

MIDWEST LAND GROUP PRESENTS

18 ACRES IN

CALLAWAY COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

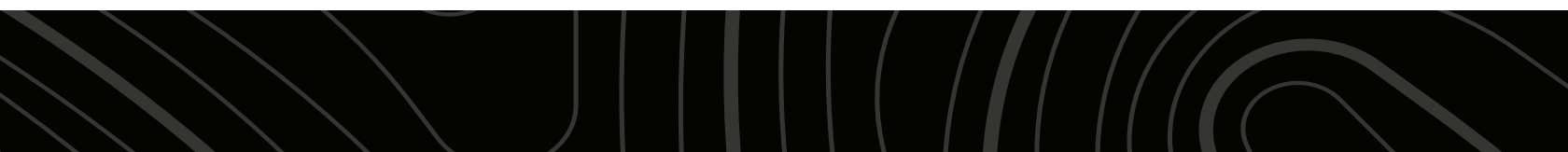
18 +/- ACRE BUILD AND HUNTING TRACT IN CALLAWAY COUNTY

This 18 +/- acre property offers an excellent opportunity for a build site, recreational retreat, or both, and is conveniently located less than 10 minutes from I-70 and just 30 minutes from Columbia, Missouri.

Situated in an area well-known for outstanding whitetail deer hunting, the property shows abundant signs of wildlife activity, including established trails, tracks, and bedding areas. Despite its manageable size, the layout provides multiple strategic stand locations, allowing you to intercept deer traveling between neighboring timber tracts and nearby food sources. There is also potential to establish your own food plot within the existing tillable acreage to further enhance hunting opportunities.

In addition to its recreational appeal, the surrounding area has experienced increasing development of acreage homesites. This property offers multiple build site options, including a wooded homesite overlooking a scenic creek bottom or an open setting with expansive views of the timber.

Whether you're looking for a manageable hunting tract, or a future homesite with privacy and beauty, or both, don't miss out on this 18 +/- acre tract. Schedule your private showing today. Contact Duane Spencer at (573) 823-2252 for more information or to arrange your tour.



PROPERTY FEATURES

COUNTY: **CALLAWAY** | STATE: **MISSOURI** | ACRES: **18**

- Approximately 18 +/- acres (exact boundary will be determined by survey to be completed upon successful contract)
- Approximately 6 +/- acres tillable
- Excellent whitetail and turkey hunting
- Creek running north and south in the timber
- Potential build site(s)
- County road access
- Utilities along county road
- North Callaway Schools
- 15 minutes to I-70 at Kingdom City
- 30 minutes to Columbia



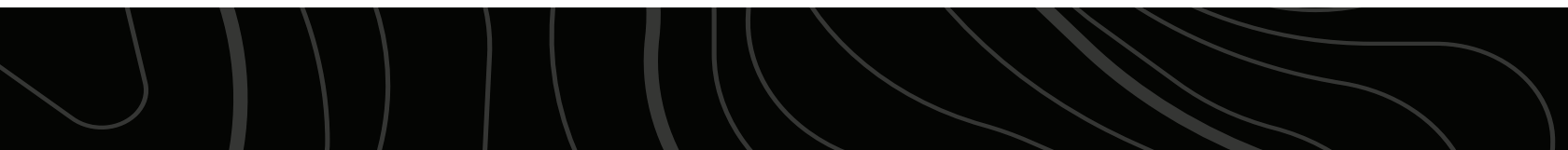
APPROXIMATELY 6 +/- ACRES TILLABLE



EXCELLENT WHITETAIL & TURKEY HUNTING



CREEK RUNNING IN THE TIMBER



POTENTIAL BUILD SITE(S)



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 39° 0' 6.2, -91° 56' 17.48

0ft 277ft 554ft



Maps Provided By:



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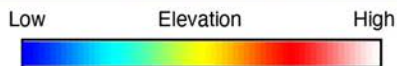
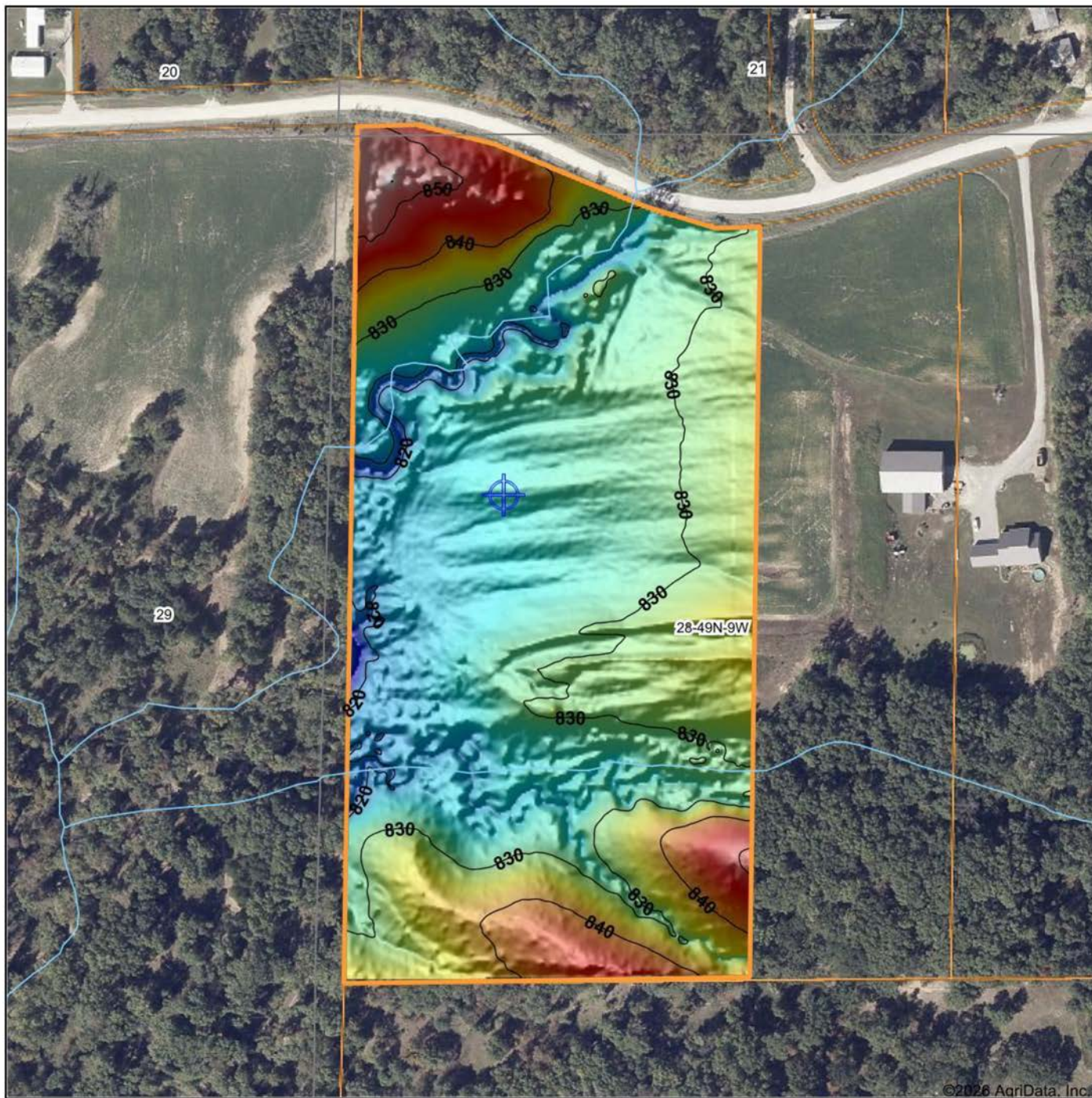
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28-49N-9W
Callaway County
Missouri



