

MIDWEST LAND GROUP PRESENTS



# MACON COUNTY, MO

48.26 ACRES



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# 48.26 +/- ACRE PRODUCTIVE FARM WITH EQUIPMENT STORAGE AND POTENTIAL BUILD SITES

Midwest Land Group is proud to offer this productive 48.26 +/- acre tillable tract located northwest of Atlanta along State Highway O, just south of Highway J. This well-maintained farm presents an excellent opportunity for someone looking to add to their agricultural ground inventory, investors, or those looking to build in the country while maintaining income-producing acreage.

Approximately 46 +/- acres are currently in tillable production, consisting of productive silt loam and loam soils with an overall NCCPI average of 64.1. The farm has benefited from new terracing completed within the last three years, enhancing both conservation and productivity. With direct frontage along Highway O, crop removal and transportation to local grain facilities are quick, convenient, and efficient.

A year-to-year farm agreement is in place for 2026, with the opportunity for a new owner to take on farming operations in 2027 if desired or negotiate continuation of the current lease with the existing tenant.

In addition to its strong agricultural value, the property includes an 80'x46' quonset-style equipment storage building. This structure provides reliable, sheltered storage for machinery and equipment, adding significant functional value to the farm.

The property includes multiple potential build sites. Utilities, including water and electricity, are available along Highway O, creating an ideal setting to build your forever country home while enjoying the benefits of productive farmland.

Whether you're looking to grow your farming operations, invest in valuable rural land, or build that home in the country, this property offers endless potential. Contact Duane Spencer at (573) 823-2252 for more information or to schedule a showing.



## PROPERTY FEATURES

COUNTY: **MACON** | STATE: **MISSOURI** | ACRES: **48.26**

- 46 +/- acres currently in production
- Primarily class II and III soils
- Recent terrace improvements
- Paved access
- Potential build sites
- 2026 farm lease in place
- Atlanta schools
- 20 minutes from Macon, Missouri
- 1 hour 20 minutes from Columbia, Missouri

# PRODUCTIVE TILLABLE GROUND

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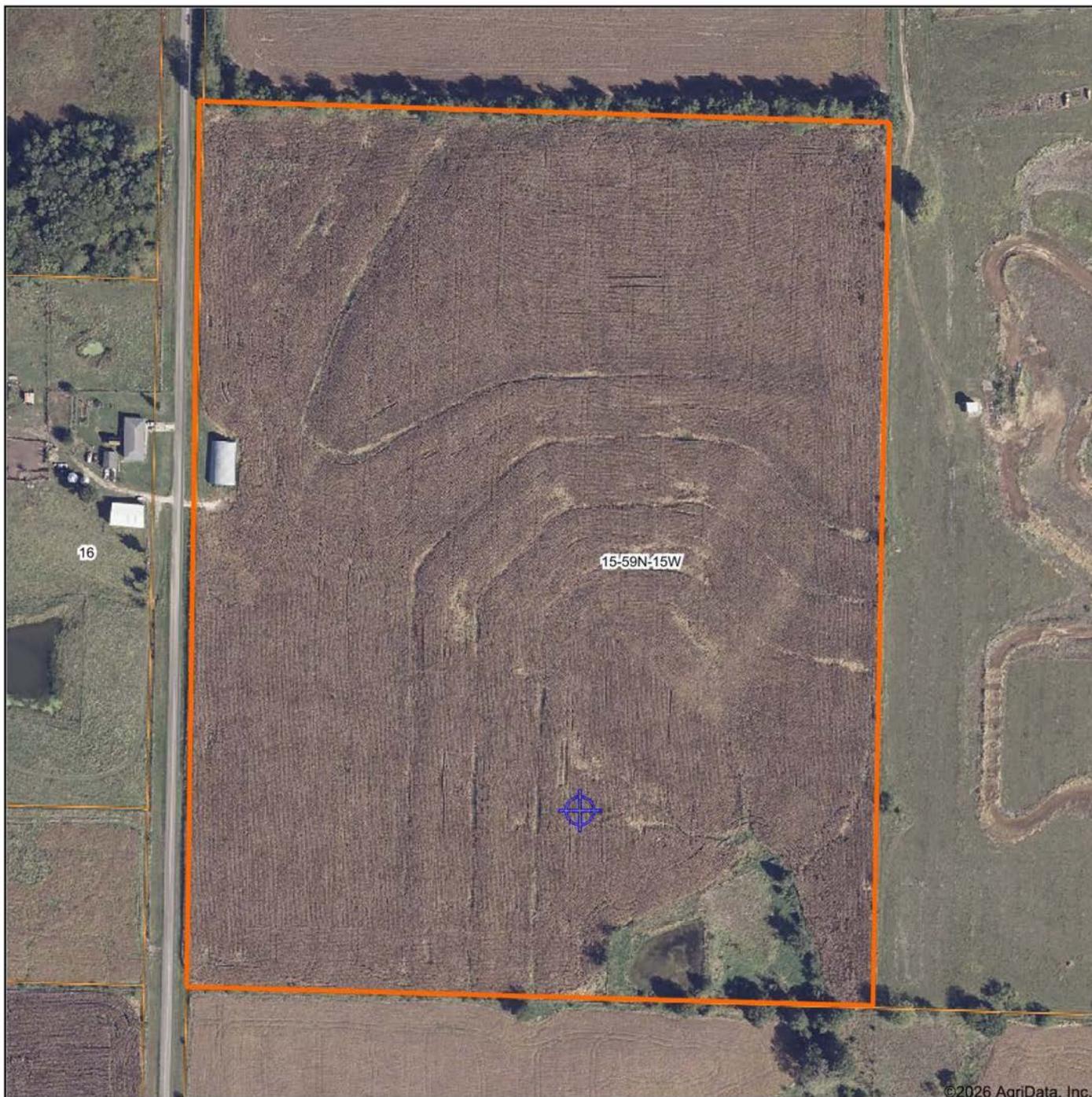


