

MIDWEST LAND GROUP PRESENTS

30.4 ACRES IN

CALLAWAY COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

AWESOME 30 +/- ACRE CENTRAL MISSOURI HOMESTEAD AND RECREATIONAL PROPERTY

It's hard to find a recreational, hunting, and/or homestead property of this size and quality. This exceptional tract offers a perfect blend of open ground, timber, a creek, and a newly built cabin, making it a truly rare find.

Approximately 20 +/- acres of timber feature a healthy mix of hardwoods and cedar, providing excellent food sources and cover for wildlife. This property is full of deer sign, and the diverse topography creates natural travel corridors for cruising deer, along with multiple ideal stand locations. Bordered on two sides by solid timber tracts adds to the available cover and travel of wildlife. Established trails allow for quiet, easy access throughout the timber, or taking a hike to enjoy nature's beauty.

Several locations along the timber are well-suited for developing strategic food plots to further enhance the property's hunting potential.

The property also includes a newly constructed 30'x20' enclosed cabin, ready for your personal finishing touches. Its location is far enough off the county road to provide privacy, while still providing easy access. Water and electricity are already on the property and simply need to be connected to the cabin. Its construction is situated to provide for easy expansion. The property is also situated to allow for the construction of a new pond and provides additional build sites if desired.

If you're searching for a premium hunting and/or homestead tract, this is a must-see. Contact Duane Spencer to schedule a private showing of this outstanding property.



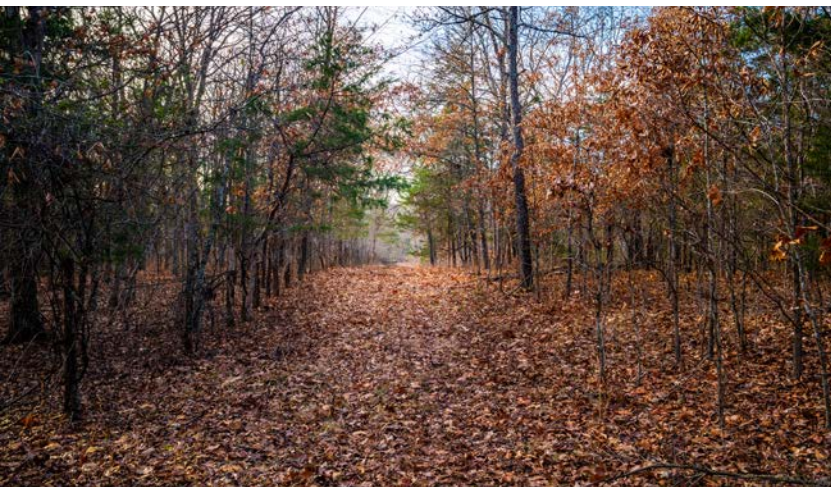
PROPERTY FEATURES

COUNTY: **CALLAWAY** | STATE: **MISSOURI** | ACRES: **30.4**

- 30.4 +/- acres
- 30'x20' newly built cabin
- Opportunity to put your finishing touches on the cabin
- Water and electric on the property
- Impressive deer hunting opportunity
- Good mix of hardwood and cedar
- Open canvas for creating strategic food plots
- Less than 1 ½ hours from St Louis County, Missouri
- 40 minutes from Columbia
- North Callaway School District