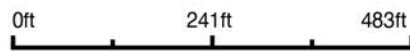
3/26/2026

HILLSHADE MAP



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Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 813.5
 Max: 857.3
 Range: 43.8
 Average: 830.3
 Standard Deviation: 7.35 ft

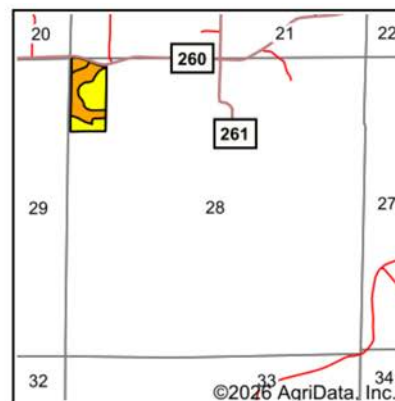
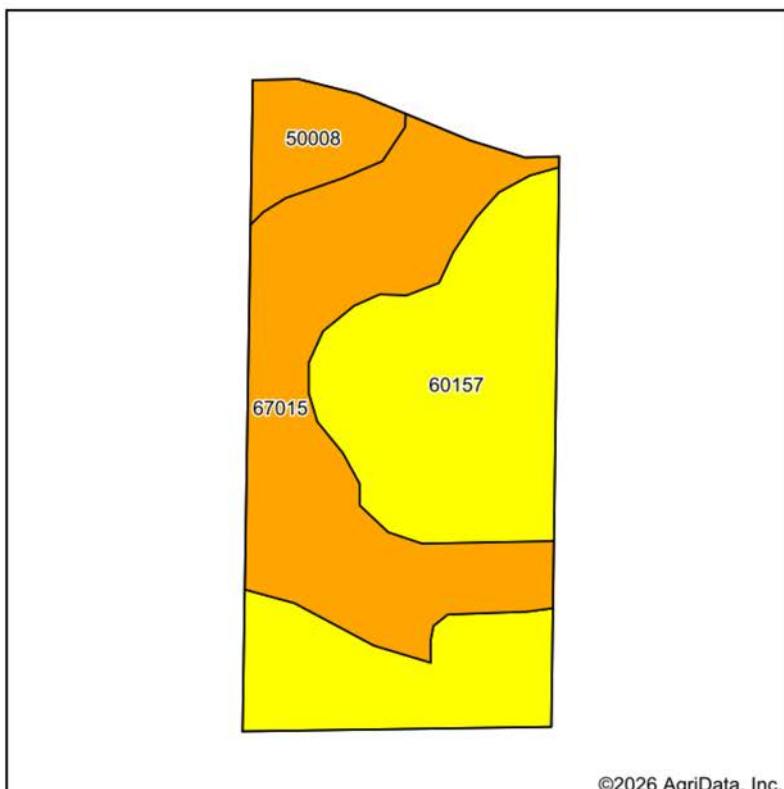


3/26/2026

28-49N-9W
Callaway County
Missouri

Boundary Center: 39° 0' 6.2, -91° 56' 17.48

SOILS MAP



State: **Missouri**
 County: **Callaway**
 Location: **28-49N-9W**
 Township: **Jackson**
 Acres: **18**
 Date: **3/26/2026**



