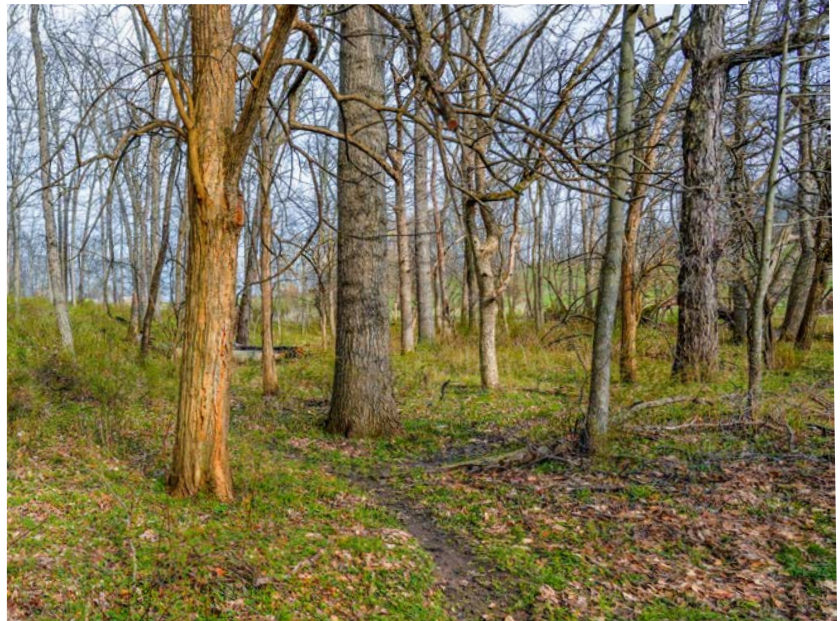


MIDWEST LAND GROUP PRESENTS



80 ACRES
ADAIR COUNTY, MO

30129 Glenview Trail, LaPlata, Missouri, 63549



MIDWEST LAND GROUP IS HONORED TO PRESENT

EXPANSIVE 80 +/- ACRE RETREAT FOR EQUESTRIAN, HOMESTEAD, OR COUNTRY LIVING DREAMS

Located in the rolling countryside of southern Adair County, Missouri, this exceptional 80 +/- acre farm offers a rare blend of comfort, functionality, and outdoor opportunity. Whether you're a dedicated horse enthusiast, avid hunter, aspiring homesteader, or simply seeking a peaceful country retreat, this property is designed to fit a variety of lifestyles.

From open pastures to natural habitat, the land supports both agricultural use and recreation, creating endless possibilities for riding, livestock, or exploring the outdoors. With ample space to live, work, and unwind, this farm tells a story of versatility, independence, and rural charm.

At the heart of the property sits a spacious and adaptable home featuring nine bedrooms and three bathrooms. The main level combines the charm of the original 1,200 square foot home, where electrical has been run but is currently disconnected, with a bright 468 square foot sun porch, perfect for enjoying quiet mornings overlooking the land. The main level also features functioning plumbing, adding to its livability and potential. For extra storage, there is an unfinished basement.

A 900 square foot mother-in-law suite added in 2024 provides its own private living space, complete with functioning plumbing, a large kitchen, a comfortable living area, a bedroom, a bathroom, and a cozy office or sewing nook. The layout offers flexibility, allowing

you to maintain separate living quarters or open up the space into an expansive gathering area ideal for hosting family and friends.

The upper level offers a significant expansion to the home, featuring seven additional bedrooms, a comfortable sitting area, and a bathroom ready for finishing, providing exceptional flexibility for a variety of uses. Whether you're accommodating a large family, hosting guests, or envisioning an Airbnb or lodge-style retreat or base camp, this space delivers endless potential.

Each 11'x12' bedroom can remain as-is for individual privacy, or you can reconfigure the layout by opening walls to create larger, more open sleeping quarters. Recently installed custom windows throughout the home fill the space with natural light while enhancing energy efficiency. The exterior has also been thoughtfully updated with brand-new siding and roof, boosting both curb appeal and long-term durability.