30.4 +/- ACRES



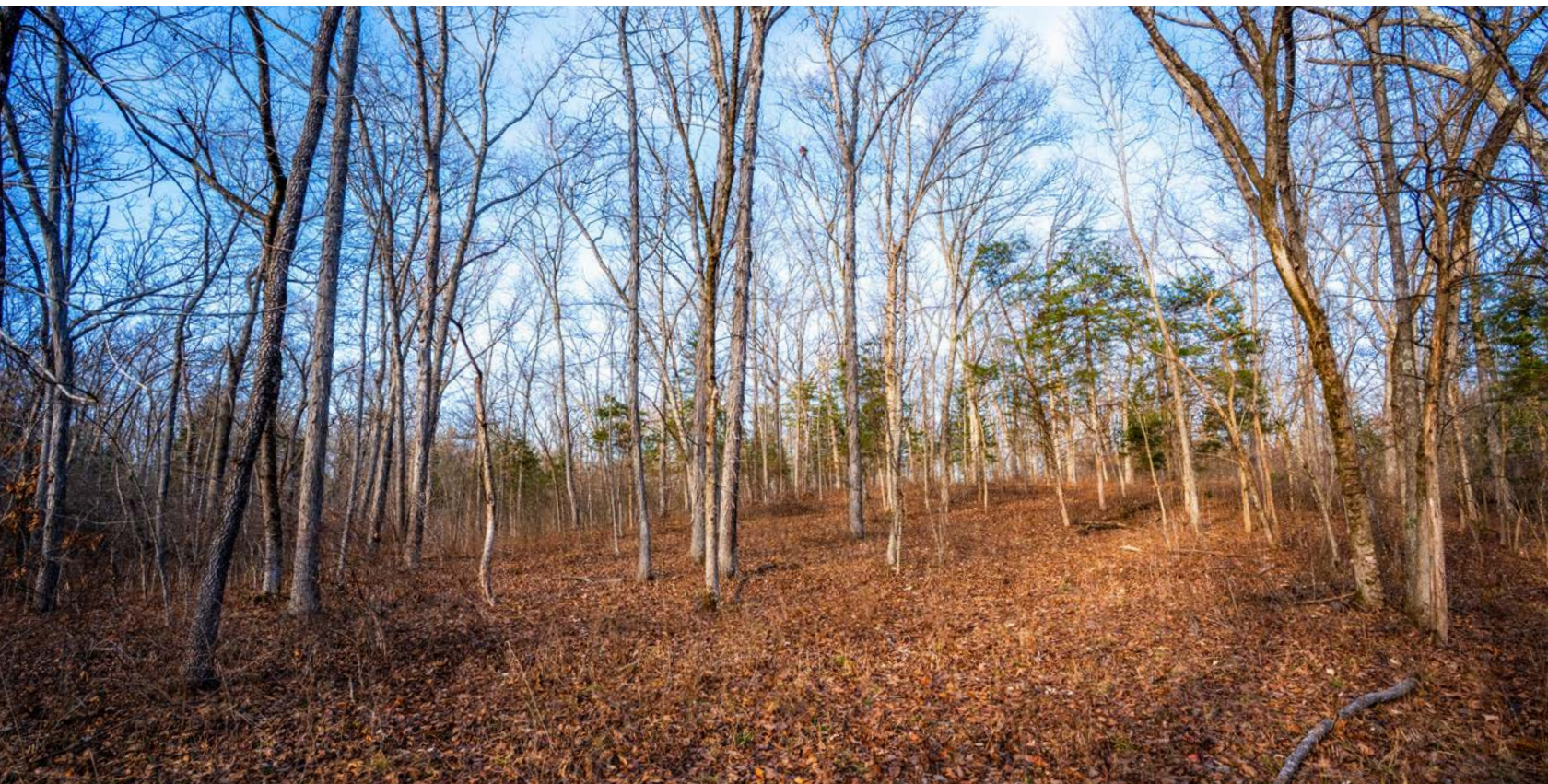
30'X20' NEWLY BUILT CABIN



IMPRESSIVE DEER HUNTING



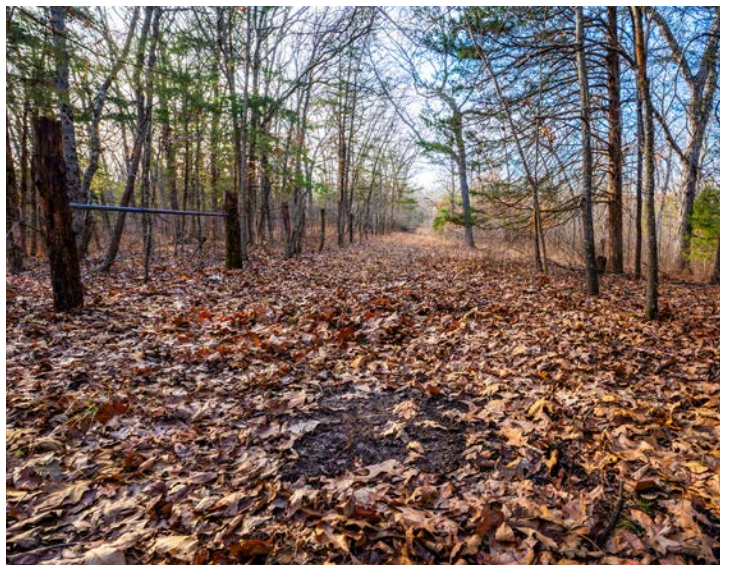
GOOD MIX OF HARDWOOD AND CEDAR



