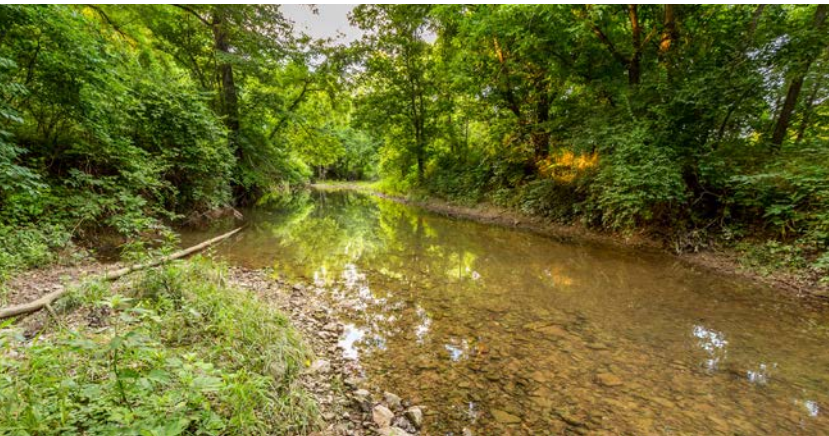


MIDWEST LAND GROUP PRESENTS



BOONE COUNTY, MO

172 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

MUST-SEE 172 +/- ACRES PACKED WITH INCOME POTENTIAL, OUTDOOR ADVENTURE, PREMIER HUNTING, AND LIMITLESS OPPORTUNITY

Near historic Hartsburg, Missouri, and the scenic Katy Trail, sits this breathtaking 172 +/- acre property. This unique combination property blends productive farmland, mature timber, incredible hunting, picturesque homesites, and income-producing short-term rentals. It is ideal for a wide range of buyers, whether you're looking for a private residence, investment property, recreational retreat, or all of the above.

At the heart of the property sits a beautifully updated turn-of-the-century home, along with two hand-crafted, one-room cabins that offer guests an off-grid experience with all the comforts of custom craftsmanship. Built with cedar sourced directly from the land, the cabins are rich in rustic charm and warmth. The main home is fully furnished, tastefully decorated, and updated throughout—ready to impress and immediately functional. Currently operating as successful short-term rentals, all furnishings, decor, and personal property are

included in the sale, making this a truly turnkey opportunity. Rural water extends to three locations, with additional access along the county road.

The diverse landscape provides numerous ideal building sites for those dreaming of a forever home in a peaceful setting. You can choose from open hillsides overlooking green pastures and either of two ponds, or more secluded locations tucked into the timber, each site offering its stunning view.

The land has been managed and improved with timber stand enhancements, as well as erosion and water-control efforts. Forty tillable acres have been organically managed and are currently leased on a year-to-year basis, with an additional 13+ acres offering further row crop potential. The property also includes high-quality hay fields that include timothy, orchard grass, fescue, blue grass, and clover.





The surrounding timber features a healthy and diverse mix of oak, hickory, cedar, and walnut, offering both stunning natural beauty and significant long-term income potential. A comprehensive Forest Management Plan has been created, designed to enhance timber quality and value—especially the marketable walnut—ensuring continued growth and smart stewardship of this valuable resource.

These land improvements have also created excellent wildlife habitat, making the property a top-tier location for deer and turkey hunting. There is an extensive trail system throughout the timber, providing easy access to any hunting location within. Wildlife sightings are common throughout the property, and it could easily serve as a premier hunting camp or a leased hunting destination. The topography and layout of the farm make it seem larger than its already impressive 172 +/- acres, allowing hunting opportunities for multiple hunters.

Adding to the natural beauty and recreational appeal, Jemerson Creek runs along the west and parts of the south border of the property, offering a peaceful, rock-bottom water feature and enhancing the overall landscape. Its presence adds another layer of serenity and biodiversity to this already rich

and varied terrain. Hart Creek Conservation Area lies across the road, as well as Jemerson Creek, with access approximately ½ mile away, adding to the available adventures.

A large 50' x 80' metal building offers ample space for storage, equipment, a workshop, or future conversion into a barndominium. An open-air pavilion adds charm and utility, serving as a peaceful gathering space and the previous host of community festivals. Its established presence and natural backdrop also make it well-suited to become a potential wedding or event venue.

