

MIDWEST LAND GROUP PRESENTS

20 ACRES IN

FRANKLIN COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

20 +/- ACRE FRANKLIN COUNTY HUNTING & RECREATION GETAWAY

Looking for a private retreat to enjoy everything nature has to offer? This 20 +/- acre hunting and recreational property in Franklin County could be exactly what you've been searching for.

As you enter through the private gated drive, you'll wind your way along a timbered hardwood ridge leading to a secluded opening in the heart of the property. A circular drive provides easy access in and out, while the clearing offers peaceful views and privacy that outdoor enthusiasts will appreciate. An existing rock camper pad is already in place, making it ready for weekend getaways. This site would also be ideal for building a cabin or even a permanent home tucked among the trees.

This tract offers excellent deer and turkey hunting opportunities. The diverse topography creates natural travel corridors that attract and hold wildlife. In the back of the property, an open area provides a perfect location for establishing a food plot to draw in deer and turkey from surrounding areas.

A scenic creek offers another feature to explore and enjoy. Whether it's following the water's edge, watching wildlife, or simply relaxing by the sound of flowing water, the creek adds to the property's natural charm and recreational appeal. As you explore the scenic property, you'll also discover a charming rock shelter tucked naturally into the landscape. Carved by time and weather, this sheltered nook adds to the beauty and appeal.

A maintained trail system allows convenient access throughout the property, making it easy to explore, access the creek, or quietly reach your stand locations.

Whether you're looking for a weekend escape around the campfire, a manageable hunting tract, or a future homesite with privacy and beauty, this property checks all the boxes. Schedule your private showing today. Contact Duane Spencer at (573) 823-2252 for more information or to arrange your tour.