Step outside, and the property truly shines. Designed with horses in mind, it has been the base of a successful farrier and training operation with established clientele throughout the region. A 54'x90' riding arena connects seamlessly to a newer 36'x100' horse facility, thoughtfully built for both work and care. Inside, you'll find an insulated farrier shop with its own office, bathroom, and wash bay, alongside a barn area featuring seven custom stalls and a tack room.

Additional outbuildings include a 40'x32' barn with hay storage and two large 40'x60' structures for equipment or feed, ensuring you have the infrastructure needed for a fully operational farm or ranch.

The land itself is as functional as it is beautiful. Fully fenced and cross-fenced with pens and corrals for both cattle and horses, it also includes approximately nine acres of thick alfalfa that provides multiple cuttings a year. Toward the west, the landscape includes additional fenced pastures and transitions into timbered draws and natural cover, creating prime habitat for deer and turkey and offering outstanding hunting right out your back door. Deer and turkey are frequently seen on the property. The topography provides natural travel corridors for wildlife as they traverse the region and

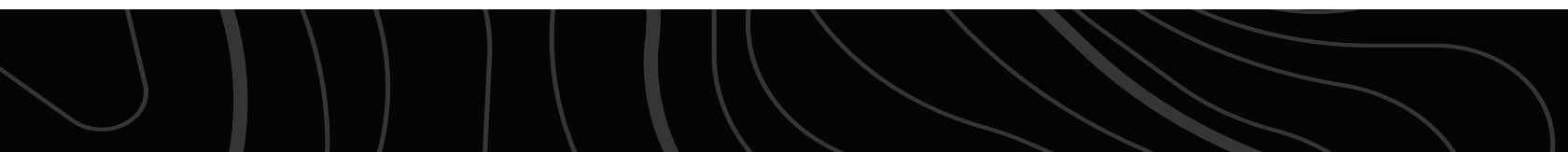
move from CRP and timber to the south, along a creek that leads to additional timber to the north. You can also enjoy catching fish from either of the two ponds.

This is more than just a property, it's a place where work, recreation, and rural living come together seamlessly, ready for its next chapter. It offers a rare opportunity, whether you're looking to raise a family in a peaceful country setting, build your dream homestead, or fully embrace the outdoors. With ample space and versatility, it's also ideal for those looking to serve the surrounding community with horse training or farrier services. This is a place where lifestyle, passion, and potential come together. Contact Duane Spencer at (573) 823-2252 to schedule a showing.

PROPERTY FEATURES

COUNTY: **ADAIR** | STATE: **MISSOURI** | ACRES: **80**

- Over 3,100 square foot home
- Electricity run in 1,200 square feet of the home
- Plumbing throughout main floor
- Numerous outbuildings
- Horse training arena
- Insulated farrier shop with office, bathroom, and wash bay
- 7 custom-built stalls
- Tack room
- Numerous hydrants supporting structures and corrals
- Topographical changes and wooded draws of hunting opportunity
- Fenced and cross-fenced pasture
- Approximately 9 acres of beautiful alfalfa
- Frost-free waterer
- Fish-filled pond
- LaPlata Schools
- Approximately 25 minutes to Kirksville and Macon



3,100 SQ. FT. HOME

Whether you're accommodating a large family, hosting guests, or envisioning an Airbnb or lodge-style retreat or base camp, this space delivers endless potential.



9 BEDROOMS, 3 BATHROOMS



SUNROOM



MOTHER-IN-LAW SUITE



TWO PONDS



HORSE TRAINING FACILITY

A 54'x90' riding arena connects seamlessly to a newer 36'x100' horse facility, thoughtfully built for both work and care. Inside, you'll find an insulated farrier shop with its own office, bathroom, and wash bay, alongside a barn area featuring seven custom stalls and a tack room.