# POTENTIAL BUILD SITES

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# AERIAL MAP



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Boundary Center: 39° 55' 22.78, -92° 34' 2.04

0ft 290ft 581ft



Maps Provided By:



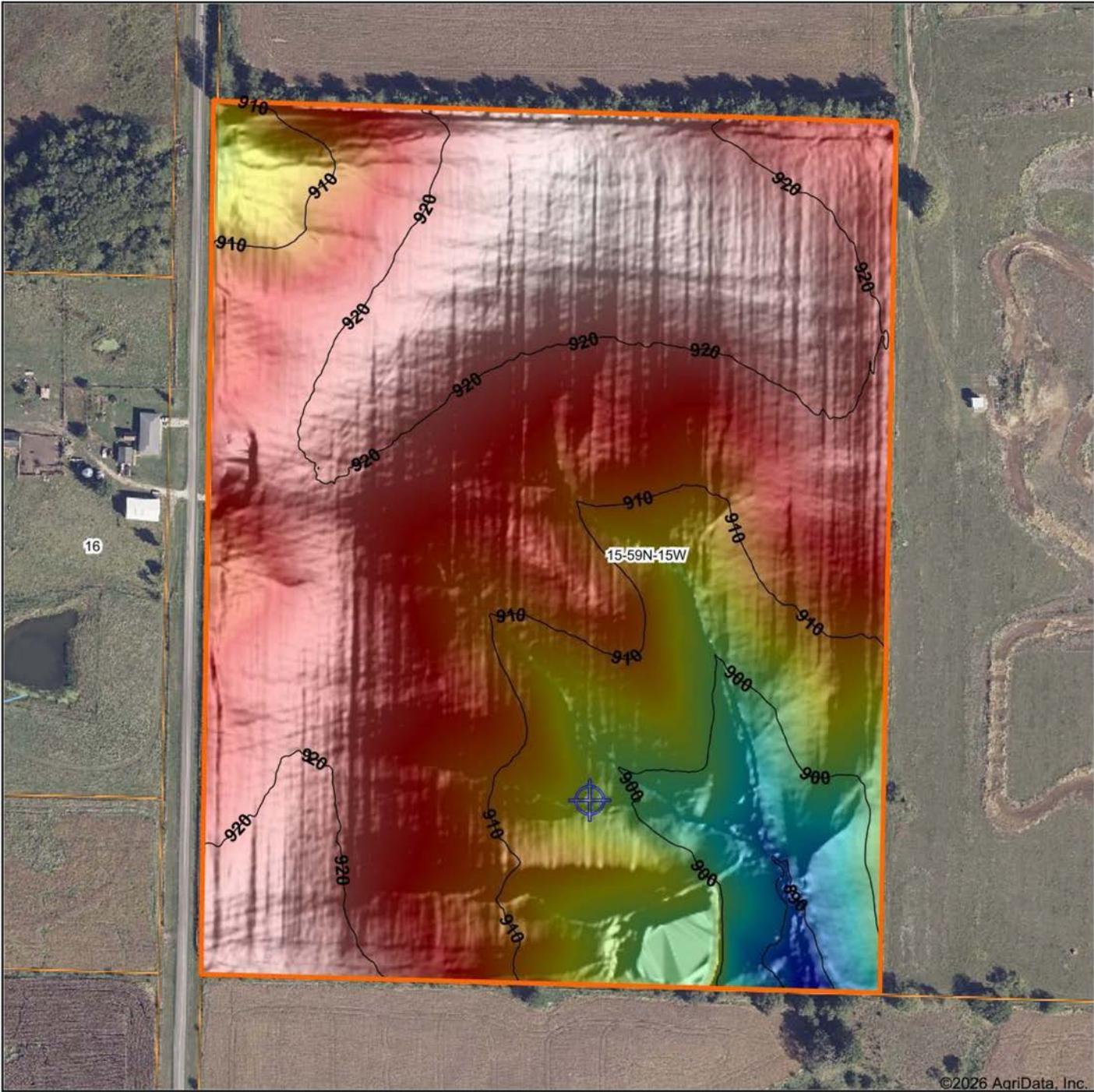
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**15-59N-15W**  
**Macon County**  
**Missouri**