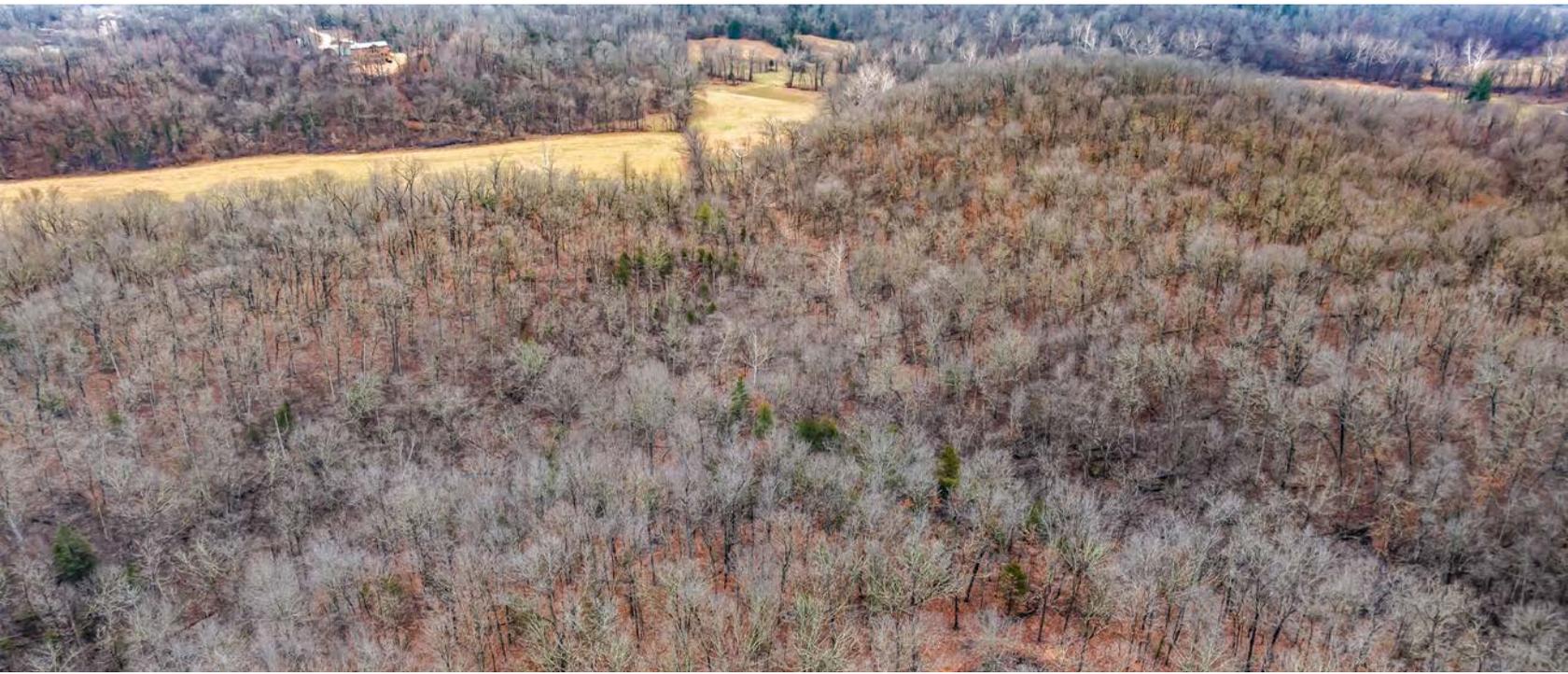
PROPERTY FEATURES

COUNTY: **FRANKLIN** | STATE: **MISSOURI** | ACRES: **20**

- 20 +/- acres
- Multiple tree species timber tract
- Scenic nature setting
- Open food plot location at back of the property
- Small food plot potential in timber
- Deer and turkey hunting opportunity
- Rock-bottomed creek
- Paved road to property
- Graveled drive leading to open build/camper site
- Rocked camper pad in place
- Rock/cavern structure
- Electric available at road
- Approximately 12 minutes from Saint Clair amenities
- Approximately 50 minutes from I-270 and I-44 interchange



20 +/- ACRES



MULTIPLE TREE SPECIES TIMBER TRACT



OPEN FOOD PLOT LOCATION



DEER AND TURKEY HUNTING



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 38° 20' 13.4, -91° 3' 25.63



Maps Provided By:



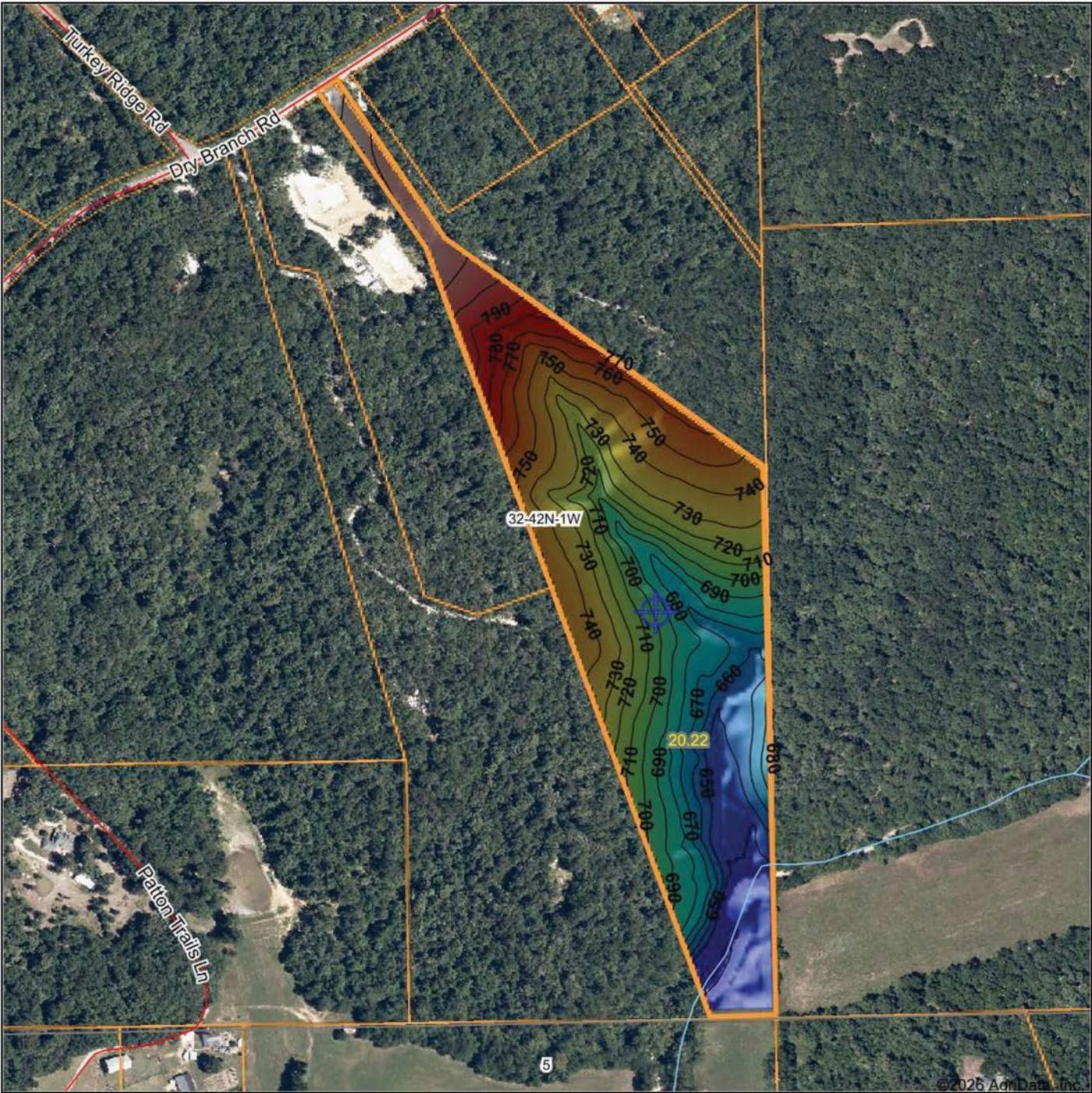
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32-42N-1W
Franklin County
Missouri