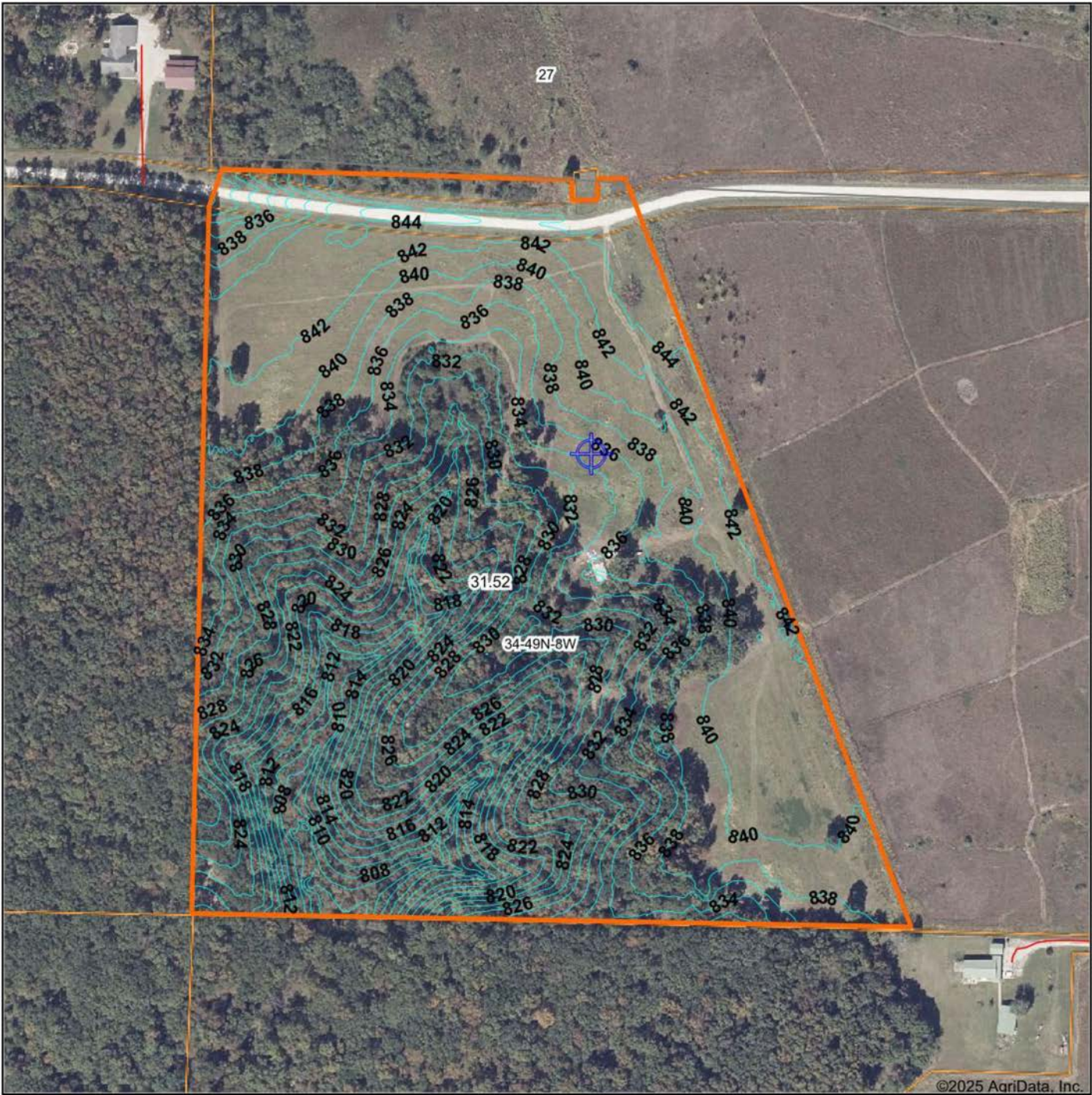
OPEN CANVAS FOR FOOD PLOTS



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 2.0
Min: 803.0
Max: 846.1
Range: 43.1
Average: 832.1
Standard Deviation: 9.71 ft

