

MIDWEST LAND GROUP PRESENTS

128.7 ACRES IN

MACON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

128.7 +/- ACRES OF TILLABLE AND HUNTING IN NORTHERN MISSOURI

Check out this 128.7 +/- acre property, featuring productive tillable acreage, a scenic pond, and hunting opportunities, that is located just a short drive from Macon, Missouri. Its convenient location offers the perfect balance of rural privacy with easy access to town amenities.

Whether you're looking to expand your current farming operation or diversify your portfolio with income-producing land, this tract provides approximately 80 +/- tillable acres well-suited for row crop production. The layout of the fields makes it an attractive option for owner-operators and investors alike, with the potential for steady annual returns.

Tucked away on the property is a secluded and picturesque pond that adds both beauty and functionality. It offers opportunities for fishing, attracts passing waterfowl, and creates a peaceful setting to relax and enjoy the

outdoors. Its elevated surroundings would also make a beautiful backdrop for a future homesite, offering long views across the landscape.

Beyond the open ground, the property includes a wooded section below the pond as well as timbered draws that enhance the habitat diversity. These areas are rich with deer sign, providing excellent hunting potential and natural travel corridors for wildlife. Whether you're a dedicated hunter or simply enjoy being in the timber, this portion of the property adds valuable recreational appeal.

Blending productive farm ground with scenic elements and strong habitat, this 128.7 +/- acre tract offers both immediate utility and long-term potential—an ideal fit for farmers, investors, and outdoor enthusiasts alike. Call Duane Spencer at (573) 823-2252 to learn more and/or to set up a viewing.



PROPERTY FEATURES

COUNTY: **MACON** | STATE: **MISSOURI** | ACRES: **128.7**

- Approximately 80 +/- acres tillable
- Timbered section and draws
- Scenic pond and wildlife habitat
- Hunting for deer, ducks, and geese
- Potential build sites
- Water, electric, and fiber optic available along the County Road
- Macon School District
- 20 minutes from Macon, Missouri
- 75 minutes from Columbia, Missouri



