

MIDWEST LAND GROUP PRESENTS



CALLAWAY COUNTY, MO

57 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PERFECT BLEND OF RECREATION, HUNTING, AND HOMESTEAD POTENTIAL

Discover all this 57 +/- acre Callaway County property has to offer. It includes a highly sought-after size for both avid hunters and those dreaming of a private retreat. This land offers excellent hunting potential, with abundant wildlife, established bedding areas for deer, and the chance to create strategic food plots to further enhance your hunting success.

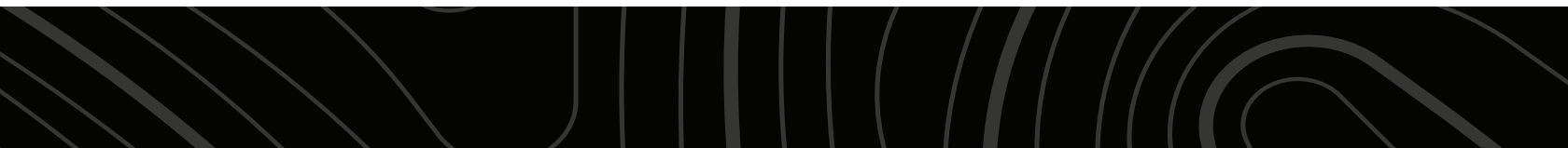
A mix of open fields and timber provides versatility and beauty. The open areas could easily return to hay or agricultural production, offering additional income potential or habitat improvement opportunities.

A small building on-site provides convenient storage and a place to get out of the weather. With some targeted upgrades, the stand-alone bathroom tied into the septic system will provide greater comfort and improved functionality. County water and electricity are already

in place, and fiber optic internet is available across the road, giving you the option to stay connected even in this peaceful, rural setting.

The property features a beautiful build site tucked among mature walnut trees, ideal for a future home or hunting retreat. Enjoy the scenic stocked pond, perfect for quiet mornings of fishing or evening relaxation as you listen to the whistling quail. The established trail system winds through the property and offers access for ATVs or hiking.

Whether you're looking for a weekend getaway, hunting paradise, or the perfect place to build your dream home, this 57 +/- acre tract offers endless potential and the tranquility of country living at its best. Please contact Duane Spencer at (573)-823-2252 for more information or to set up a showing



PROPERTY FEATURES

PRICE: **\$444,600** | COUNTY: **CALLAWAY** | STATE: **MISSOURI** | ACRES: **57**

- 20 +/- acres open/tillable
- Deer, turkey, and quail
- Trail system
- Good mix of timber and open fields
- Pond stocked with fish
- County water and electricity on property
- Home or cabin build site
- 40 miles to Columbia
- 87 miles to St. Louis
- North Callaway Schools