2/16/2026

HILLSHADE MAP



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Source: USGS 3 meter dem
 Interval(ft): 10
 Min: 628.6
 Max: 832.4
 Range: 203.8
 Average: 713.2
 Standard Deviation: 47.93 ft

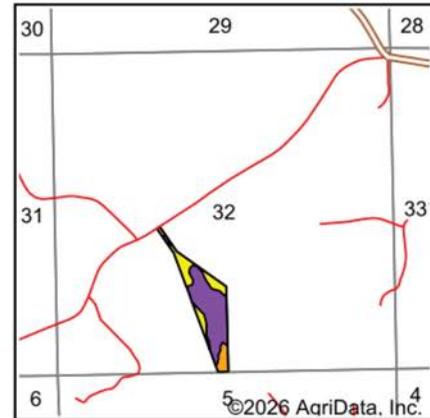
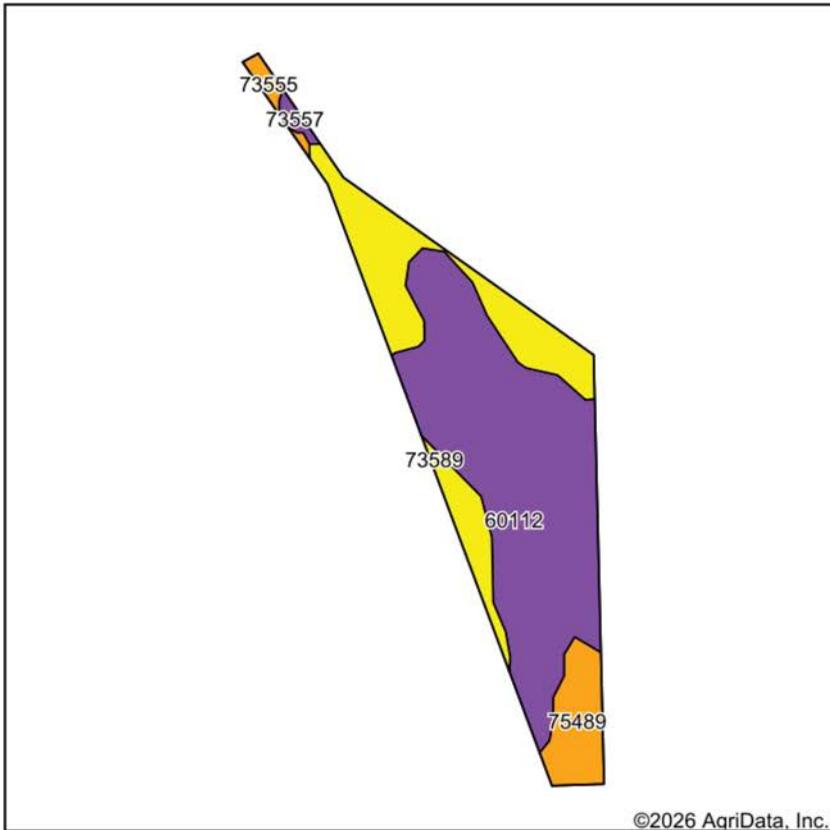