All personal property is included with the sale, including a tractor, brush hog, zero-turn mower, additional farm equipment, sawmill, and all home and cabin furnishings. Whether you plan to move in and enjoy the home, continue the short-term rentals, or create a private hunting or event destination, this property is ready for you from day one. With its blend of beauty, utility, income potential, and recreation, this Boone County gem is truly a rare find.

Call Duane Spencer at (573) 823-2252 to view this incredible property and all it has to offer.

PROPERTY FEATURES

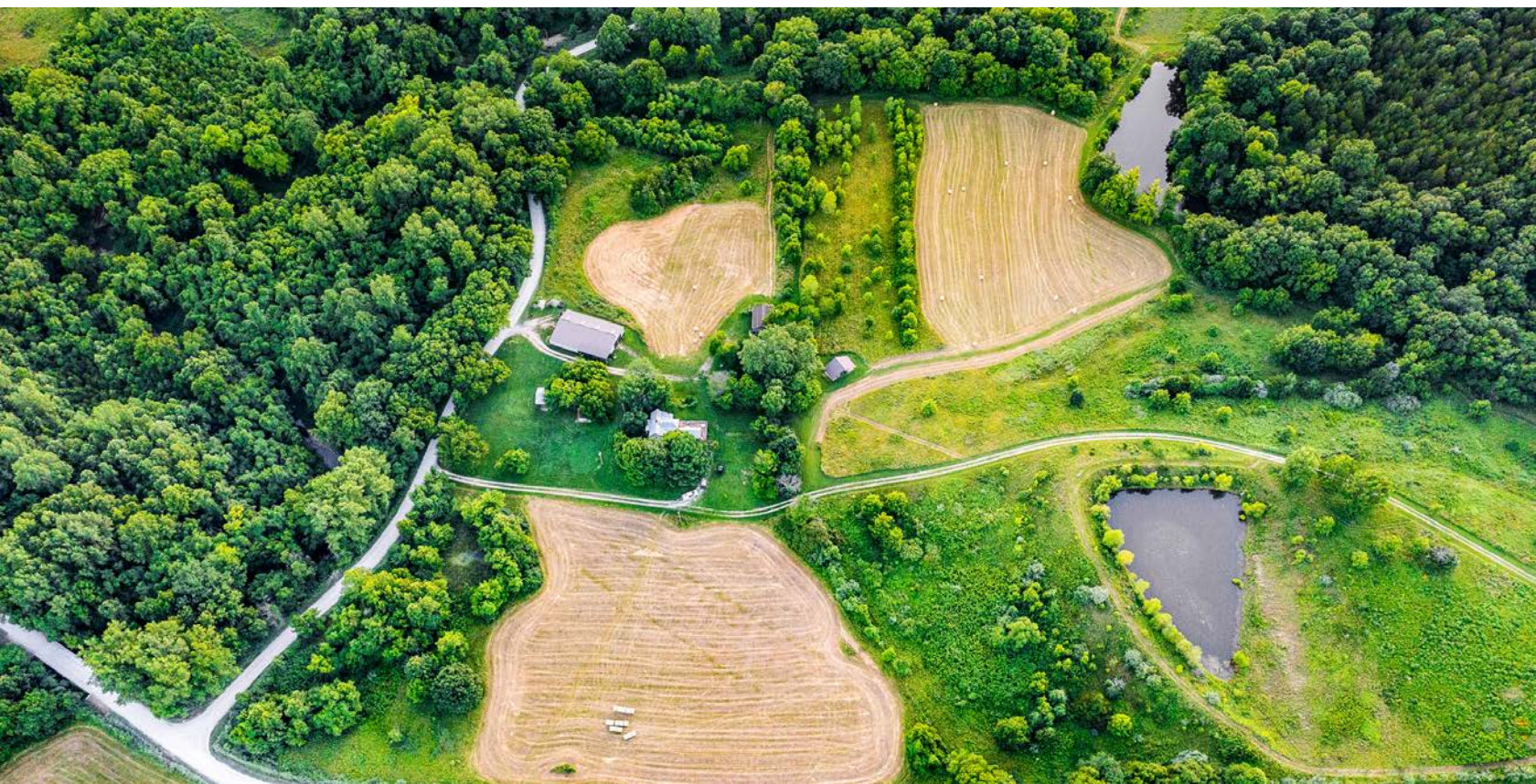
PRICE: **\$2,398,000** | COUNTY: **BOONE** | STATE: **MISSOURI** | ACRES: **172**