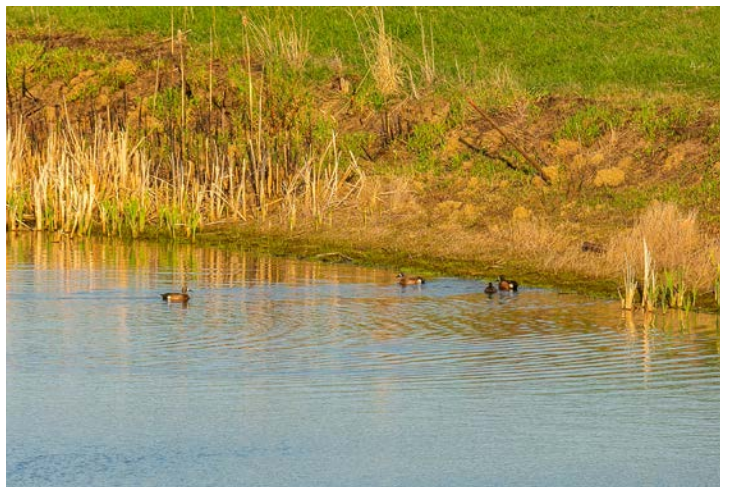
80 +/- ACRES TILLABLE



SCENIC POND



HUNTING FOR DEER, DUCKS, AND GEESE



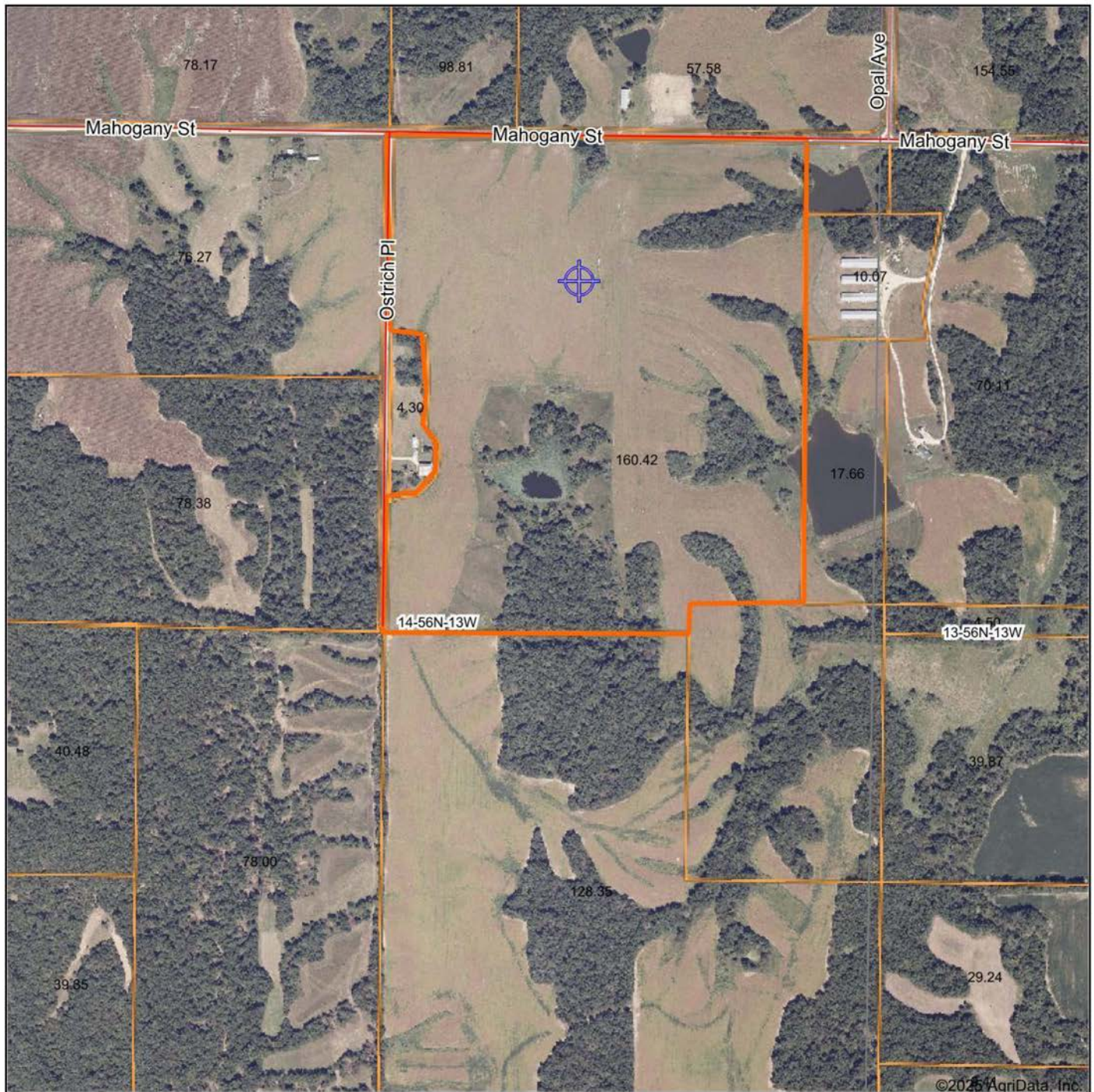
TIMBERED SECTION AND DRAWS



POTENTIAL BUILD SITES



AERIAL MAP



Maps Provided By:



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Boundary Center: 39° 39' 35.72, -92° 19' 20.74

