

MIDWEST LAND GROUP PRESENTS

41.5 ACRES IN

AUDRAIN COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL 41.5 +/- ACRE MULTI-OPPORTUNITY PROPERTY IN CENTRAL MISSOURI

Nestled in the heart of Central Missouri, this beautiful 41.5 +/- acre property offers a rare blend of versatility and natural appeal. The land is a well-balanced mix of timber and open ground, creating the perfect setting for recreation, exploration, and peaceful country living.

Outdoor enthusiasts will appreciate the excellent small-tract hunting opportunities, thanks to the diverse habitat that attracts a variety of wildlife. The property includes mature oaks, hickory, and other native species, along with pockets of underbrush that provide ideal cover and travel corridors for cruising deer. A large wooded draw runs through the tract, creating natural funnels and multiple stand locations that are an excellent setup for accommodating multiple hunters. A scenic pond further enhances the landscape, offering visual charm and practical enjoyment for fishing, wildlife viewing, or simple relaxation.

Approximately 16.5 +/- acres of tillable ground add to the property's versatility, providing options for crop production, food plots, or annual rental income.

For those looking to build, multiple potential homesites are scattered throughout the acreage, each offering its own unique view and feel. Electric service runs along the county road, and public water is available a short distance from the property, making future development convenient and cost-effective.

Whether you're seeking a productive small farm, a recreational retreat, or a beautiful location to build your forever home, this Central Missouri tract delivers exceptional opportunity and enduring appeal. Call Duane Spencer at (573) 823-2252 to learn more and/or to set up a viewing.



PROPERTY FEATURES

COUNTY: **AUDRAIN** | STATE: **MISSOURI** | ACRES: **41.5**

- 41.5 +/- acres
- 16.5 +/- tillable
- Good mix of timber and open ground
- Good small tract hunting
- Scenic pond
- Potential for multiple build sites
- Electric along county road
- Public water is available a short distance from the property
- 20 minutes from Mexico, Missouri
- 45 minutes from Columbia, Missouri



16.5 +/- TILLABLE ACRES

Approximately 16.5 +/- acres of tillable ground add to the property's versatility, providing options for crop production, food plots, or annual rental income.



SCENIC POND



MIX OF TIMBER AND OPEN GROUND



POTENTIAL FOR MULTIPLE BUILD SITES

For those looking to build, multiple potential homesites are scattered throughout the acreage, each offering its own unique view and feel. Electric service runs along the county road, and public water is available a short distance from the property, making future development convenient and cost-effective.

