

MIDWEST LAND GROUP PRESENTS



# SHELBY COUNTY, MO

30 ACRES



[MidwestLandGroup.com](http://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

# AWESOME 30 ACRE RECREATIONAL/HOMESITE PROPERTY IN SHELBY COUNTY

---

Opportunities like this 30-acre recreational and homesite property don't come around every day! Located in south Shelby County, Missouri, this property offers a perfect mix of open ground and timber, making it ideal for a variety of uses.

On the east side, you'll find approximately 5 open acres with blacktop road frontage—an ideal spot for building your dream home or that peaceful cabin getaway. If you're not looking to build, these tillable acres have a history of being in agricultural production, offering income potential.

To the west, a beautiful timber tract filled with Oak and Cedar trees provides excellent travel corridors for northern Missouri whitetail deer. Well-worn deer trails

and signs of turkeys are evident throughout, and the surrounding agricultural farms to the north and south act as natural food plots for both deer and turkey. There's even potential to carve out a transition food plot within the timber, perfect for intercepting cruising bucks or providing a hidden strutting area for that trophy tom. You may also see the small covey of quail that call the area home.

Whether you're looking for a hunting retreat, a private homesite, or a versatile investment, this tract delivers. Don't miss your chance to own this rare and beautiful piece of Shelby County! To learn more about this incredible opportunity or to schedule a showing, call Land Agent Duane Spencer at (573) 823-2252 today.





# PROPERTY FEATURES

PRICE: **\$216,000** | COUNTY: **SHELBY** | STATE: **MISSOURI** | ACRES: **30**

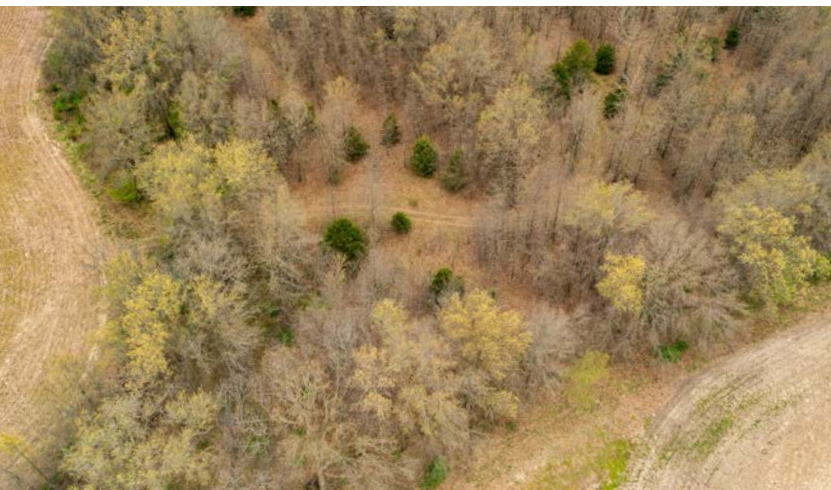
- Approximately 30 +/- total acres (final acreage to be determined by survey)
- Approximately 5 +/- tillable acres
- Excellent hunting for deer and turkey
- Potential hunting lease income
- Creek within the southeast timber
- Approximately 25 acres timber
- Perfect building site with paved highway access
- Water, electric, and fiber optic available
- Approximately 15 minutes from Shelbina, Missouri
- Shelby County R-IV Schools





# 25 +/- ACRES OF TIMBER

---





# CREEK

---



# EXCELLENT HUNTING

---





## 5 +/- TILLABLE ACRES

---

On the east side, you'll find approximately 5 open acres with blacktop road frontage—an ideal spot for building your dream home or that peaceful cabin getaway.