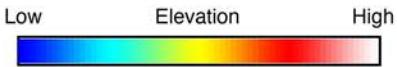


1/30/2026

# HILLSHADE MAP

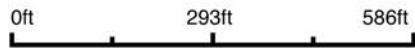


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Maps Provided By:  
**surety**  
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Source: USGS 1 meter dem  
 Interval(ft): 10  
 Min: 885.2  
 Max: 925.7  
 Range: 40.5  
 Average: 913.8  
 Standard Deviation: 8.17 ft

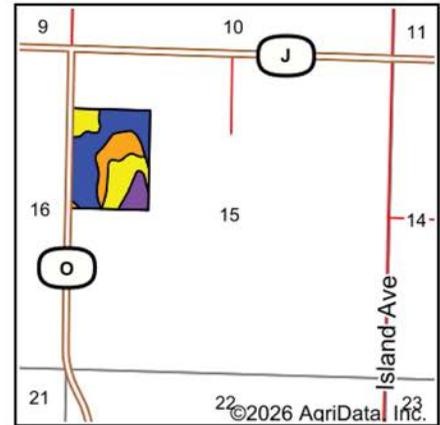
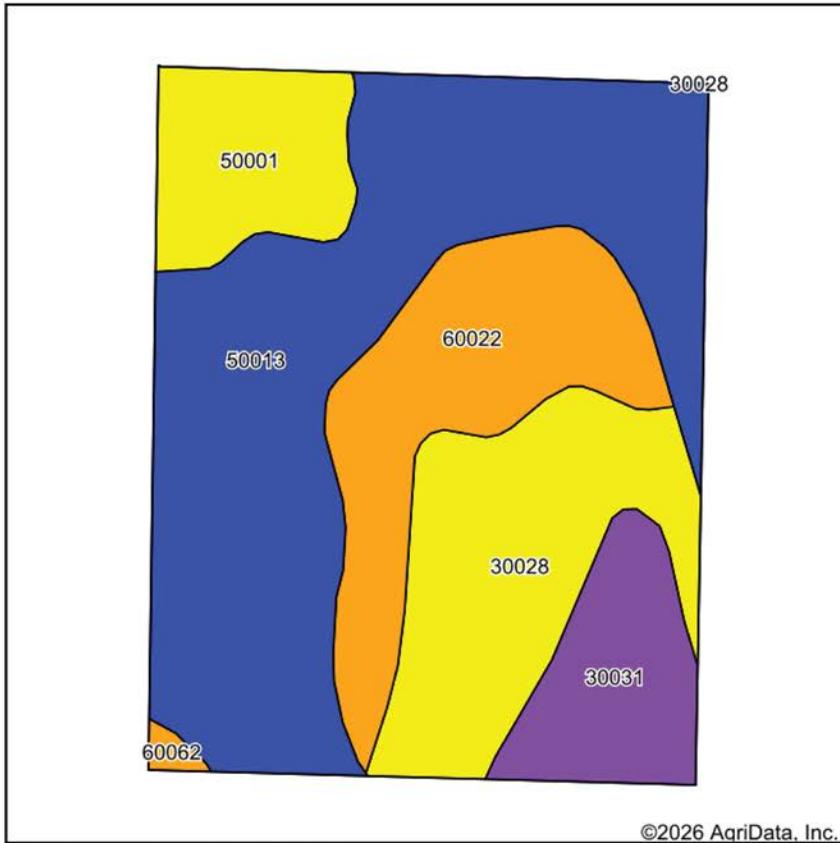