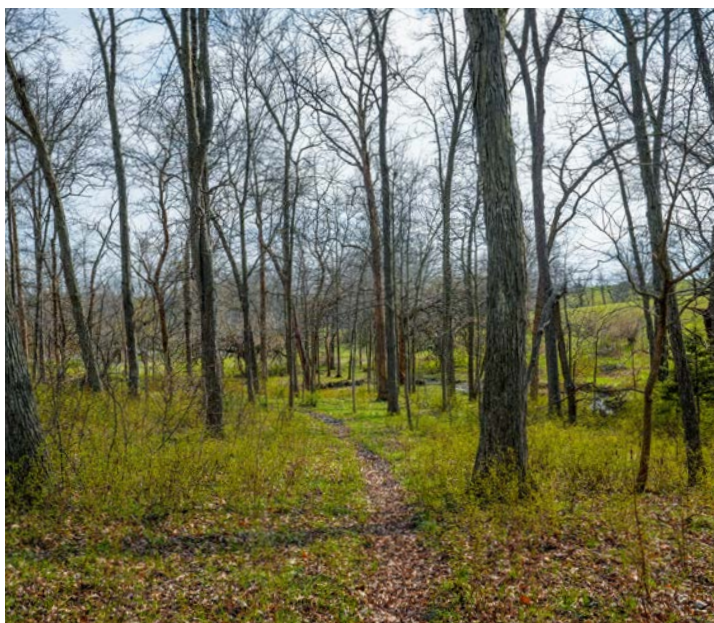


ADDITIONAL OUTBUILDINGS



OUTDOOR OPPORTUNITIES

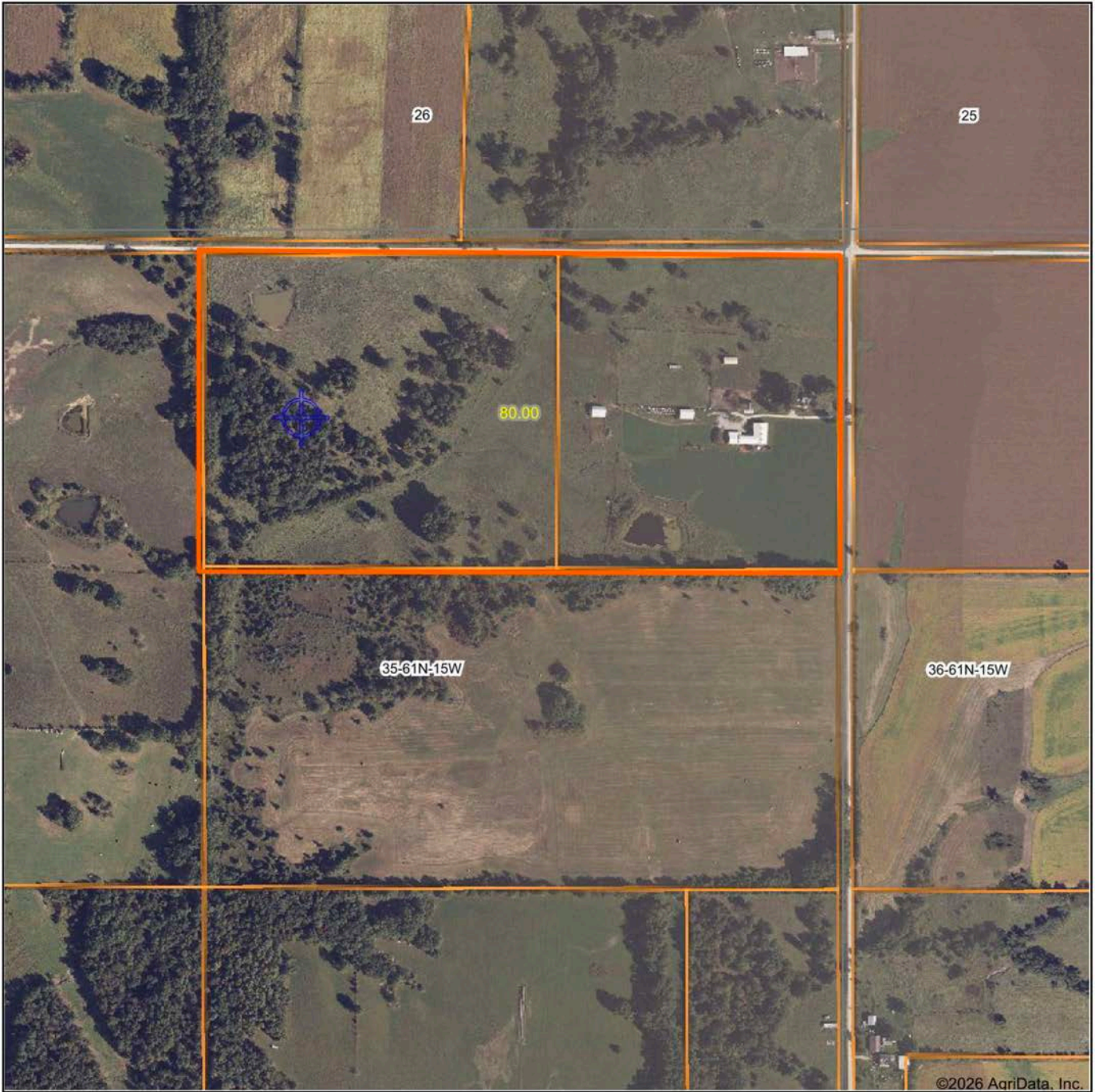
Deer and turkey are frequently seen on the property. The topography provides natural travel corridors for wildlife as they traverse the region and move from CRP and timber to the south, along a creek that leads to additional timber to the north. You can also enjoy catching fish from either of the two ponds.