- 172 +/- acres
- 40 productive tillable acres, with an additional 13 +/- acres that could easily be converted
- 84 +/- acres of beautiful timber, includes a stand of walnut offering marketable timber
- Beautiful hay fields that include timothy, orchard grass, fescue, blue grass, and clover
- 2 ponds
- Home and two off-grid cabins - currently part of a short-term rental opportunity
- Multiple scenic building sites
- Incredible turkey and deer hunting
- 50' x 80' metal building
- Rural water and utilities, including fiber optic internet
- Extensive management efforts to improve timber, land, and control water/erosion
- Includes personal property, including but not limited to: 40 HP tractor and accompanying equipment, sawmill, zero turn mower, and home furnishings
- 1 mile from Hartsburg, Missouri, and the Katy Trail
- 32 minutes to Columbia, Missouri
- 27 minutes to Columbia Regional Airport
- 26 minutes to Jefferson City, Missouri
- Southern Boone Schools

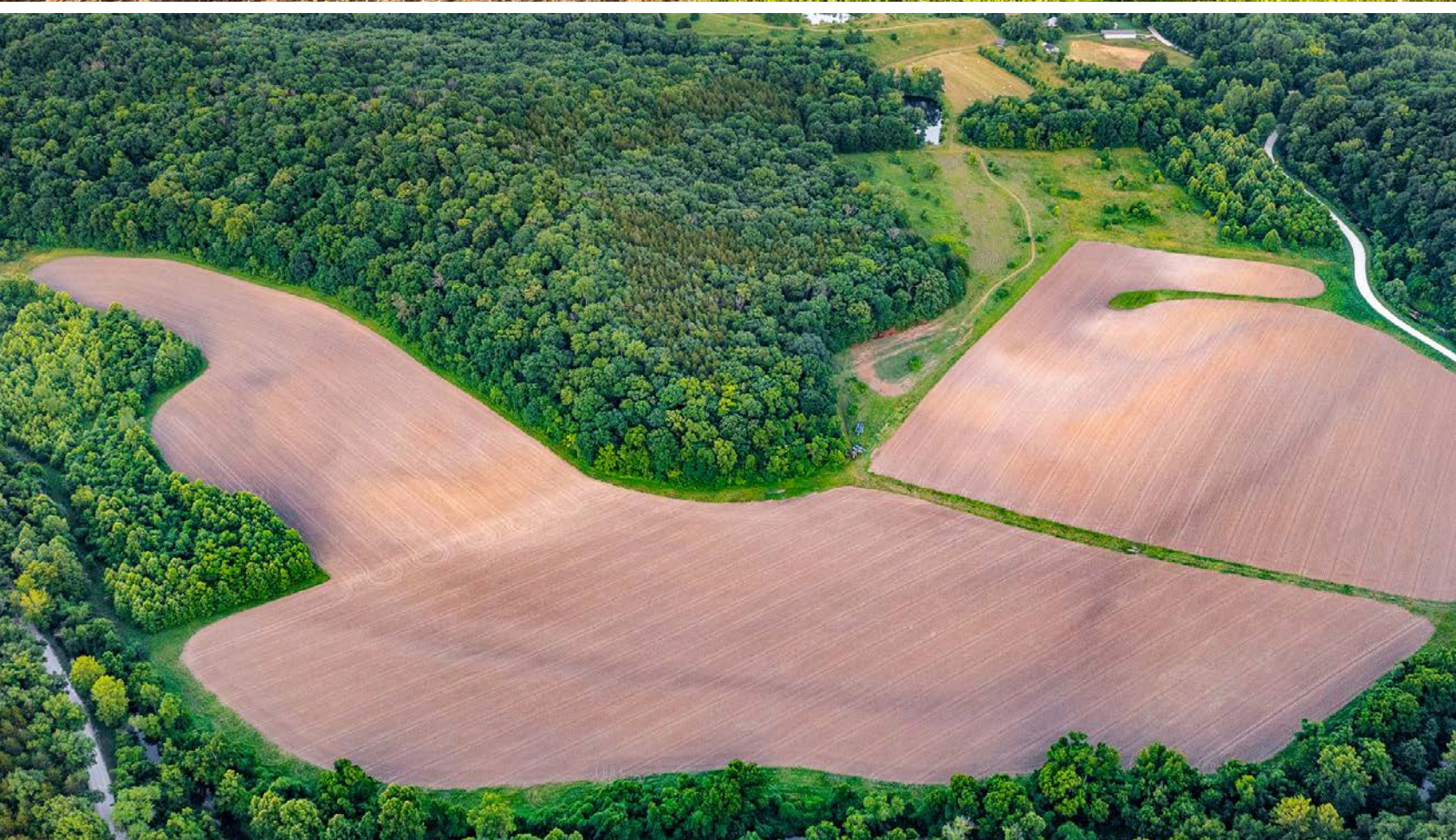


172 +/- ACRES

This 172 +/- acres blends productive farmland, mature timber, incredible hunting, picturesque homesites, and income-producing short-term rentals.



40 TILLABLE ACRES



TWO PONDS

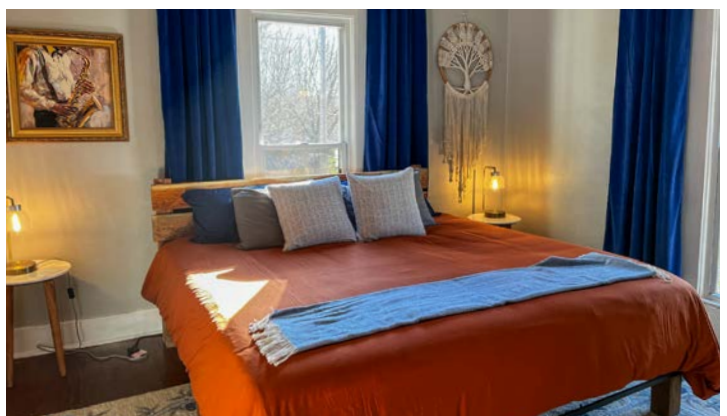


BEAUTIFUL HAY FIELDS



TURN-OF-THE-CENTURY HOME

Currently operating as successful short-term rentals, all furnishings, decor, and personal property are included in the sale, making this a truly turnkey opportunity.



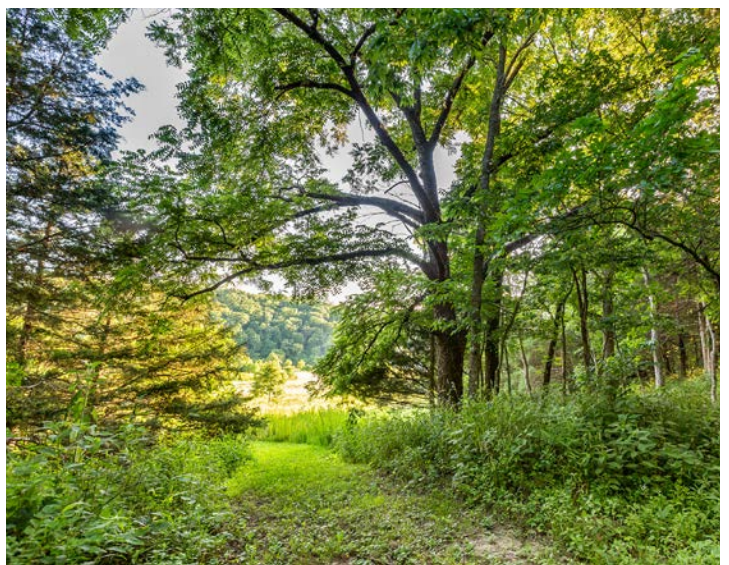
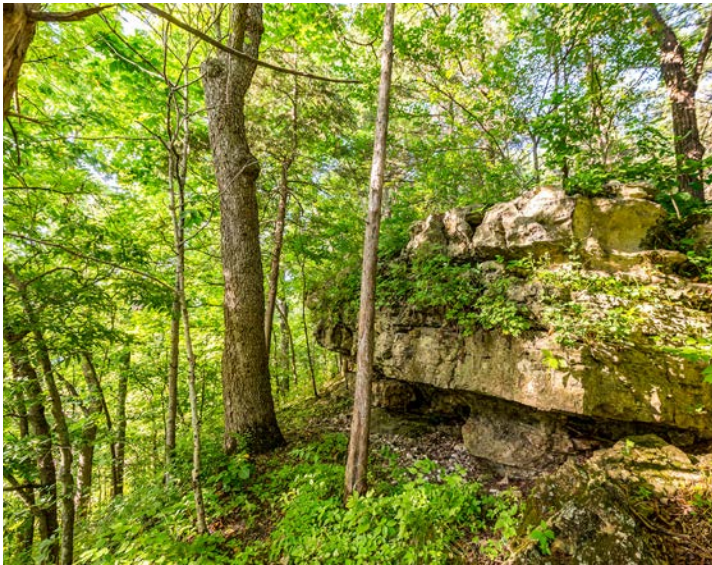
TWO OFF-GRID CABINS