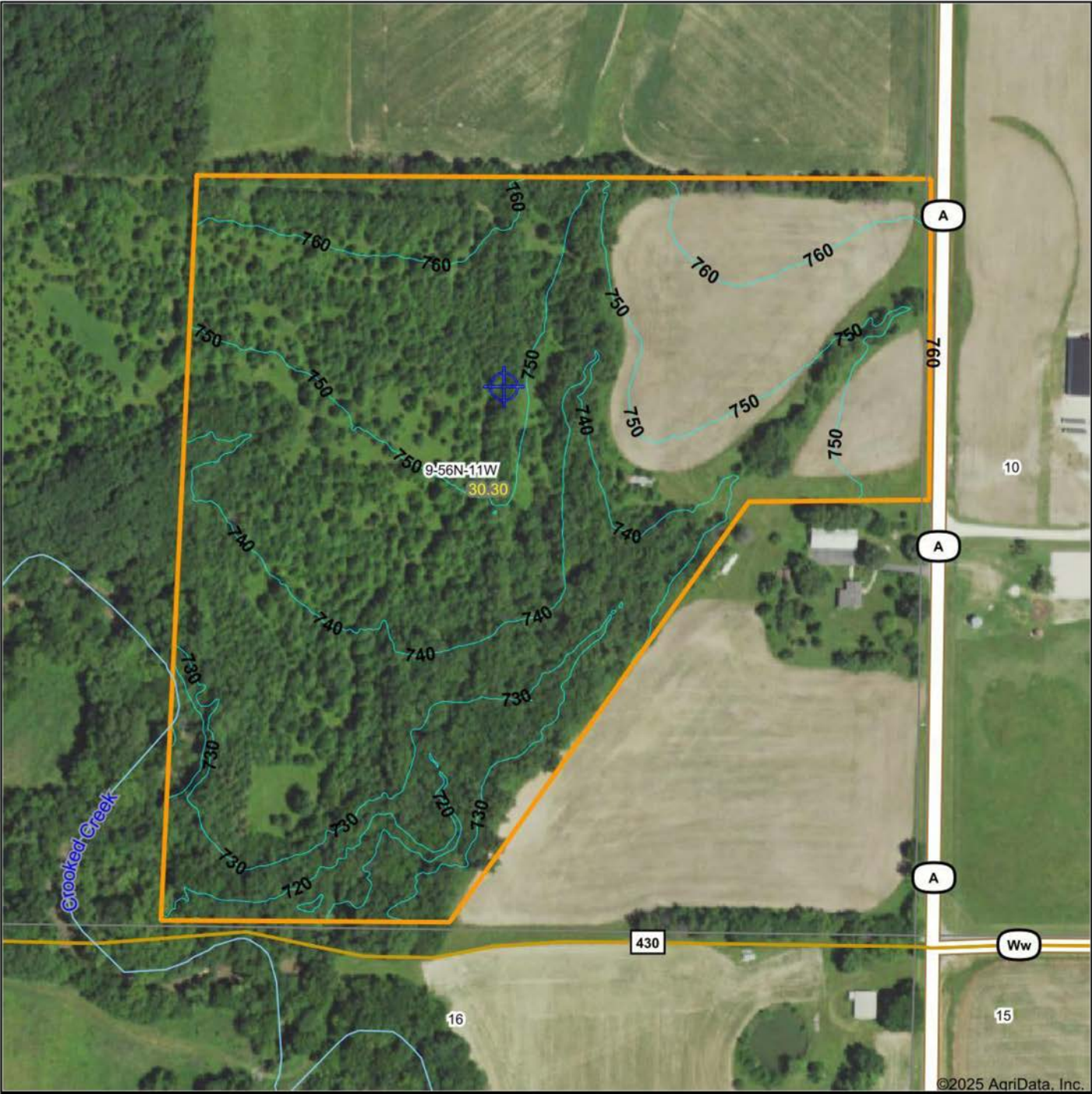
# ADDITIONAL PHOTOS

---





# TOPOGRAPHY MAP



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

Source: USGS 1 meter dem  
Interval(ft): 10.0  
Min: 712.2  
Max: 767.1  
Range: 54.9  
Average: 745.2  
Standard Deviation: 11.71 ft