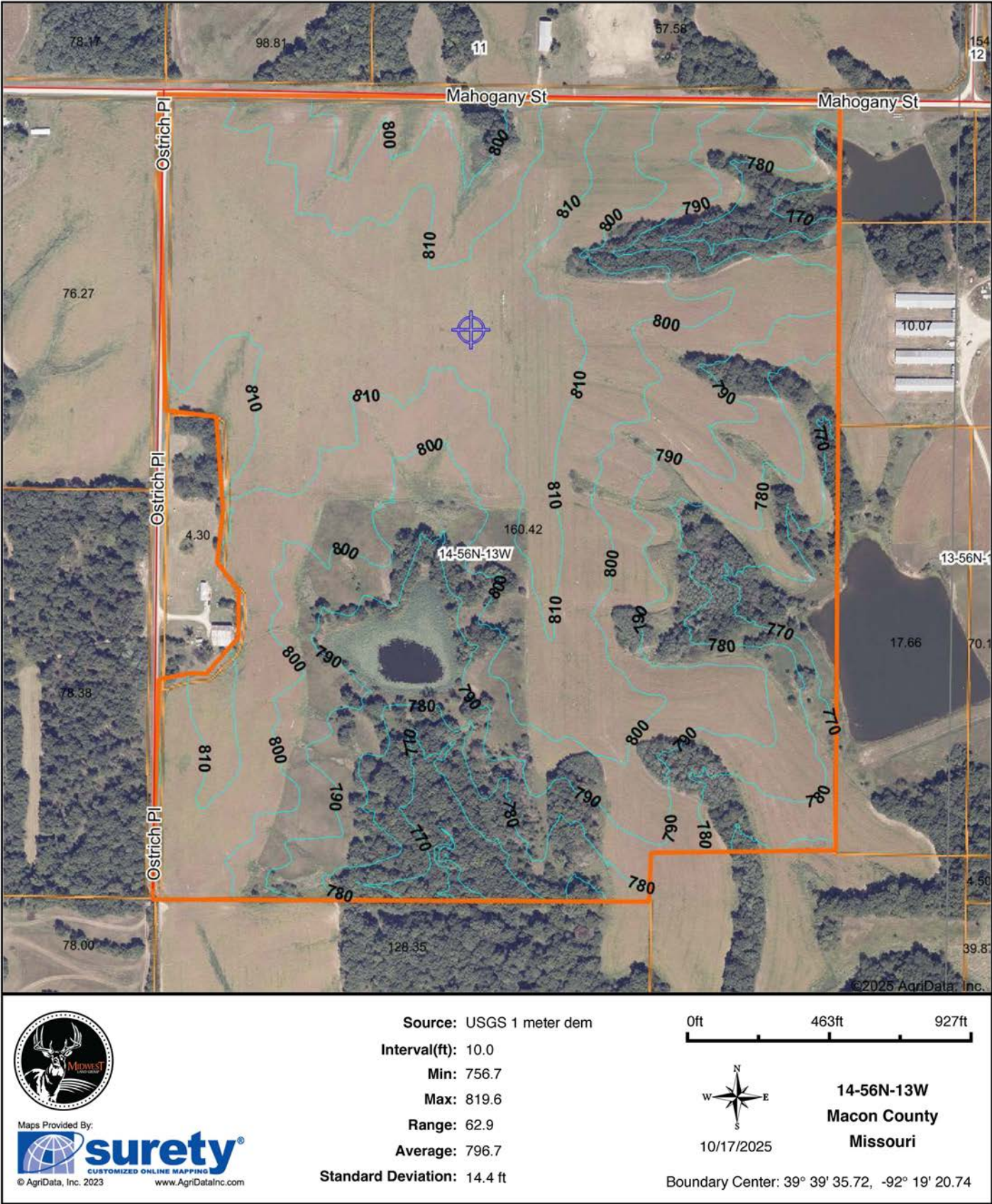
0ft 823ft 1645ft

14-56N-13W
Macon County
Missouri

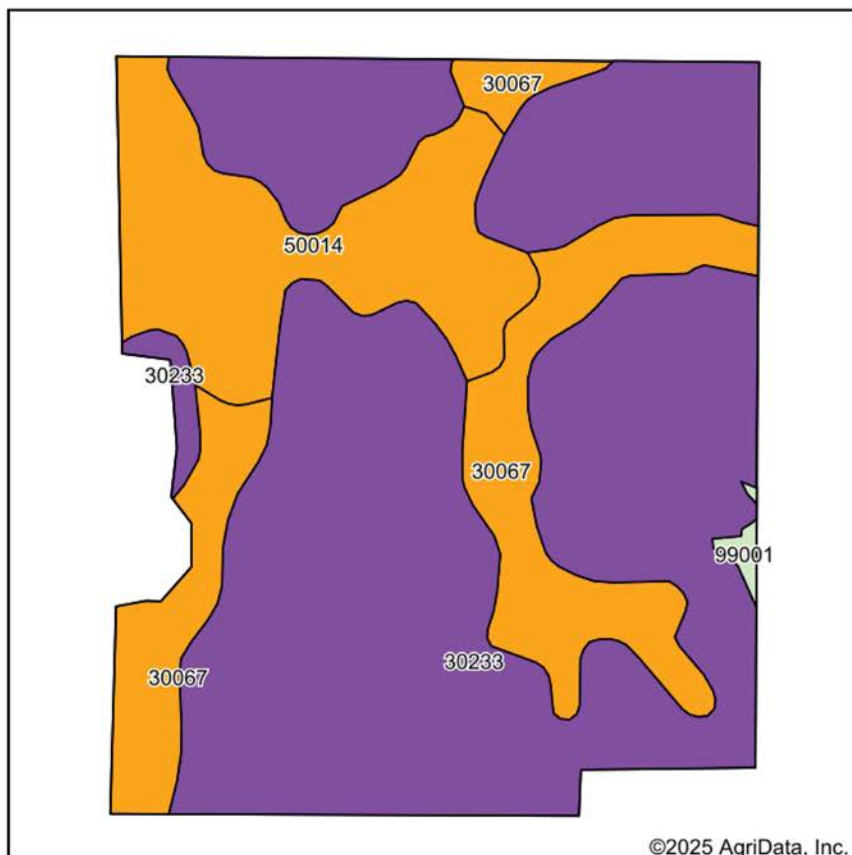


10/17/2025

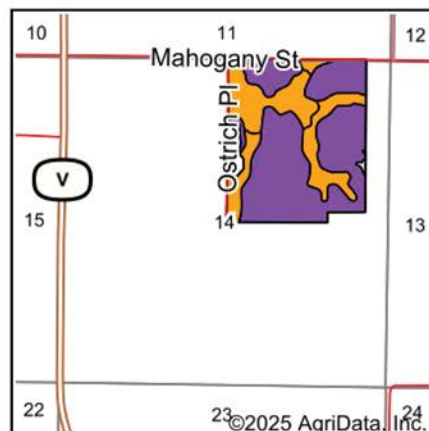
TOPOGRAPHY MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Macon**
 Location: **14-56N-13W**
 Township: **Middle Fork**
 Acres: **128**
 Date: **10/17/2025**



Maps Provided By:



surety
 CUSTOMIZED ONLINE MAPPING

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Area Symbol: MO121, Soil Area Version: 28