50' X 80' METAL BUILDING



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

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Boundary Center: 38° 42' 44.84, -92° 18' 57.76

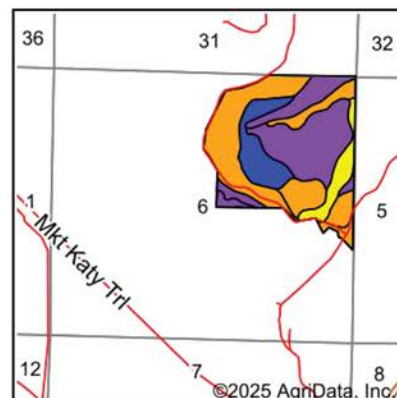
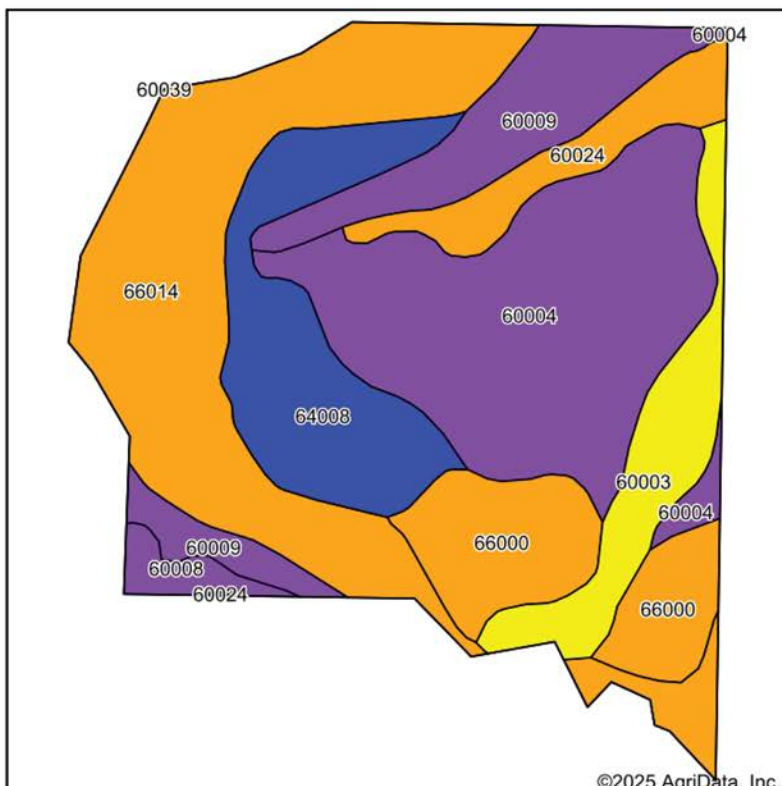
0ft 548ft 1095ft

6-45N-12W
Boone County
Missouri



5/21/2025

SOILS MAP



State: **Missouri**
 County: **Boone**
 Location: **6-45N-12W**
 Township: **Cedar**
 Acres: **173.38**
 Date: **5/21/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MO019, Soil Area Version: 31