1/30/2026

**15-59N-15W**  
**Macon County**  
**Missouri**

Boundary Center: 39° 55' 22.78, -92° 34' 2.04

# SOILS MAP



State: **Missouri**  
 County: **Macon**  
 Location: **15-59N-15W**  
 Township: **Independence**  
 Acres: **48.35**  
 Date: **1/30/2026**



Maps Provided By:  
  
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Soils data provided by USDA and NRCS.

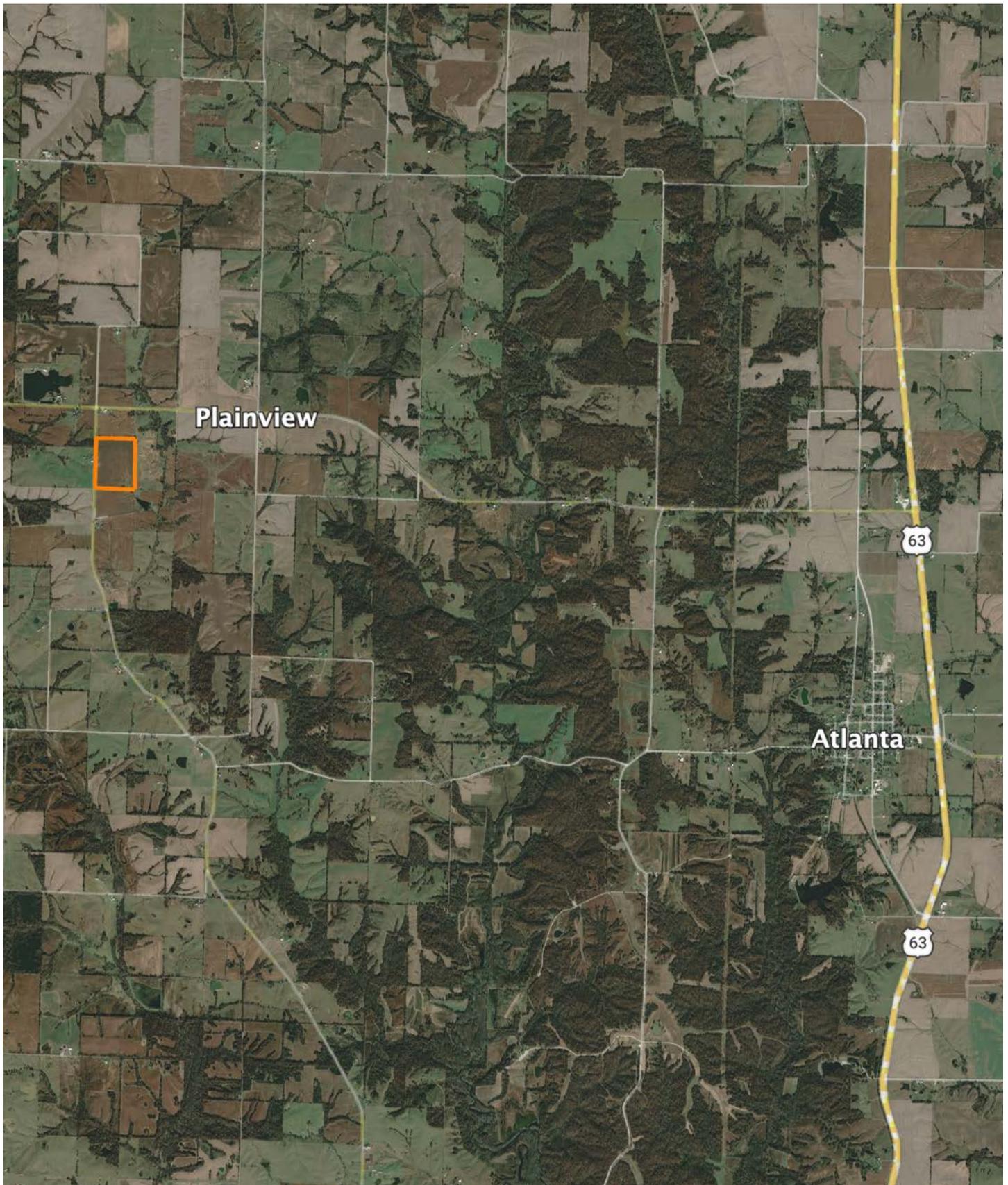
Area Symbol: MO121, Soil Area Version: 29