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 40° 3' 0.16, -92° 32' 21.2

0ft 640ft 1280ft



Maps Provided By:



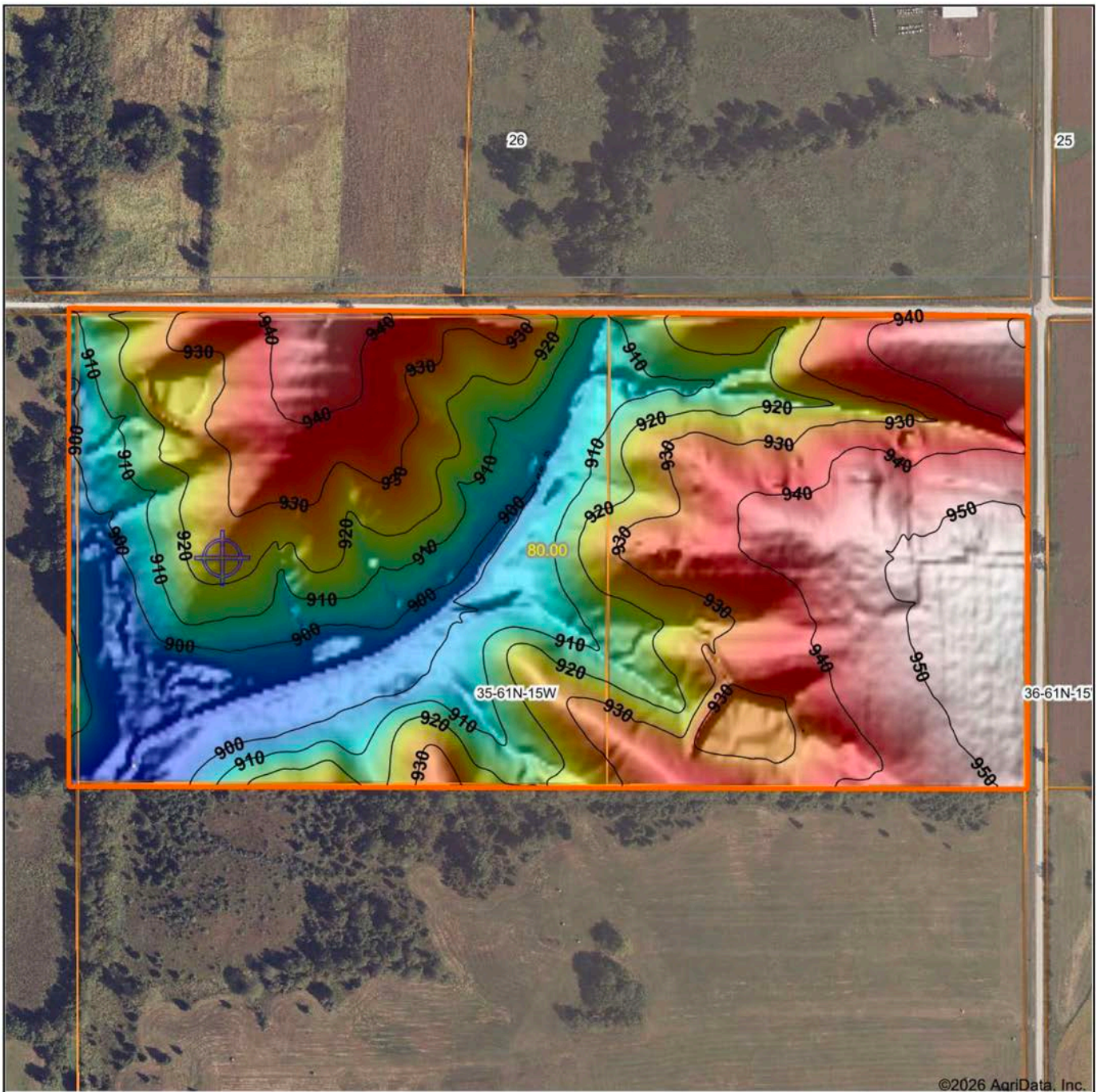
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35-61N-15W
Adair County
Missouri