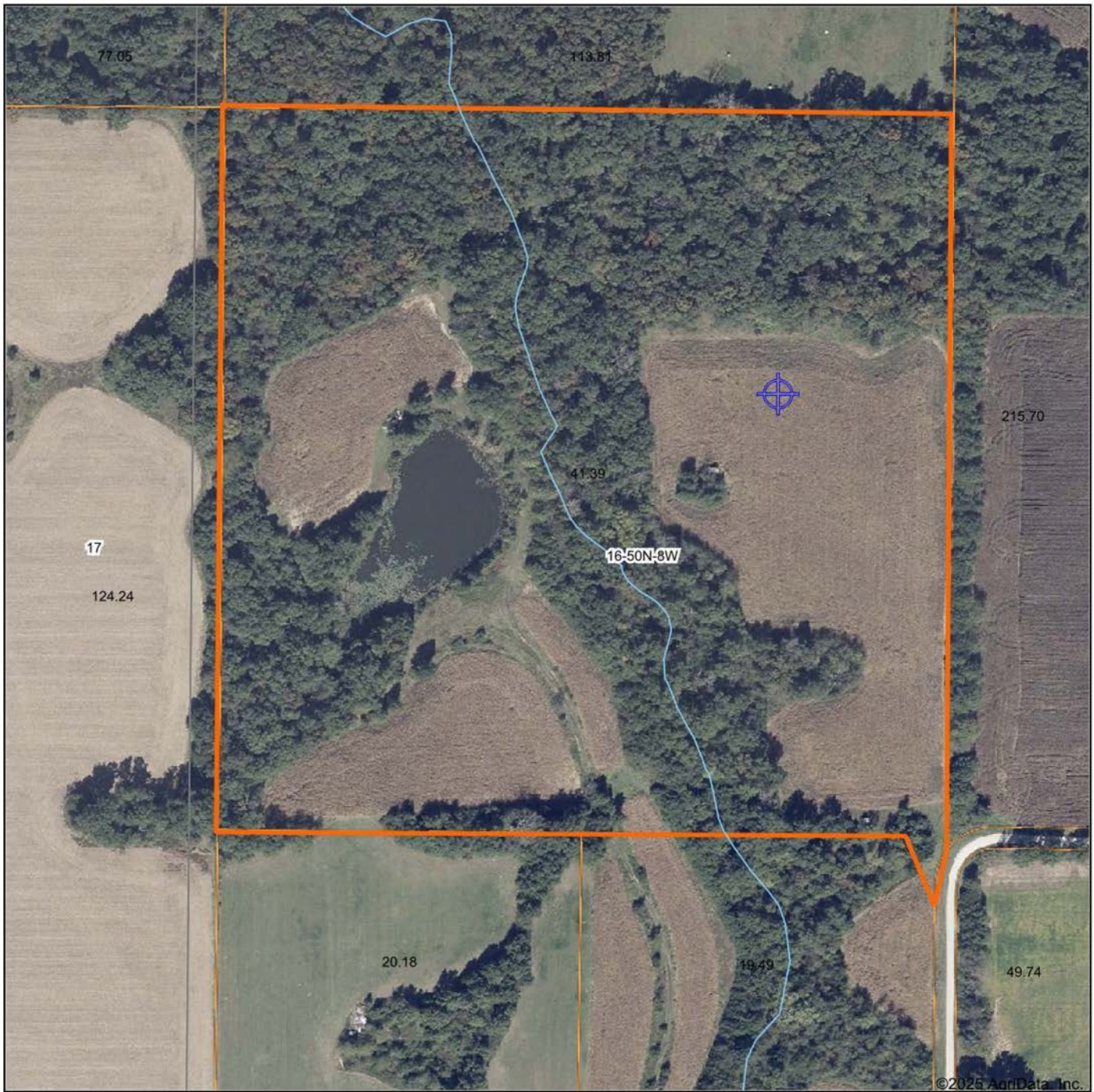


GOOD SMALL TRACT HUNTING

The property includes mature oaks, hickory, and other native species, along with pockets of underbrush that provide ideal cover and travel corridors for cruising deer. A large wooded draw runs through the tract, creating natural funnels and multiple stand locations that are an excellent setup for accommodating multiple hunters.



AERIAL MAP



Boundary Center: 39° 6' 36.6, -91° 49' 6.94

0ft 286ft 573ft



Maps Provided By:



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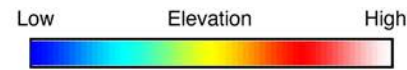
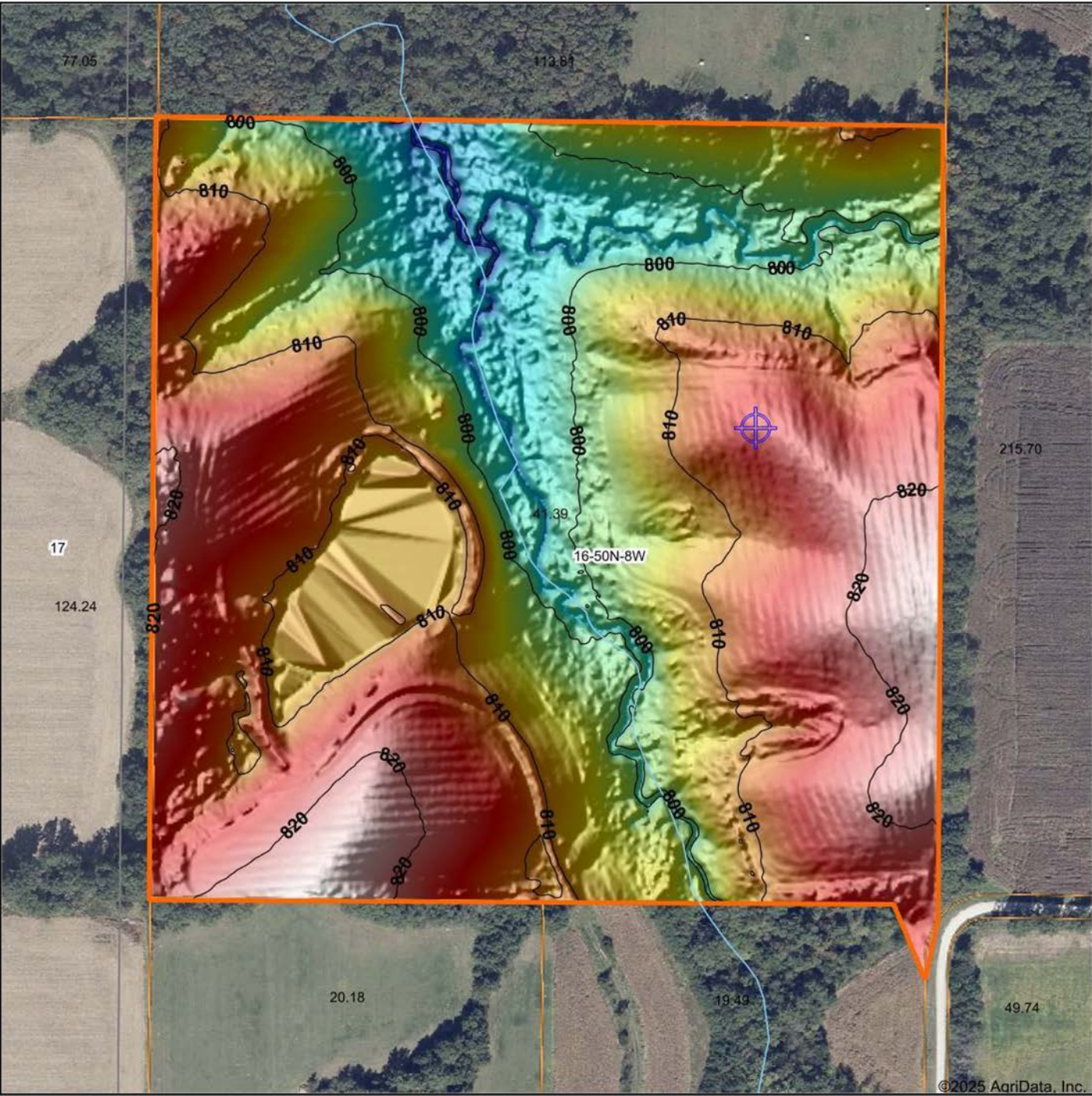
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16-50N-8W
Audrain County
Missouri