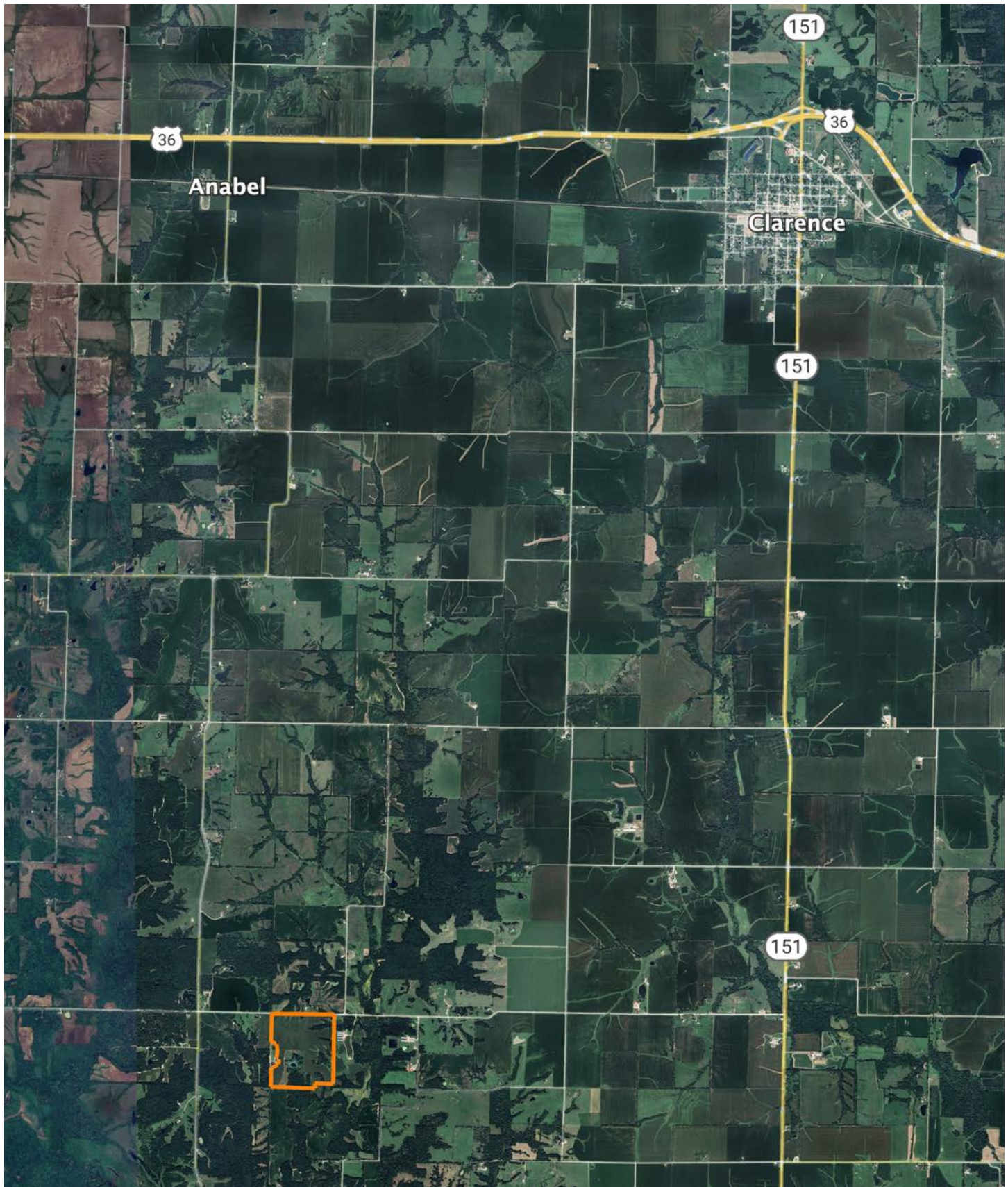
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
30233	Keswick clay loam, 9 to 20 percent slopes, severely eroded	85.41	66.7%		> 6.5ft.	Vle	39	39	34	28
30067	Gorin silt loam, 3 to 9 percent slopes, eroded	22.07	17.2%		1ft. (Abrupt textural change)	Ille	70	70	65	59
50014	Adco silt loam, 1 to 3 percent slopes, eroded	20.04	15.7%		1ft. (Abrupt textural change)	Ille	62	62	57	49
99001	Water	0.48	0.4%		> 6.5ft.					
Weighted Average						*-	*n 47.8	*n 47.8	*n 42.8	*n 36.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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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