2/16/2026

32-42N-1W
Franklin County
Missouri

Boundary Center: 38° 20' 13.4, -91° 3' 25.63

SOILS MAP



State: **Missouri**
 County: **Franklin**
 Location: **32-42N-1W**
 Township: **Central**
 Acres: **20.22**
 Date: **2/16/2026**



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Soils data provided by USDA and NRCS.

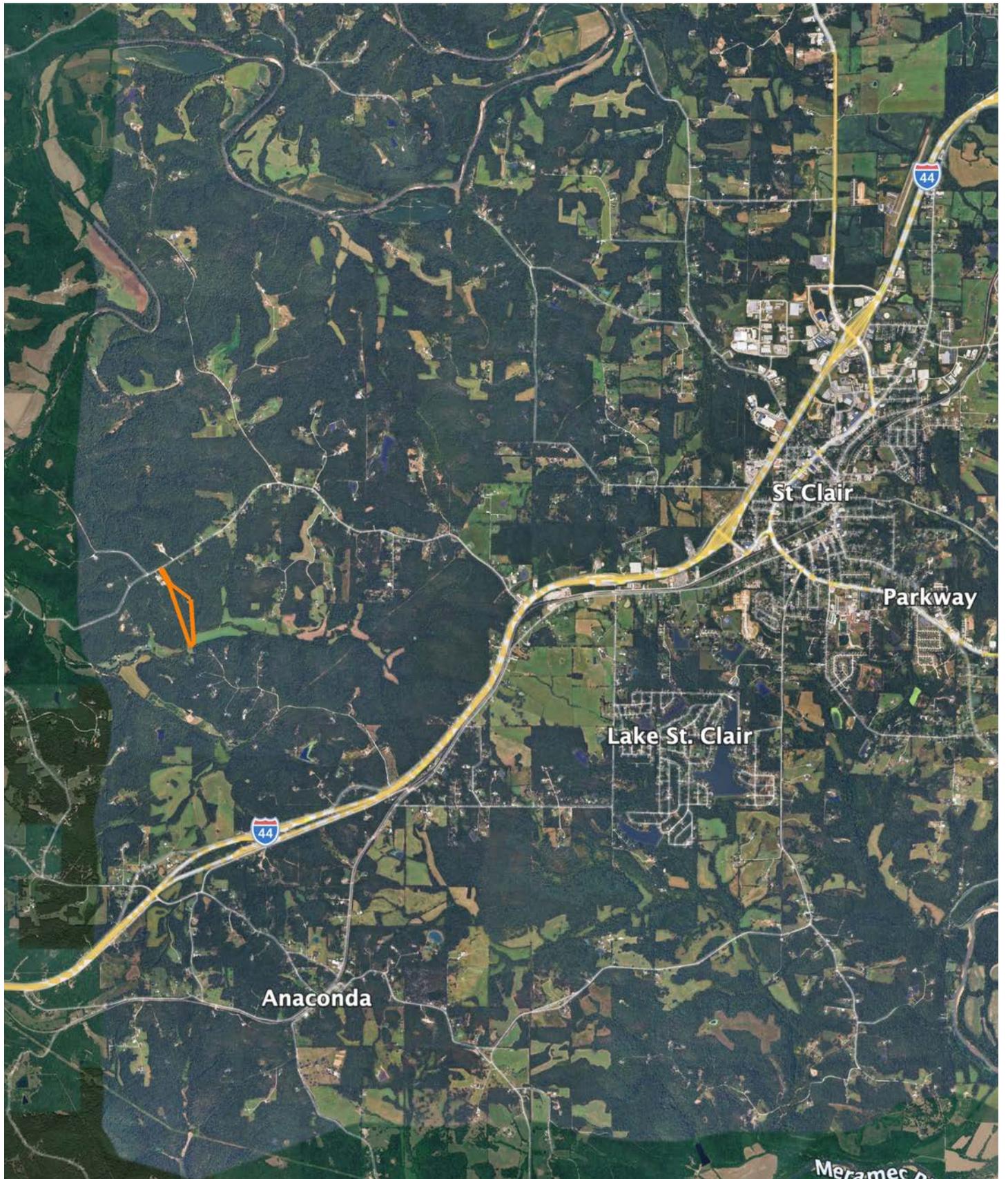
Area Symbol: MO071, Soil Area Version: 30