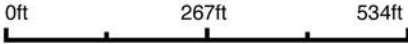
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HILLSHADE MAP



Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 10
Min: 786.3
Max: 824.8
Range: 38.5
Average: 808.8
Standard Deviation: 7.74 ft

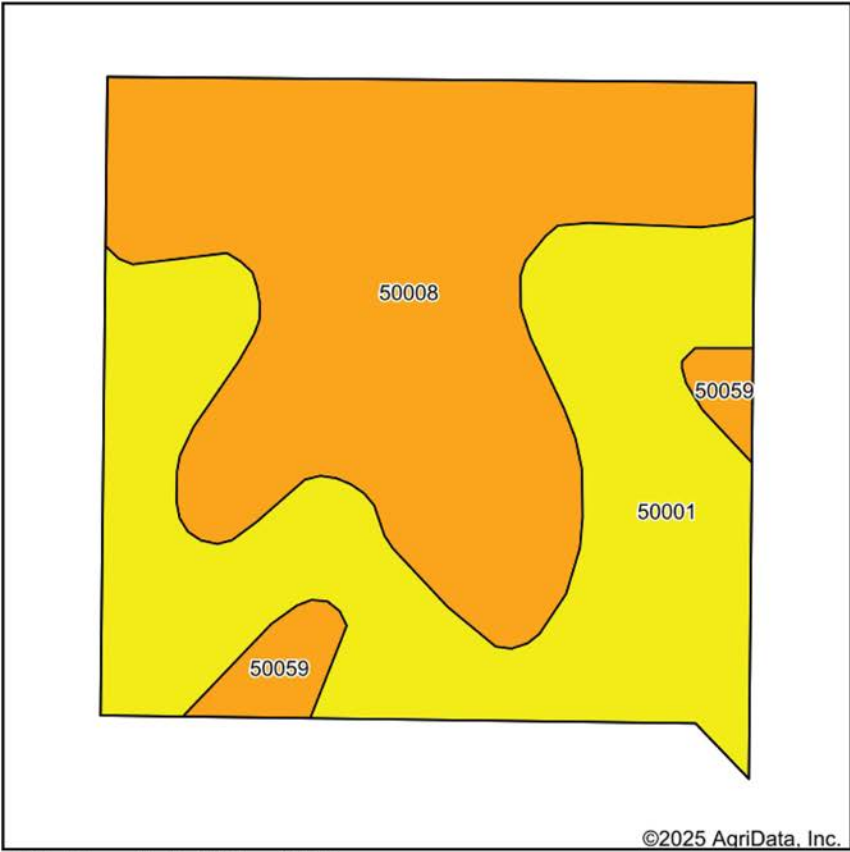


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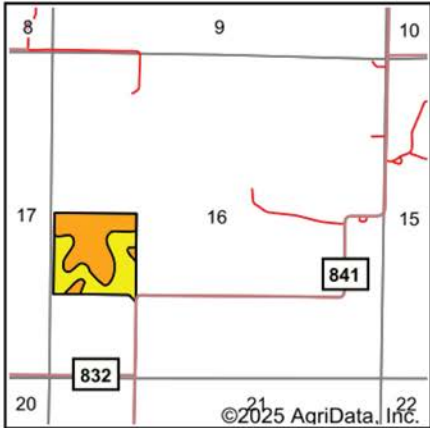
16-50N-8W
Audrain County
Missouri