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 Soybeans
50013	Adco silt loam, 1 to 3 percent slopes	21.53	44.5%		1.3ft. (Abrupt textural change)	Ile	71	71	57
30028	Armstrong clay loam, 5 to 9 percent slopes, severely eroded	9.13	18.9%		> 6.5ft.	IVe	56	56	38
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	8.59	17.8%		> 6.5ft.	IIle	61	61	51
30031	Armstrong clay loam, 9 to 14 percent slopes, severely eroded	4.47	9.2%		> 6.5ft.	VIe	51	51	32
50001	Armstrong loam, 5 to 9 percent slopes, eroded	4.39	9.1%		> 6.5ft.	IVe	66	66	49
60062	Bevier silty clay loam, 3 to 8 percent slopes, moderately eroded	0.24	0.5%		> 6.5ft.	IIle	64	64	49
<b>Weighted Average</b>						<b>3.11</b>	<b>*n 64.1</b>	<b>*n 64.1</b>	<b>*n 49.3</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# OVERVIEW MAP

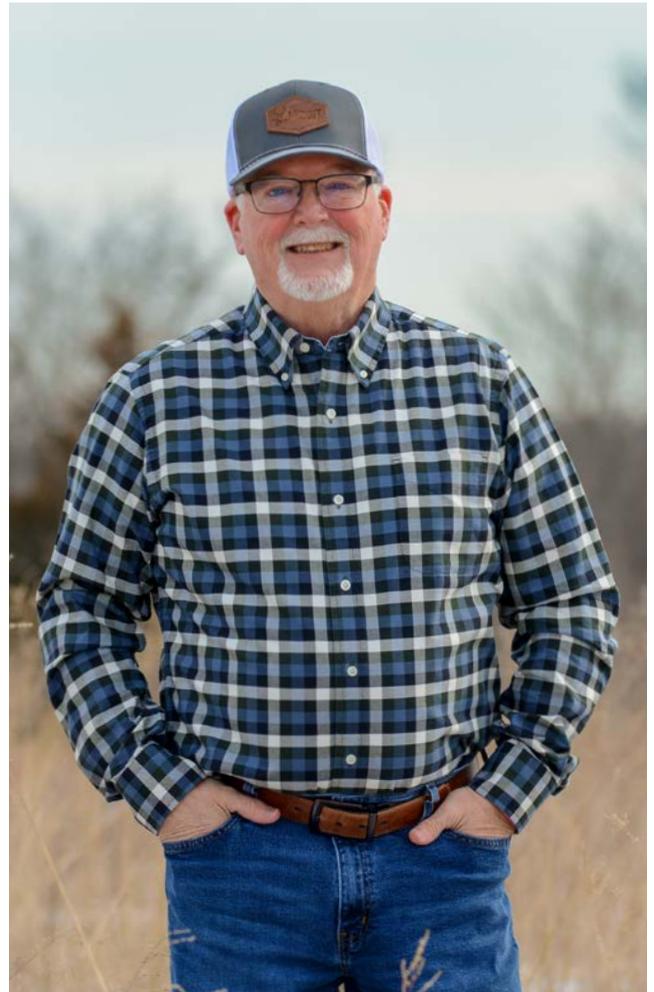


# AGENT CONTACT

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

**573.303.5331**

[DSpencer@MidwestLandGroup.com](mailto:DSpencer@MidwestLandGroup.com)



**MidwestLandGroup.com**

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