0ft 281ft 562ft

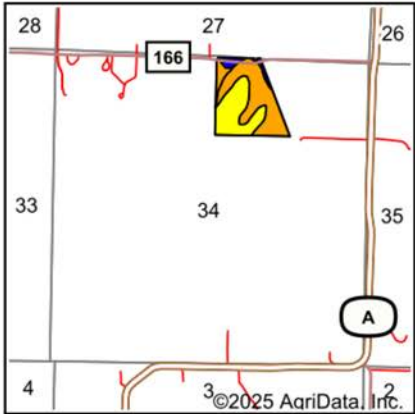
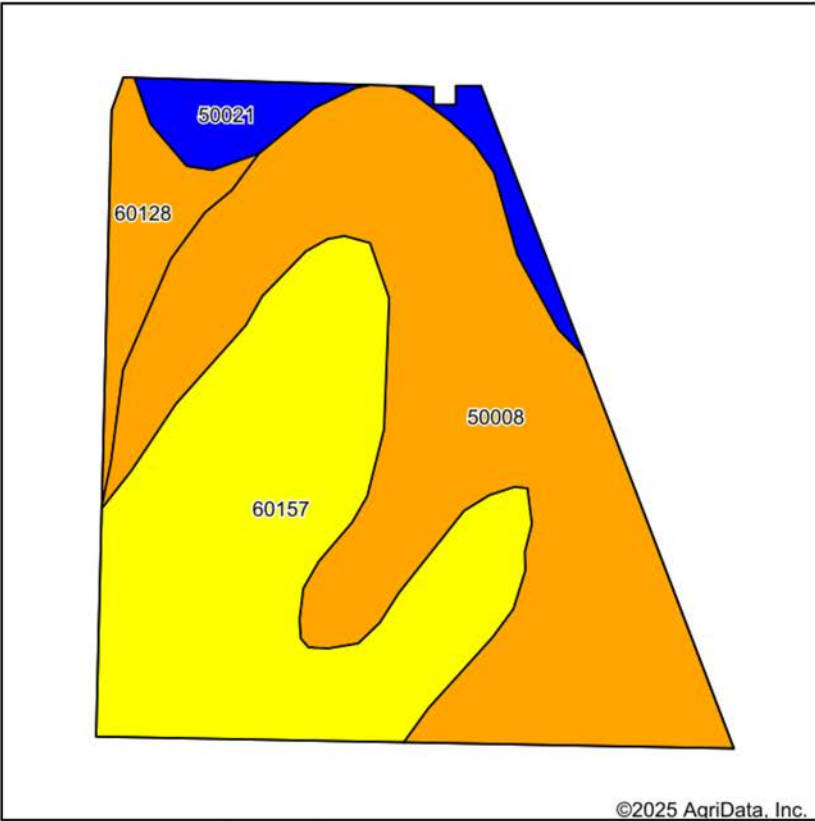