4/5/2026

HILLSHADE MAP



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Maps Provided By:
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Source: USGS 3 meter dem
 Interval(ft): 10
 Min: 890.3
 Max: 953.3
 Range: 63.0
 Average: 923.8
 Standard Deviation: 17.03 ft

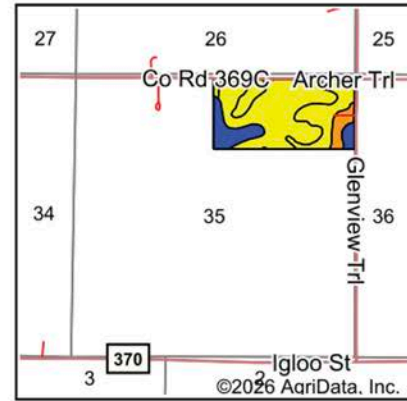
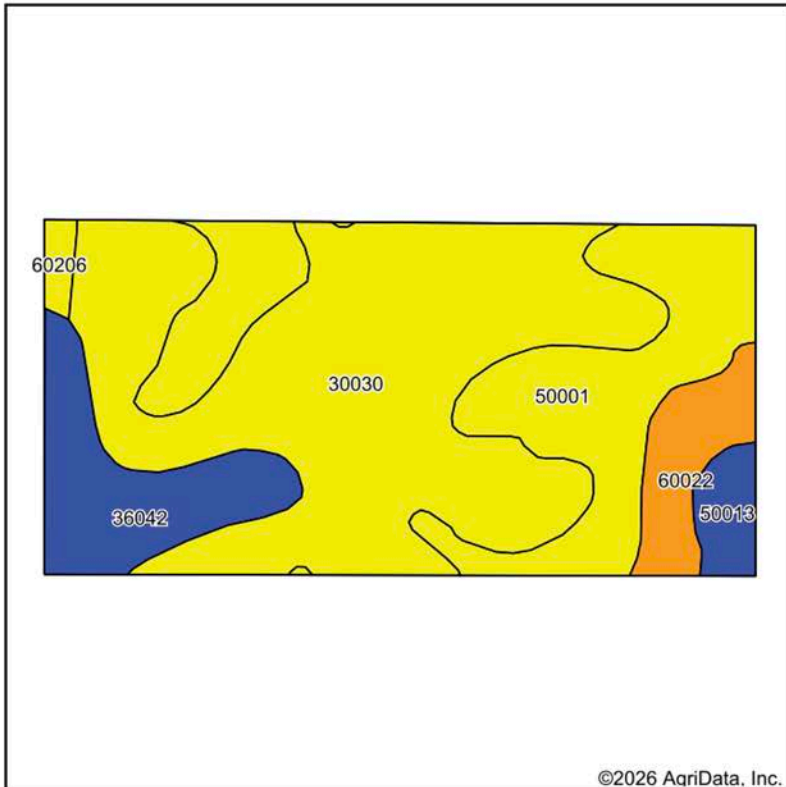