20 +/- ACRES OPEN/TILLABLE

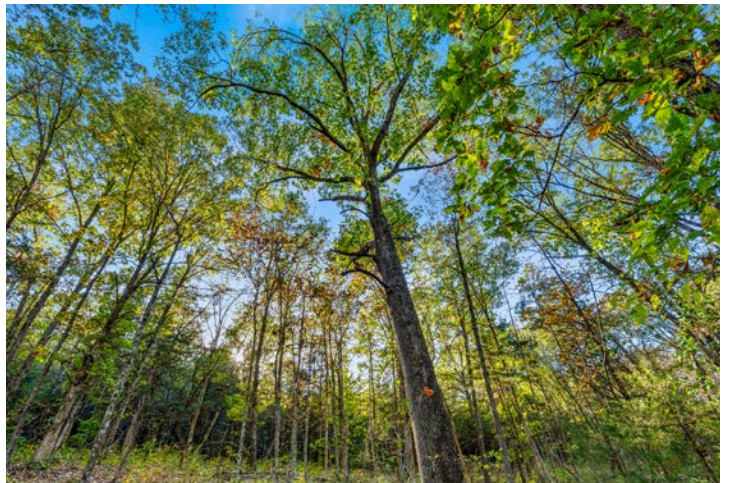
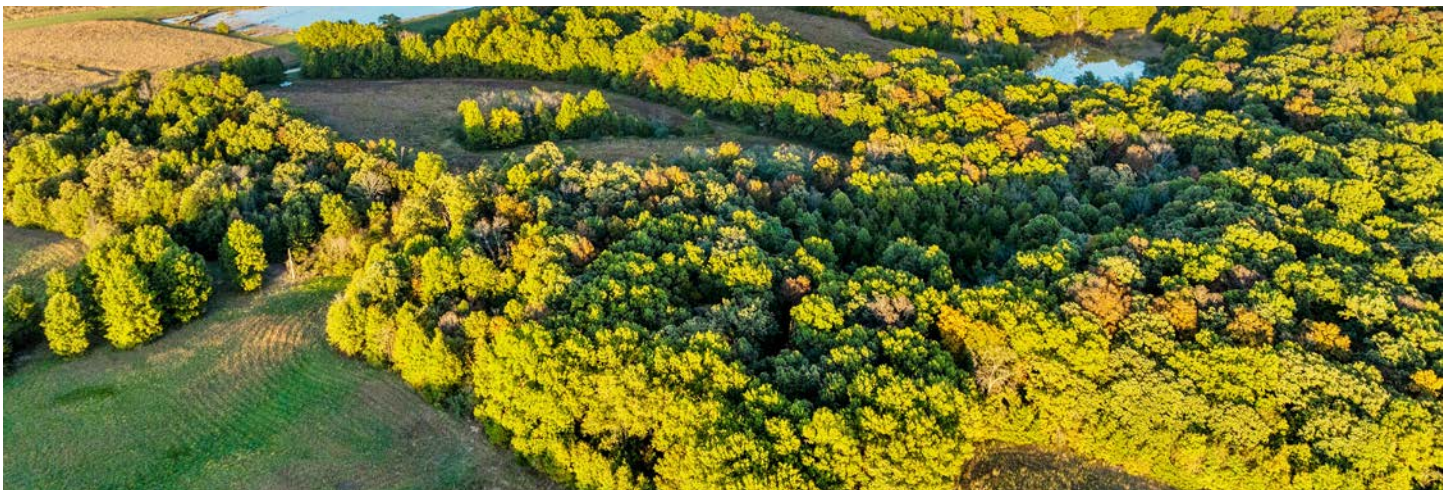
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