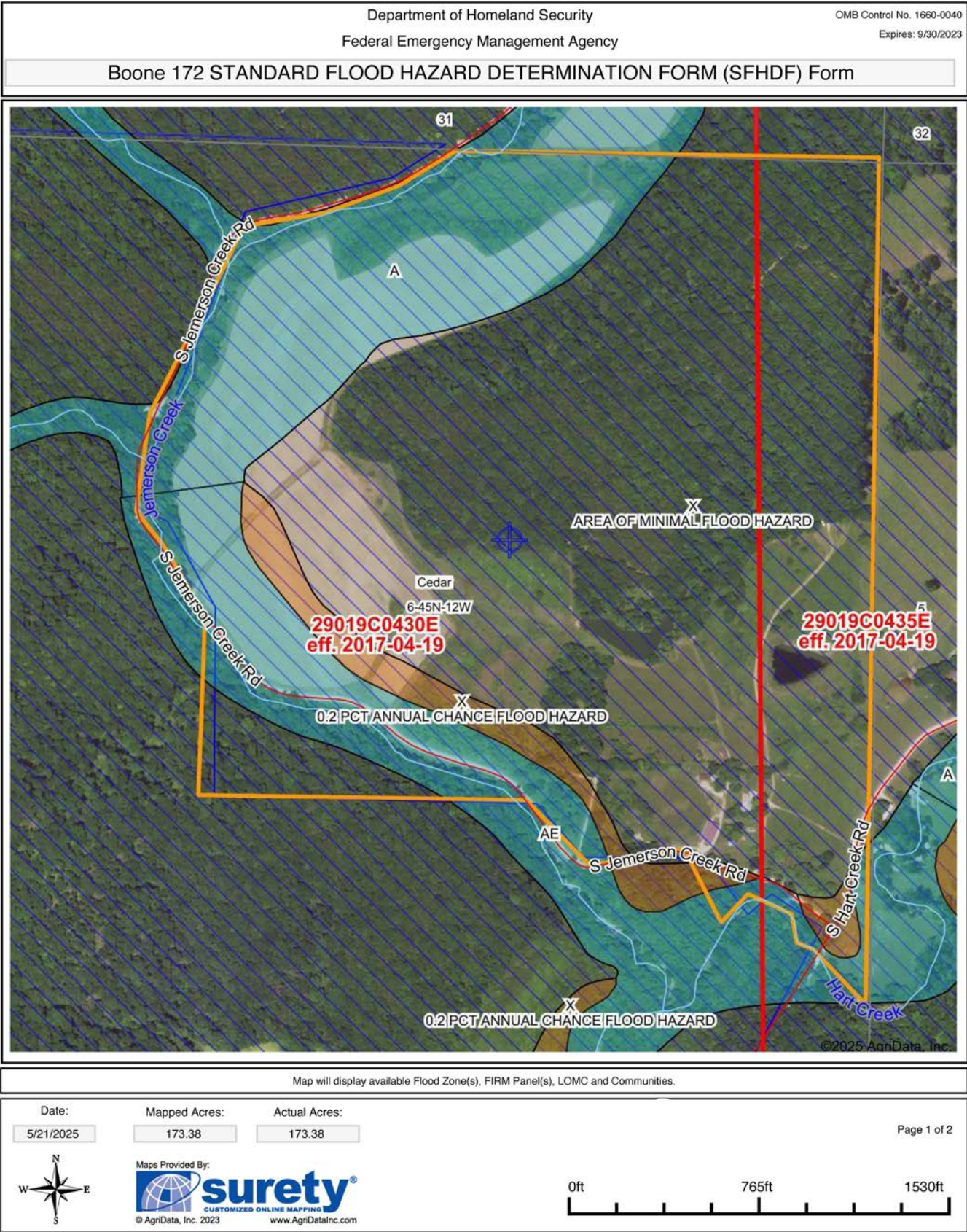
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
66014	Haymond silt loam, 0 to 3 percent slopes, frequently flooded	47.30	27.2%		> 6.5ft.	IIIw	69	69	61	61	
60004	Menfro silt loam, 14 to 20 percent slopes, eroded	44.54	25.7%		> 6.5ft.	VIe	67	67	57	53	3
64008	Freeburg silt loam, 2 to 5 percent slopes	22.12	12.8%		> 6.5ft.	Ile	83	83	73	73	
60009	Clinkenbeard-Gasconade-Rock outcrop complex, 35 to 70 percent slopes, extremely stony	17.85	10.3%		2ft. (Lithic bedrock)	Vlle	6	6	1	1	
66000	Moniteau silt loam, 0 to 2 percent slopes, occasionally flooded	17.48	10.1%		> 6.5ft.	IIIw	73	72	65	72	
60003	Menfro silt loam, 9 to 14 percent slopes, eroded	12.92	7.5%		> 6.5ft.	IVe	76	76	67	63	
60024	Menfro silt loam, 3 to 9 percent slopes, eroded	8.49	4.9%		> 6.5ft.	IIIe	83	83	66	65	
60008	Menfro silt loam, 20 to 45 percent slopes	2.68	1.5%		> 6.5ft.	VIe	19	19	16	9	1
Weighted Average						4.18	*n 64.6	*n 64.5	*n 55.7	*n 54.9	*n 0.8