12/23/2025

34-49N-8W
Callaway County
Missouri

Boundary Center: 38° 59' 5.32, -91° 47' 42.42

SOILS MAP



State: **Missouri**
County: **Callaway**
Location: **34-49N-8W**
Township: **Jackson**
Acres: **31.52**
Date: **12/23/2025**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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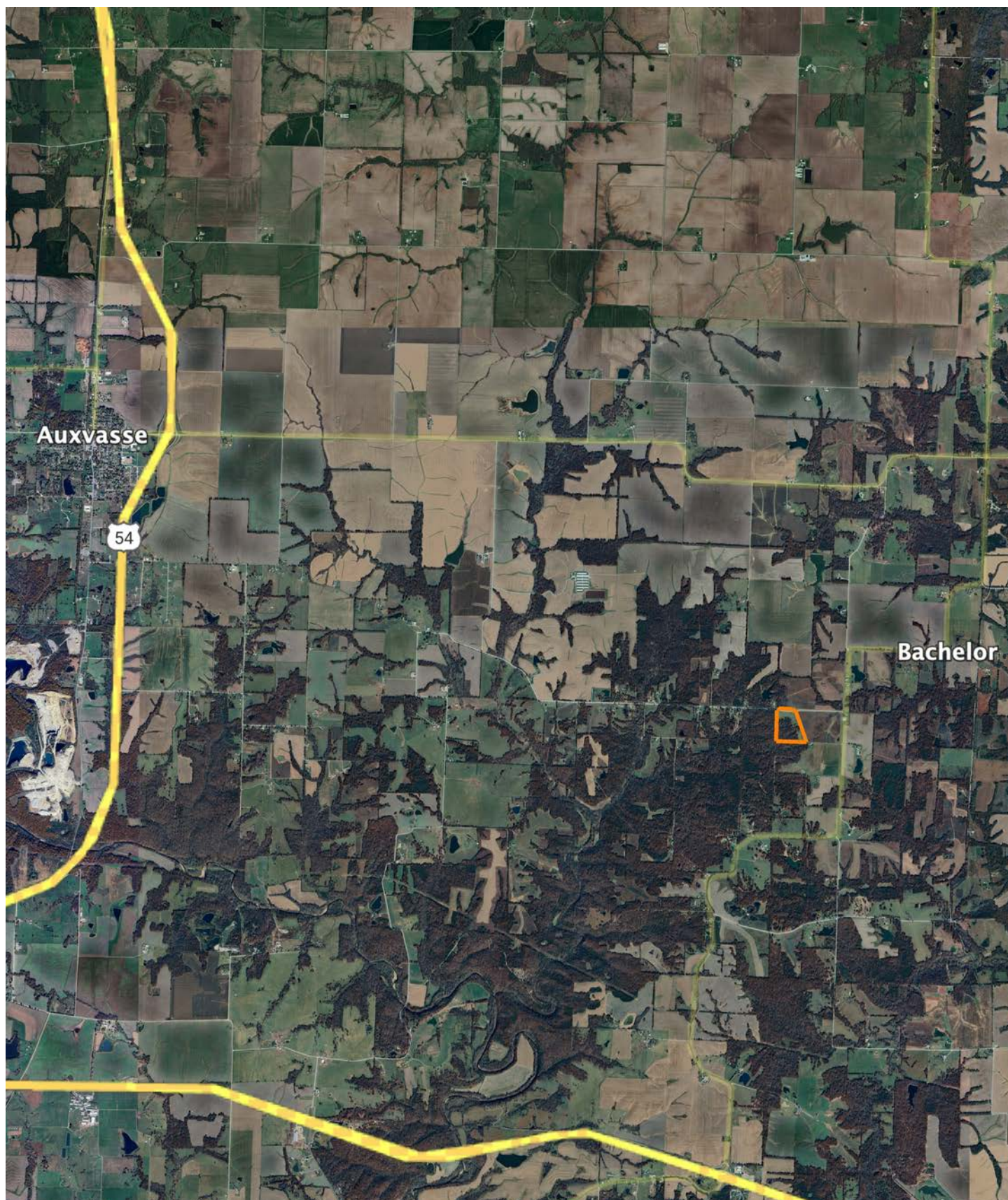


Soils data provided by USDA and NRCS.

Area Symbol: MO027, Soil Area Version: 29											
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	15.96	50.7%		> 6.5ft.	IIIe	59	59	55	47	
60157	Lindley clay loam, 9 to 14 percent slopes, eroded	11.93	37.8%		> 6.5ft.	IVe	49	47	48	42	4
50021	Calwoods silt loam, 2 to 5 percent slopes, eroded	1.82	5.8%		> 6.5ft.	Ile	61	61	60	51	
60128	Hatton silt loam, 3 to 9 percent slopes, eroded	1.81	5.7%		2.6ft. (Undefined)	IIIe	54	50	54	45	
Weighted Average						3.32	*n 55	*n 54.1	*n 52.6	*n 45.2	*n 1.5

*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

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