Boundary Center: 39° 6' 36.6, -91° 49' 6.94

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Audrain**
Location: **16-50N-8W**
Township: **South Fork**
Acres: **41.26**
Date: **11/9/2025**



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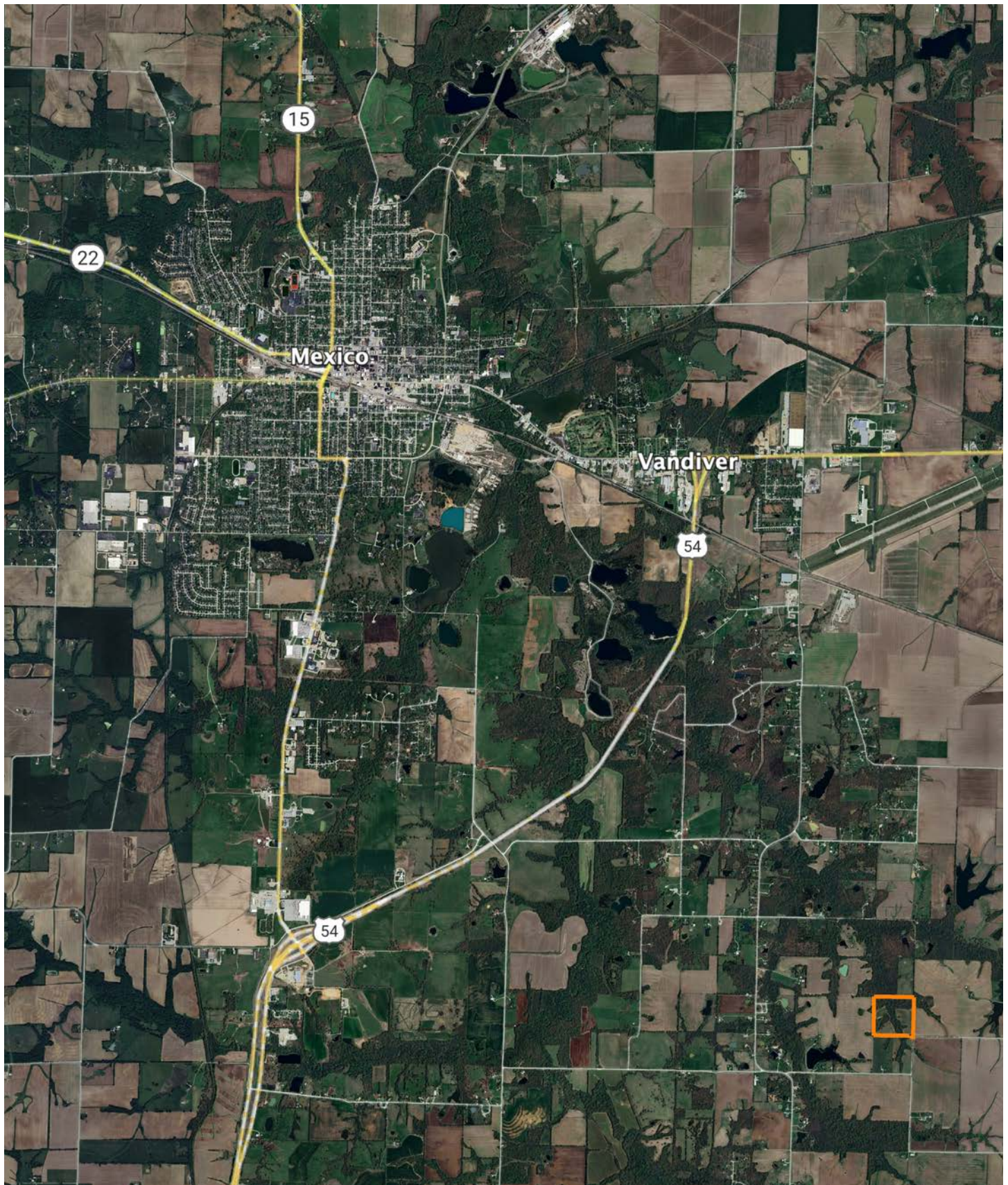
Area Symbol: MO007, Soil Area Version: 30

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
50008	Keswick silt loam, 5 to 9 percent slopes, eroded	20.94	50.7%		> 6.5ft.	IIIe	59	59	55	47
50001	Armstrong loam, 5 to 9 percent slopes, eroded	18.73	45.4%		> 6.5ft.	IVe	66	66	60	49
50059	Mexico silt loam, 1 to 4 percent slopes, eroded	1.59	3.9%		> 6.5ft.	IIIe	71	71	62	53
Weighted Average						3.45	*n 62.6	*n 62.6	*n 57.5	*n 48.1

*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

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