Illw	81	79	69	69	66
99001	Water	0.33	0.2%		> 6.5ft.						
Weighted Average						*-	*n 46.9	*n 46.9	*n 41.8	*n 35.7	*n 0.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

OVERVIEW MAP



AGENT CONTACT

With deep roots in Missouri and a lifelong passion for the outdoors, Duane Spencer brings an unmatched level of dedication and expertise to buyers and sellers. Born and raised in St. Charles, he grew up in a farming community where he developed an appreciation for land stewardship, rural values, and the opportunities that owning land provides. Now based in Columbia, Duane combines his firsthand experience as a landowner and hunter with his professional background in sales training and project management to deliver a seamless and rewarding experience for his clients.

With over 35 years of hunting experience and more than two decades of managing his own land, Duane understands the intricate details that make a property valuable—whether it's for whitetail habitat, productive farmland, or a family retreat.

Duane has involvement experience in Quality Deer Management meetings and helped educate local landowners on practices and has designed and implemented habitat improvements, including food plots, that enhance both wildlife and property value. As Duane says, "Sharing this and watching the potential of a piece of property come to fruition is a rush that I truly enjoy." His strong work ethic, attention to detail, and ability to build lasting relationships ensure that every client receives the highest level of service and expertise.



DUANE SPENCER

LAND AGENT

573.303.5331

DSpencer@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 Alabama, Arkansas, Illinois, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.