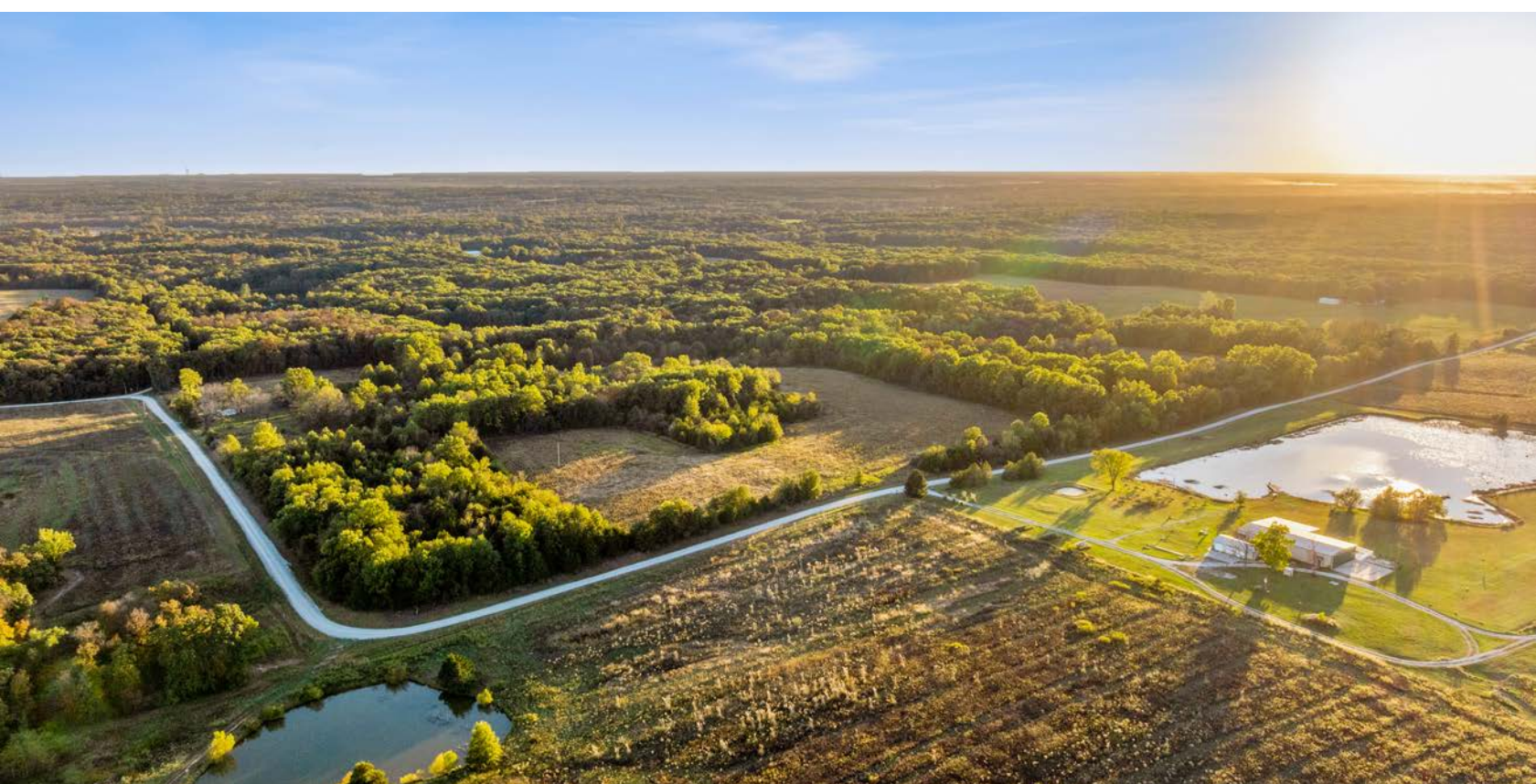
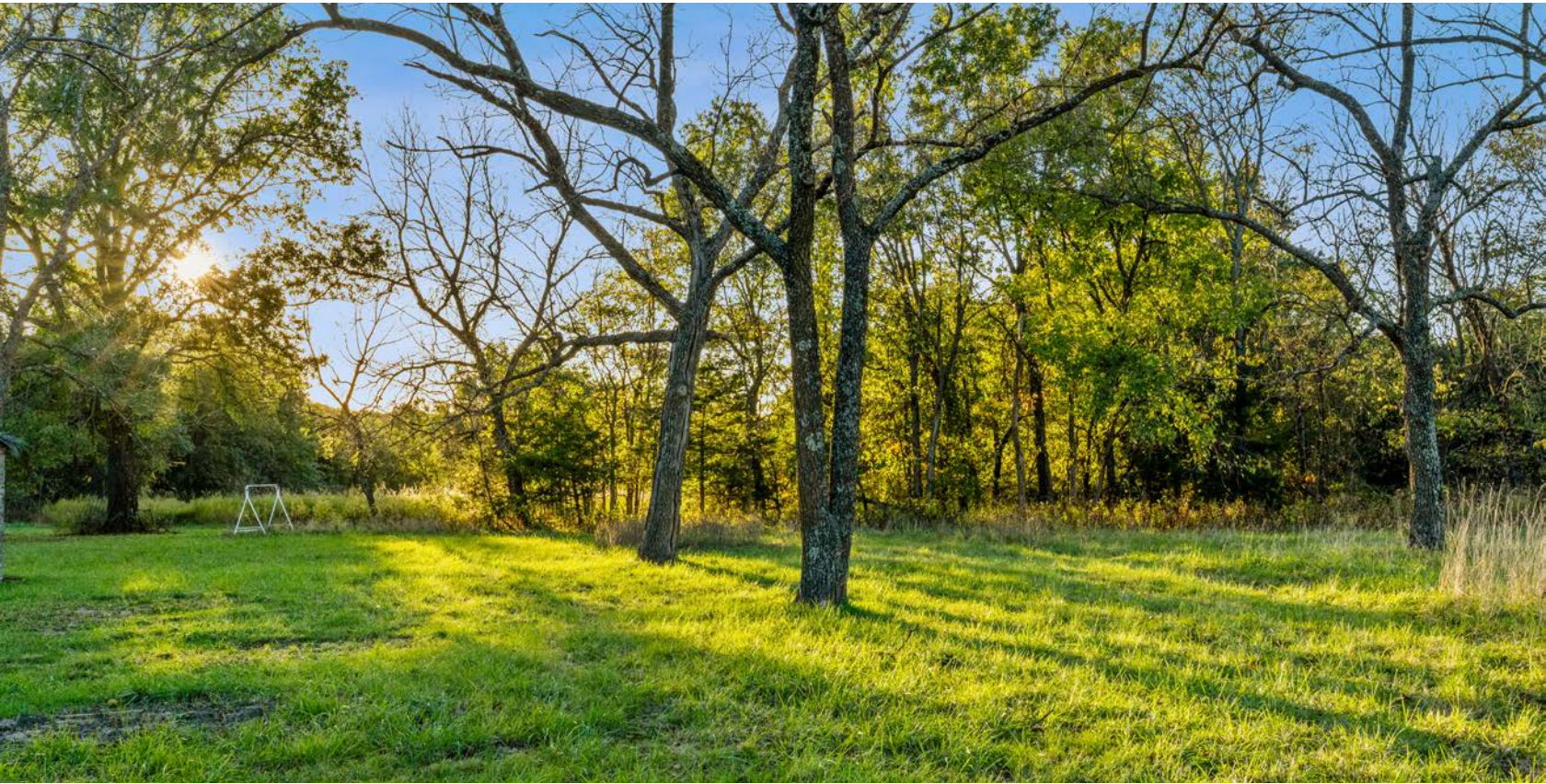
TRAIL SYSTEM