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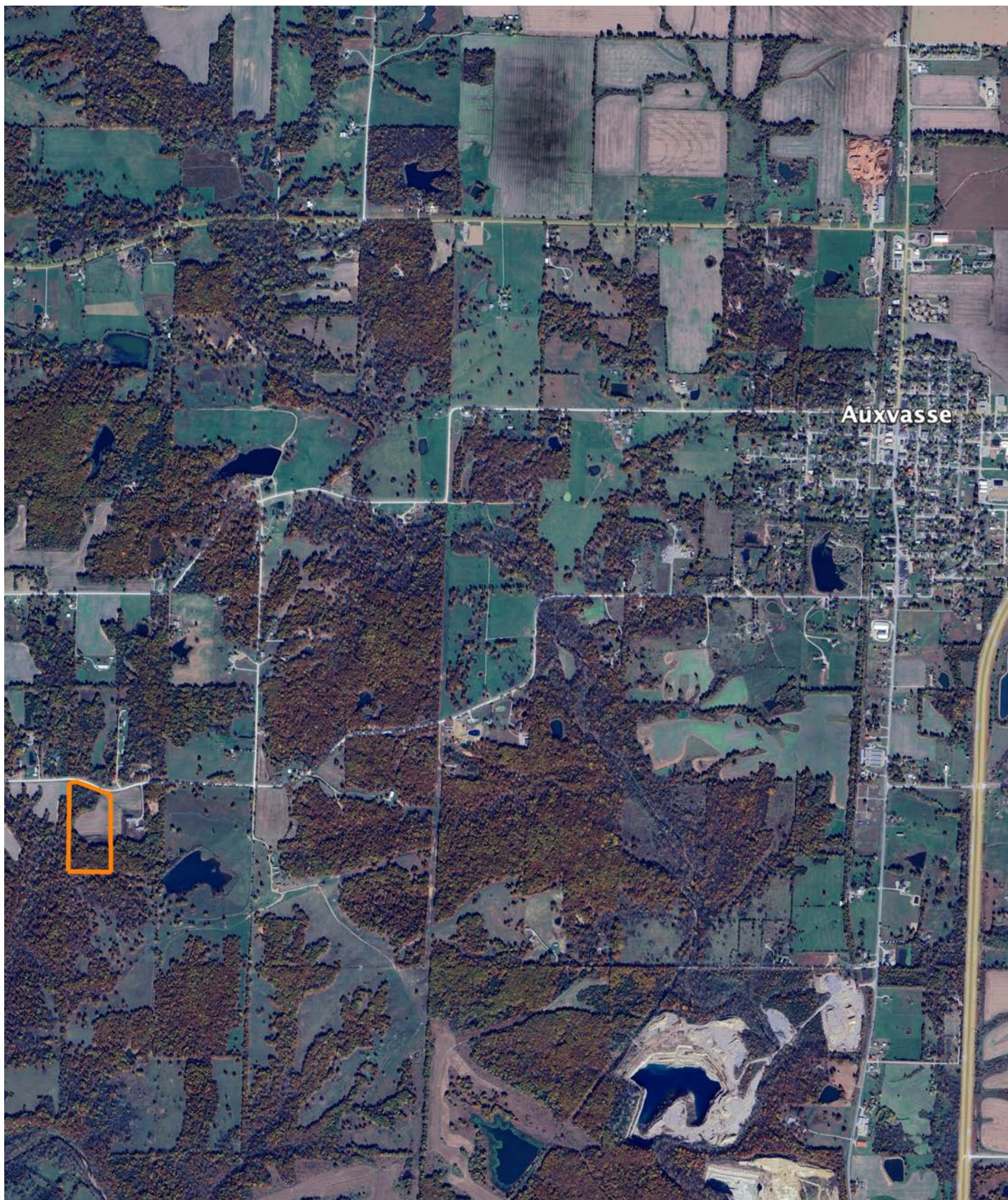


Area Symbol: MO027, Soil Area Version: 29

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 Soybeans
60157	Lindley clay loam, 9 to 14 percent slopes, eroded	9.32	51.8%		> 6.5ft.	IVe	49	47	42
67015	Belknap silt loam, 1 to 3 percent slopes, frequently flooded	7.33	40.7%		> 6.5ft.	IIIw	61	61	60
50008	Keswick silt loam, 5 to 9 percent slopes, eroded	1.35	7.5%		> 6.5ft.	IIIe	59	59	47
Weighted Average						3.52	*n 54.6	*n 53.6	*n 49.7

*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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