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

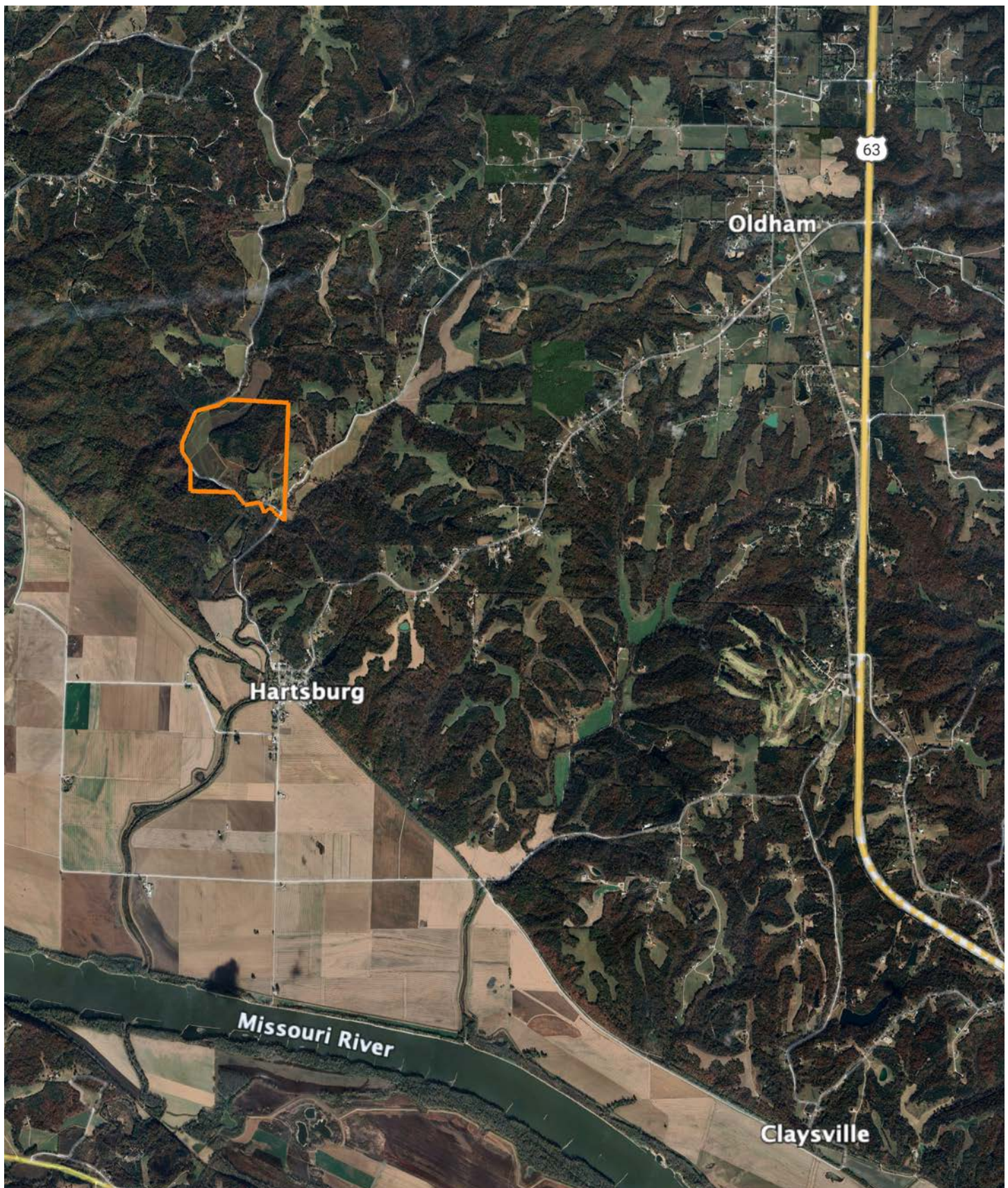
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

FEMA MAP



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

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