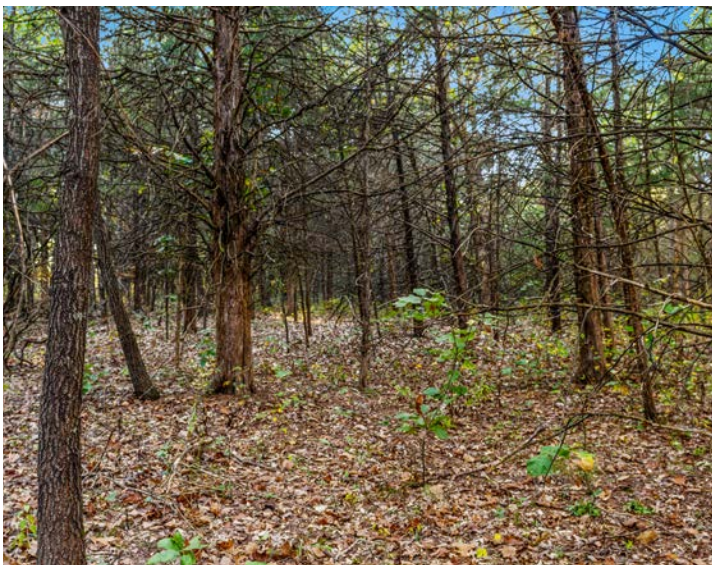
TIMBER



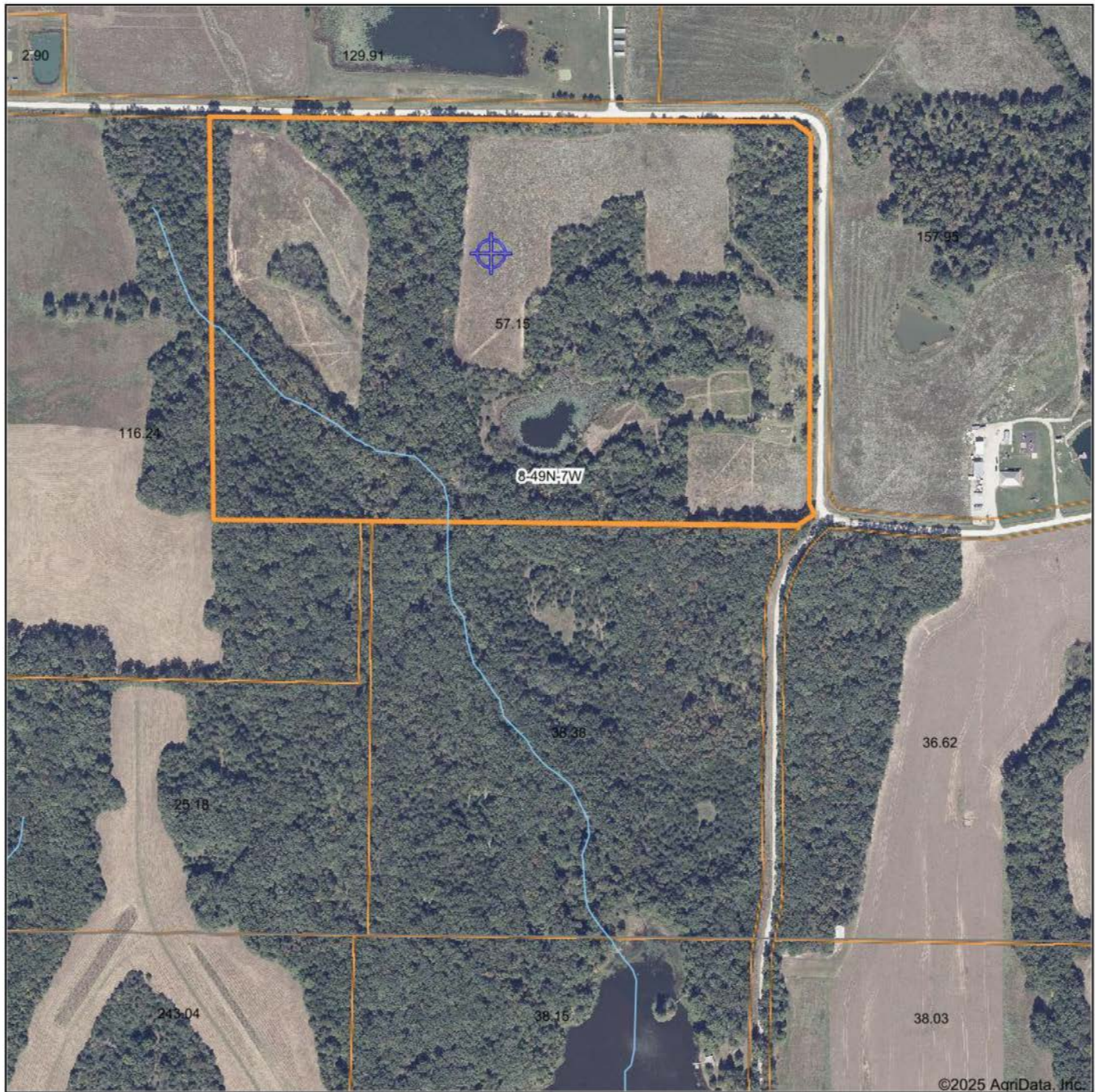
HOME OR CABIN BUILD SITE



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 39° 2' 3.06, -91° 43' 9.91

0ft 498ft 995ft



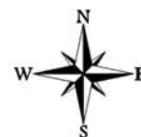
Maps Provided By:



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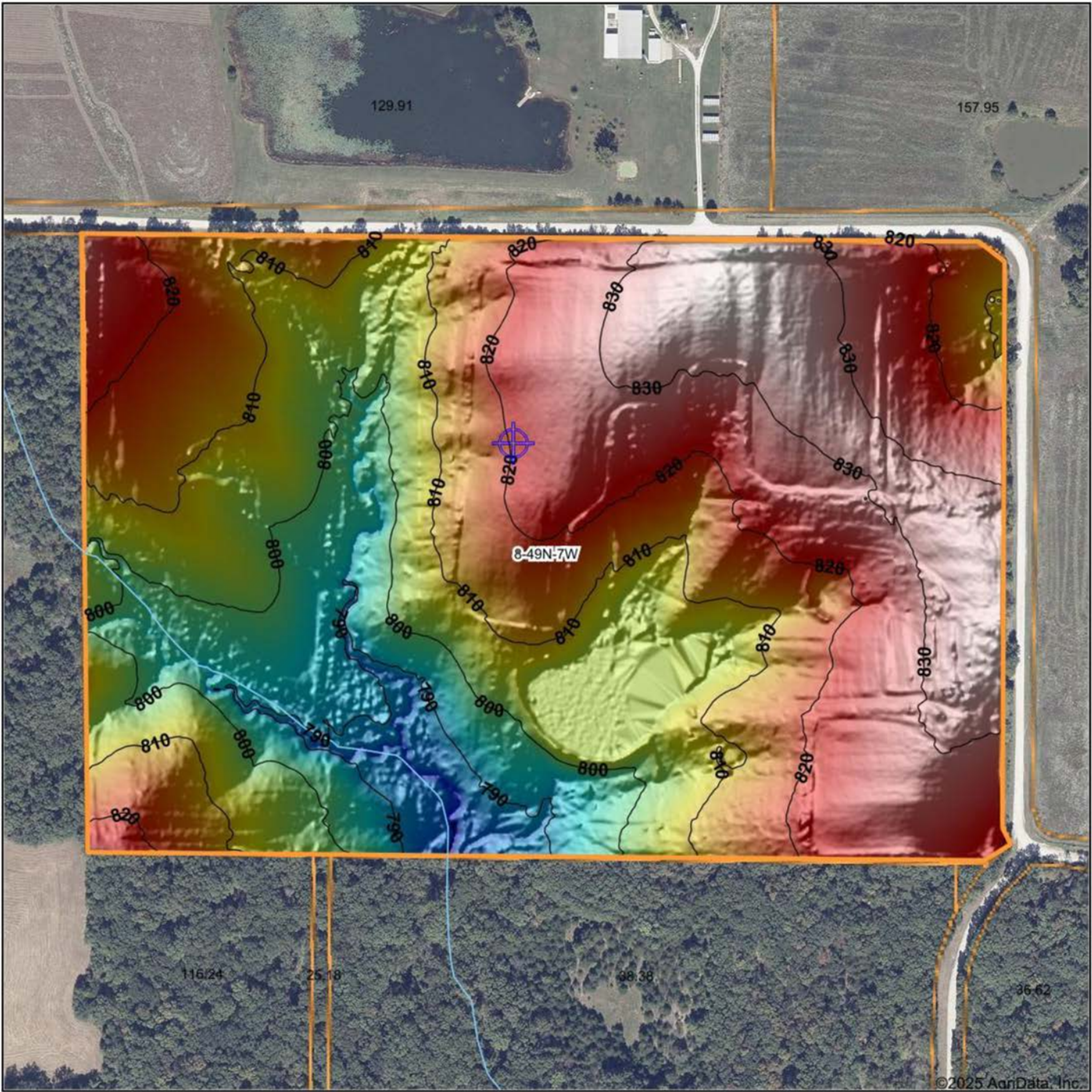
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8-49N-7W
Callaway County
Missouri