4/5/2026

35-61N-15W
Adair County
Missouri

Boundary Center: 40° 3' 0.16, -92° 32' 21.2

SOILS MAP



State: **Missouri**
 County: **Adair**
 Location: **35-61N-15W**
 Township: **Pettis**
 Acres: **80**
 Date: **4/5/2026**



Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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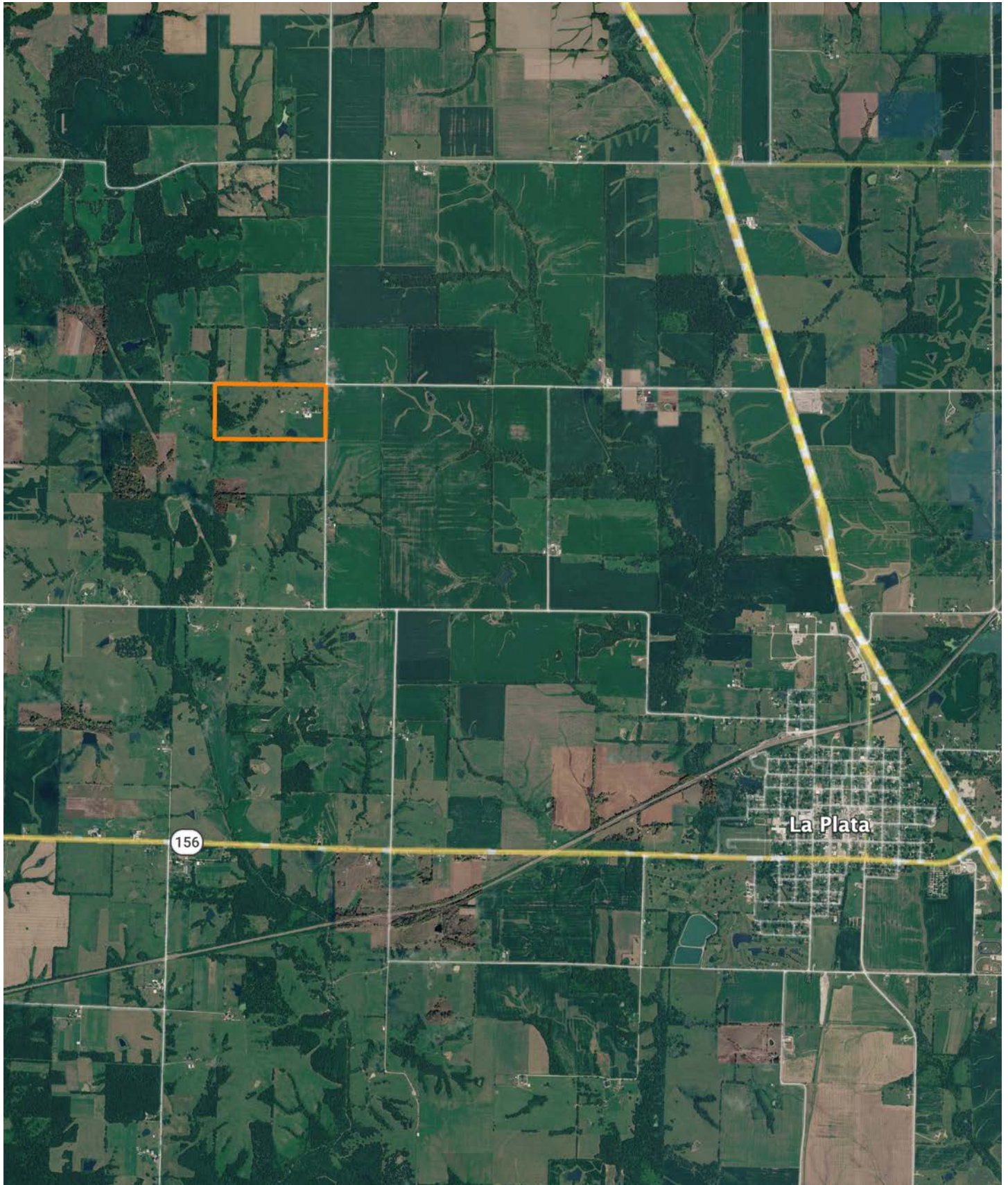