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 Soybeans
60112	Goss very gravelly silt loam, 14 to 45 percent slopes	12.77	63.1%		> 6.5ft.	Vlle	15	15	6
73589	Lily-Hobson-Ramsey complex, 8 to 15 percent slopes	5.15	25.5%		2.2ft. (Lithic bedrock)	IVs	42	41	28
75489	Gladden-Midco complex, 0 to 3 percent slopes, frequently flooded	1.80	8.9%		> 6.5ft.	IIIw	61	61	52
73555	Hobson loam, 3 to 8 percent slopes	0.30	1.5%		1.6ft. (Fragipan)	IIIe	48	47	39
73557	Lily-Holstein-Ramsey loams, 15 to 35 percent slopes	0.20	1.0%		2ft. (Lithic bedrock)	VI s	12	12	5
Weighted Average						5.81	*n 26.4	*n 26.2	*n 16.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP

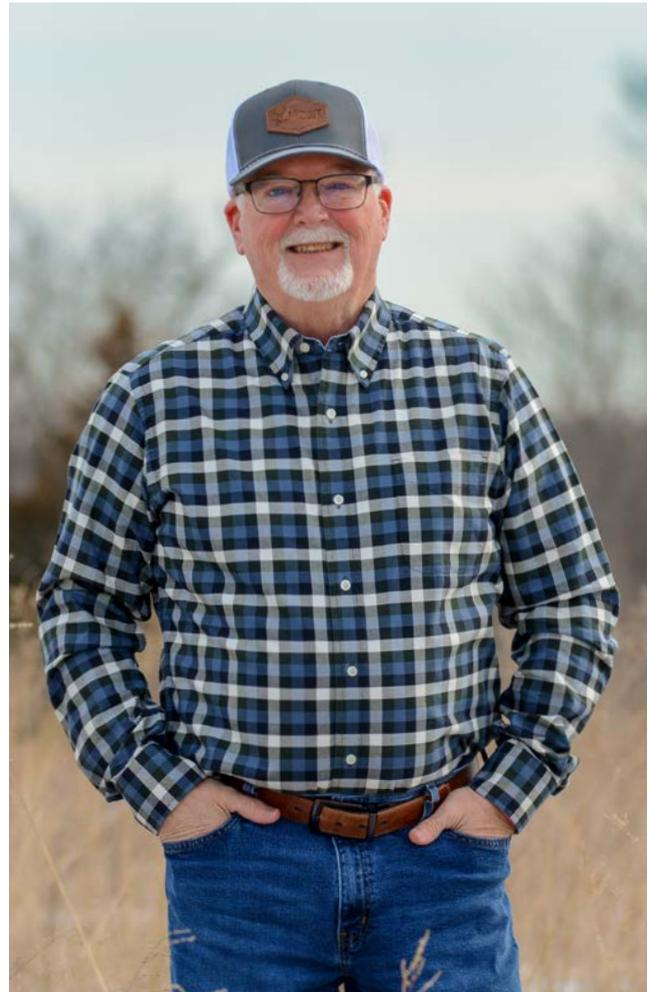


AGENT CONTACT

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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