0ft 276ft 552ft



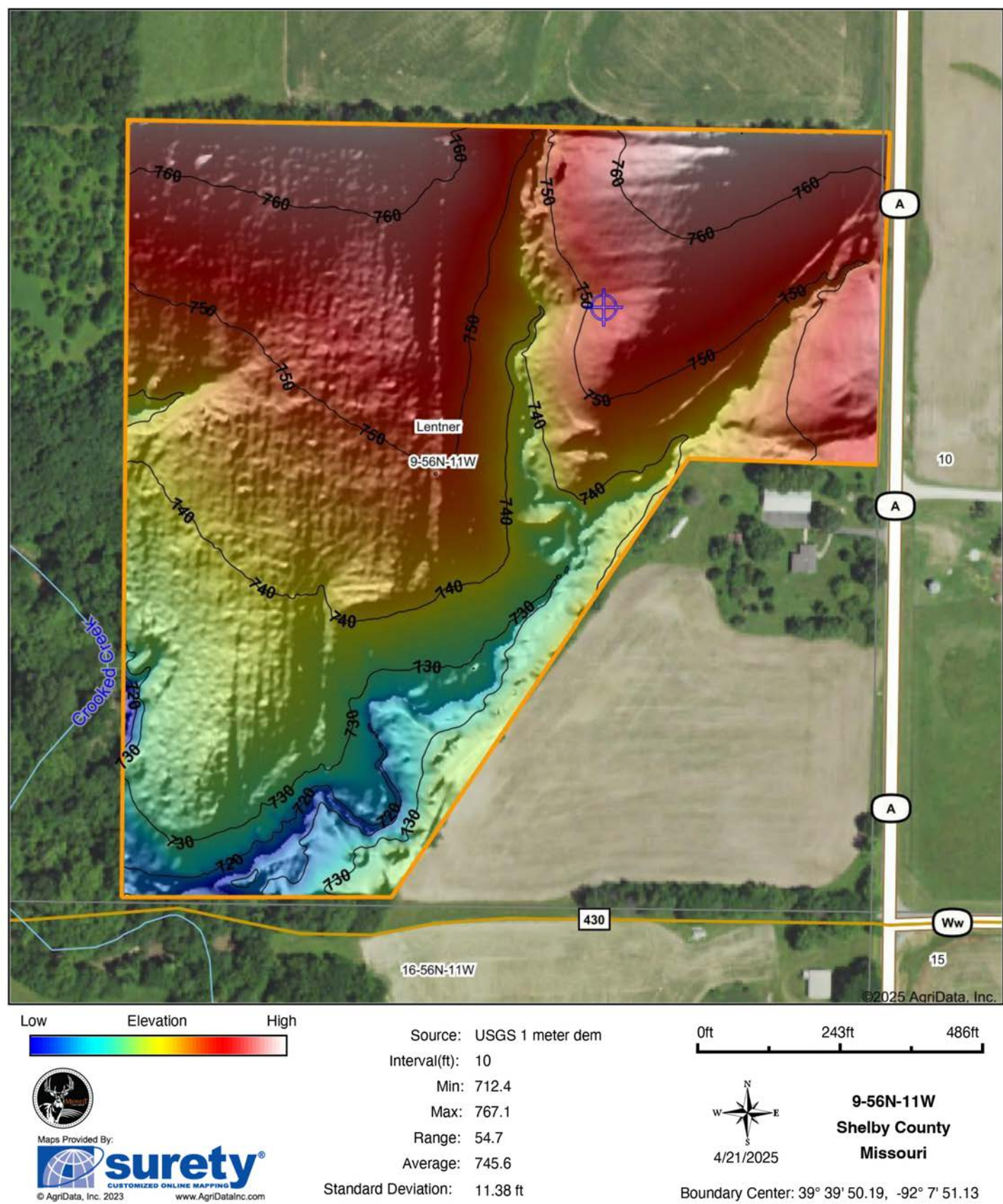
4/11/2025

**9-56N-11W**  
**Shelby County**  
**Missouri**

Boundary Center: 39° 39' 50.14, -92° 7' 51.5

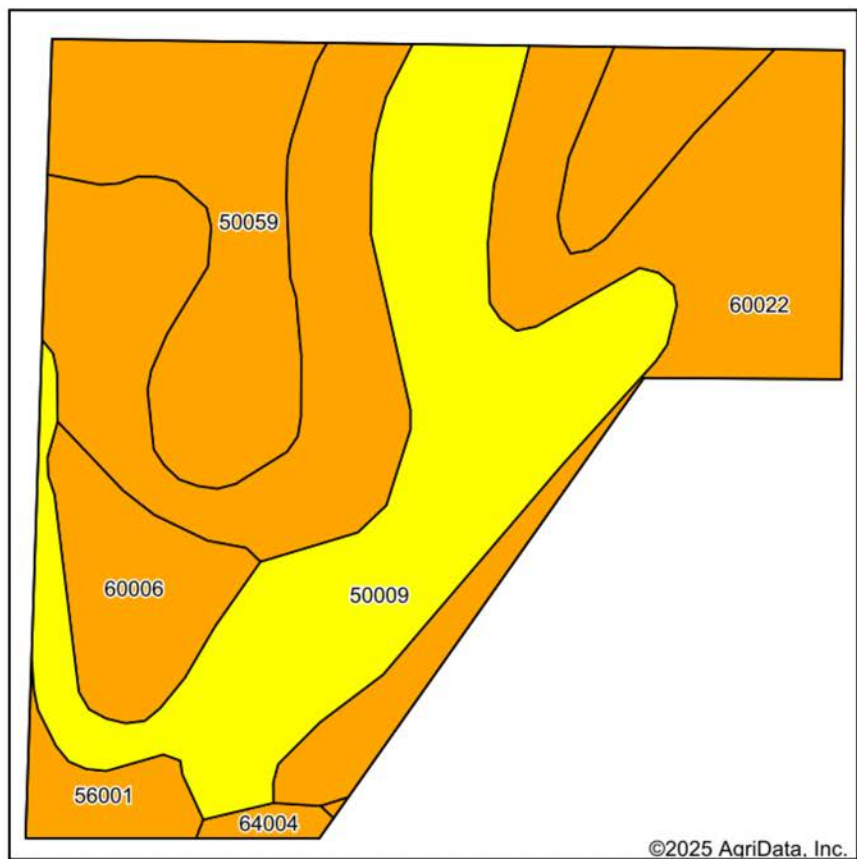


# HILLSHADE MAP

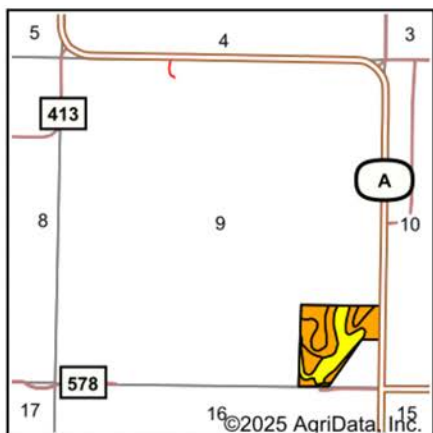




# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**  
County: **Shelby**  
Location: **9-56N-11W**  
Township: **Lentner**  
Acres: **30.03**  
Date: **4/21/2025**



Maps Provided By:



Area Symbol: MO205, Soil Area Version: 26

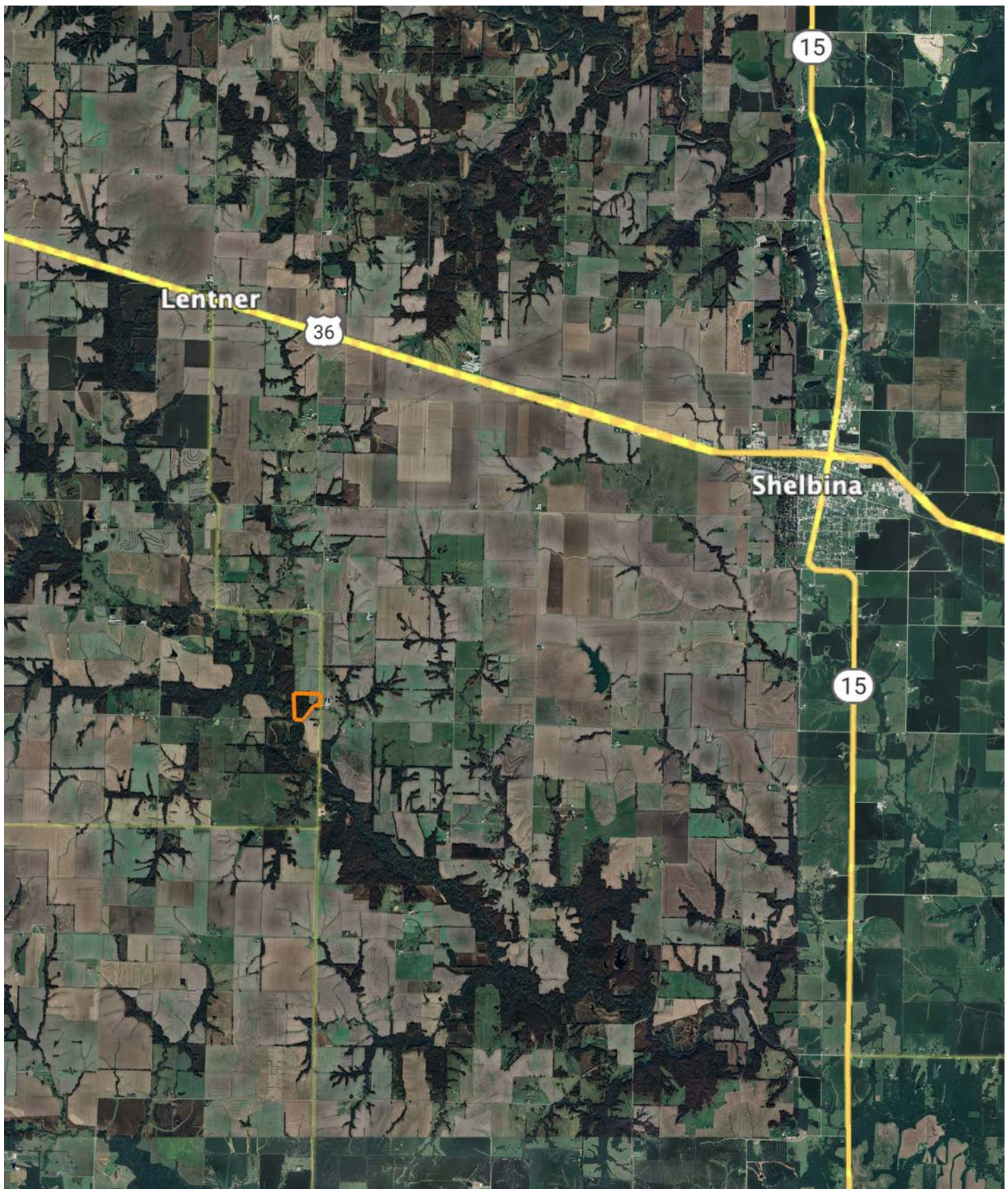
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	12.02	40.0%		> 6.5ft.	IIle	61	61	58	51
50009	Keswick silt loam, 9 to 14 percent slopes, eroded	8.97	29.9%		> 6.5ft.	IVe	63	63	54	46
50059	Mexico silt loam, 1 to 4 percent slopes, eroded	5.83	19.4%		> 6.5ft.	IIle	71	71	62	53
60006	Marion silt loam, 2 to 5 percent slopes	2.09	7.0%		0.8ft. (Abrupt textural change)	IIle	58	50	58	51
56001	Piopolis silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.88	2.9%		> 6.5ft.	IIIw	77	76	69	67
64004	Auxvasse silt loam, 0 to 2 percent slopes, rarely flooded	0.24	0.8%		1.2ft. (Abrupt textural change)	IIIw	70	70	66	63
Weighted Average						3.30	*n 63.9	*n 63.3	*n 58	*n 50.5

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# 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](mailto: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 Arkansas, Illinois, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.