Area Symbol: MO001, Soil Area Version: 30

| 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 |
|-------------------------|--|-------|------------------|----------------------|---------------------------------|------------------|------------------|----------------|-------------------|
| 30030 | Armstrong clay loam, 9 to 14 percent slopes, moderately eroded | 42.20 | 52.6% | | > 6.5ft. | IVe | 58 | 58 | 41 |
| 50001 | Armstrong loam, 5 to 9 percent slopes, eroded | 20.72 | 25.9% | | > 6.5ft. | IVe | 66 | 66 | 49 |
| 36042 | Vesser silt loam, 0 to 2 percent slopes, occasionally flooded | 9.09 | 11.4% | | > 6.5ft. | IIw | 94 | 75 | 94 |
| 60022 | Leonard silt loam, 1 to 6 percent slopes, eroded | 4.81 | 6.0% | | > 6.5ft. | IIIe | 61 | 61 | 51 |
| 50013 | Adco silt loam, 1 to 3 percent slopes | 2.30 | 2.9% | | 1.3ft. (Abrupt textural change) | Ile | 71 | 71 | 57 |
| 60206 | Purdin clay loam, 14 to 20 percent slopes, eroded | 0.88 | 1.1% | | > 6.5ft. | IVe | 53 | 53 | 46 |
| Weighted Average | | | | | | 3.66 | *n 64.7 | *n 62.5 | *n 50.2 |

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP

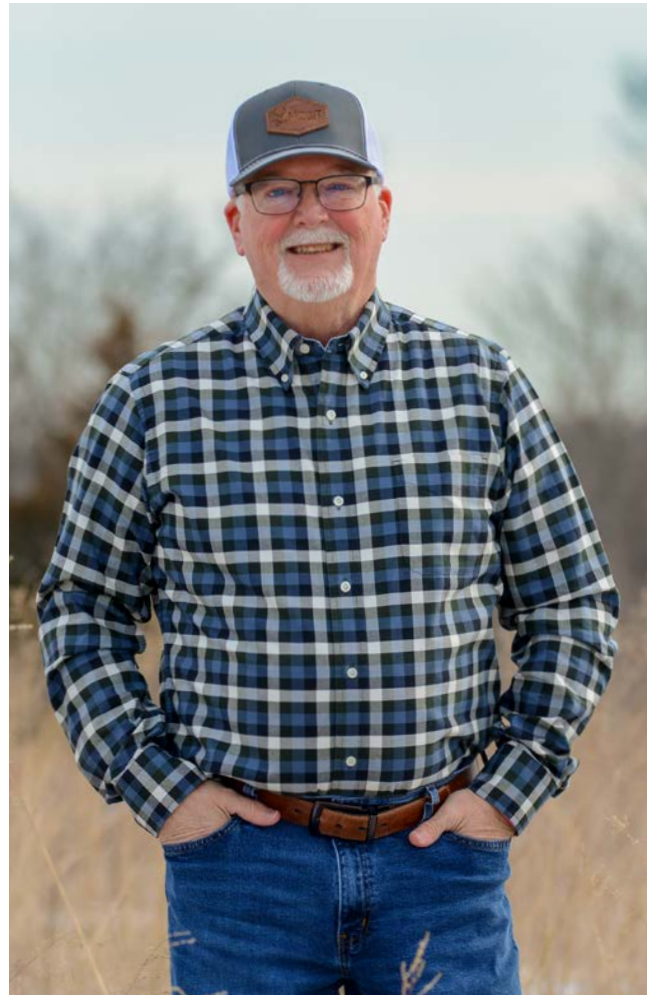


AGENT CONTACT

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

573.303.5331

DSpencer@MidwestLandGroup.com



MidwestLandGroup.com

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