7/15/2025

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10

Min: 779.5

Max: 835.6

Range: 56.1

Average: 813.4

Standard Deviation: 12.83 ft

0ft 324ft 649ft

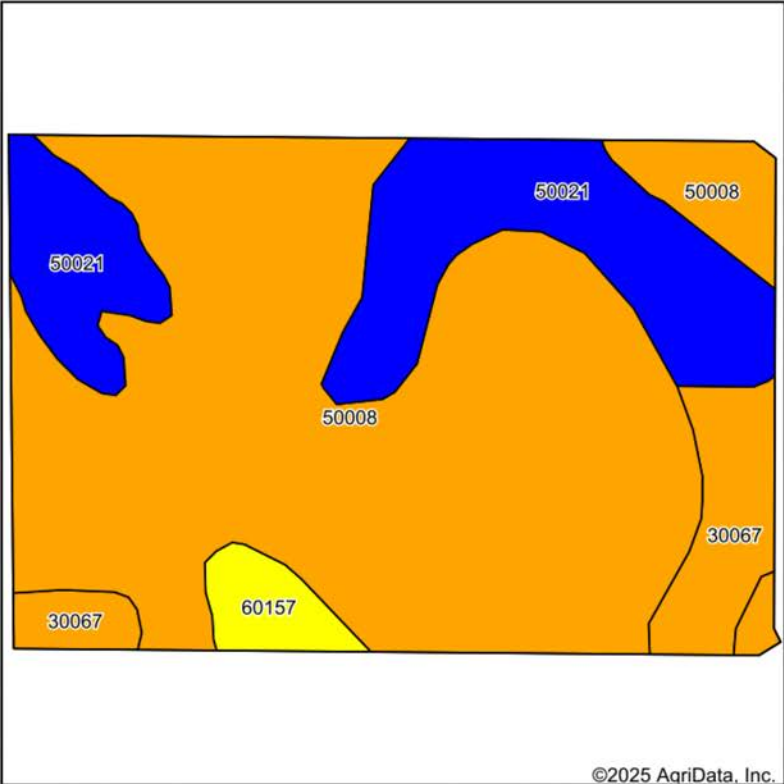


7/15/2025

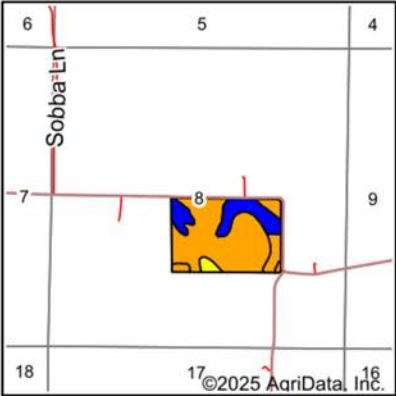
8-49N-7W
Callaway County
Missouri

Boundary Center: 39° 2' 3.06, -91° 43' 9.91

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Callaway**
Location: **8-49N-7W**
Township: **Shamrock**
Acres: **56.93**
Date: **7/15/2025**



Maps Provided By:



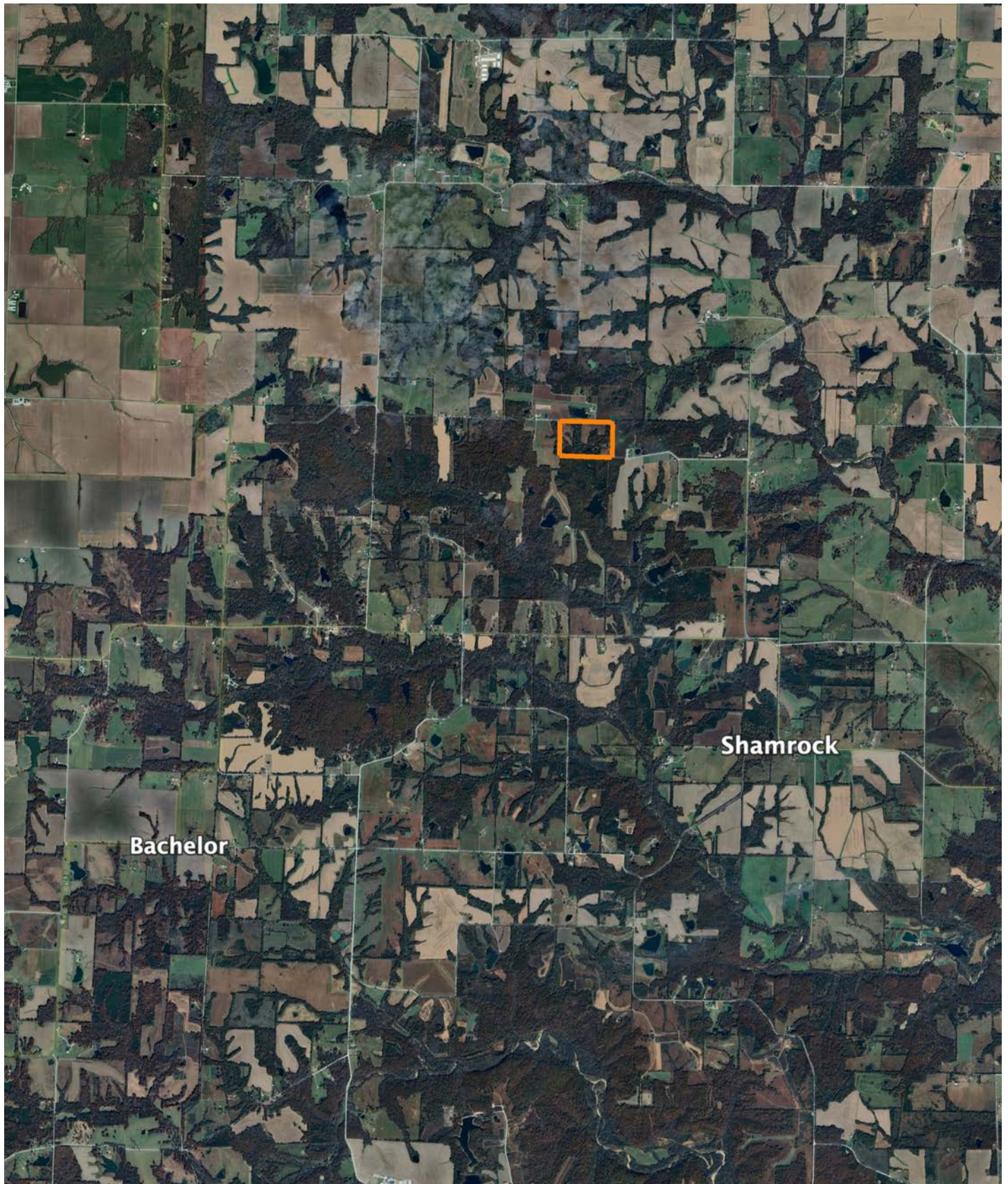
Area Symbol: MO027, Soil Area Version: 28											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
50008	Keswick silt loam, 5 to 9 percent slopes, eroded	38.83	68.2%		> 6.5ft.	IIIe	59	59	55	47	
50021	Calwoods silt loam, 2 to 5 percent slopes, eroded	12.18	21.4%		> 6.5ft.	IIe	61	61	60	51	
30067	Gorin silt loam, 3 to 9 percent slopes, eroded	4.27	7.5%		1ft. (Abrupt textural change)	IIIe	70	70	65	59	
60157	Lindley clay loam, 9 to 14 percent slopes, eroded	1.65	2.9%		> 6.5ft.	IVe	49	47	48	42	4
Weighted Average						2.82	*n 60	*n 59.9	*n 56.6	*n 48.6	*n 0.1

*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.

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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