

MIDWEST LAND GROUP PRESENTS

105 ACRES IN

MONROE COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

105 +/- ACRE PRODUCTIVE TILLABLE FARM MONROE COUNTY, MISSOURI

Midwest Land Group is proud to offer this productive 105 +/- acre tillable tract located in Monroe County, Missouri. This well-maintained and managed farm has been in the same family for over 50 years, and presents an excellent opportunity for someone looking to add to their agricultural ground inventory or someone looking to expand their investment portfolio. It could also be a great opportunity for those looking to build in the country while maintaining income-producing acreage.

Approximately 100 +/- acres are currently in tillable production, consisting primarily of productive Putnam, Mexico, and Leonard silt loam soils with an overall NCCPI average of 67.6. Located just off Highway 24 on

County Road 817, crop removal and transportation to local grain facilities is 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.

A small stand of timber on the southwest portion of the property offers potential for opportunistic whitetail deer hunting. The property also offers excellent potential for a country home build. Utilities including water and electricity are available along the county road, creating an ideal setting to build your forever home while enjoying the benefits of productive farmland.

PROPERTY FEATURES

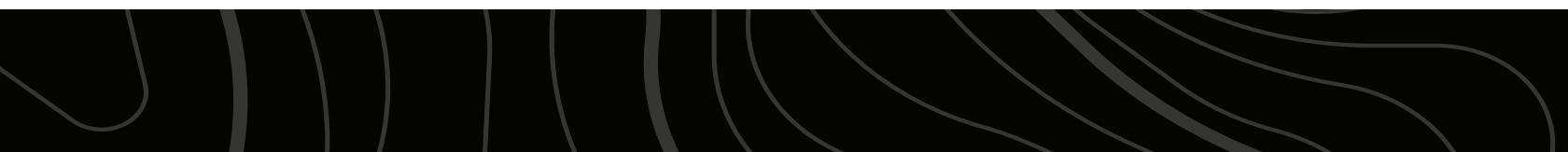
COUNTY: **MONROE** | STATE: **MISSOURI** | ACRES: **105**

- Approximately 100 +/- acres currently in production
- Productive class III Putnam, Mexico, and Leonard silt loam soils
- Overall NCCPI average of 67.6
- Potential build site
- 2026 farm lease in place
- Paris schools
- 10 minutes from Paris, Missouri
- Less than an hour from Columbia, Missouri



PRODUCTIVE TILLABLE GROUND

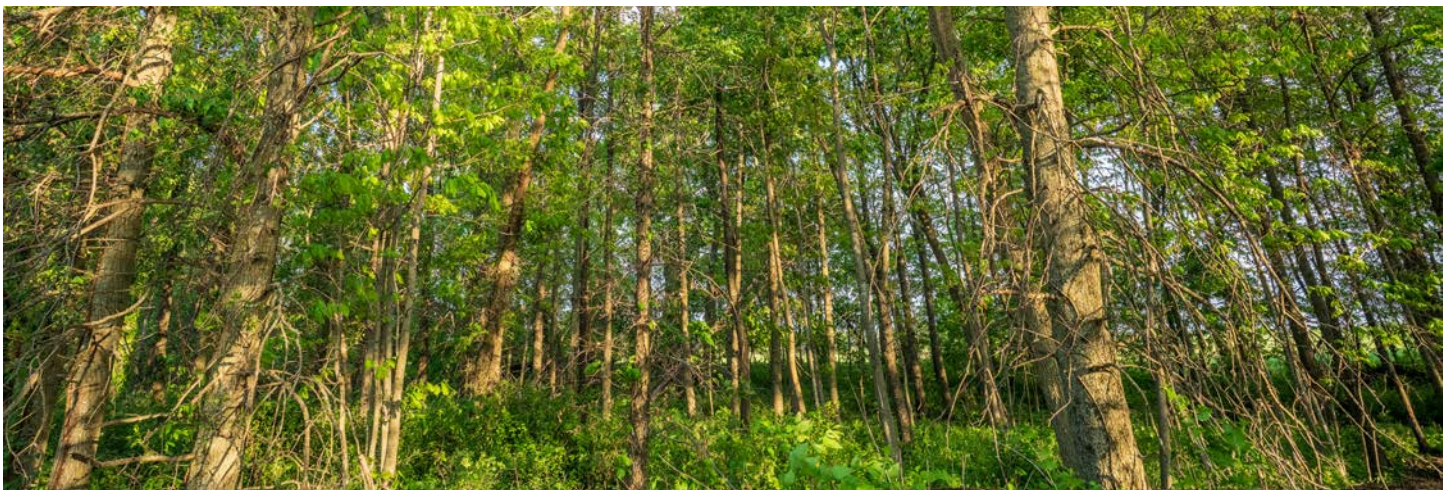
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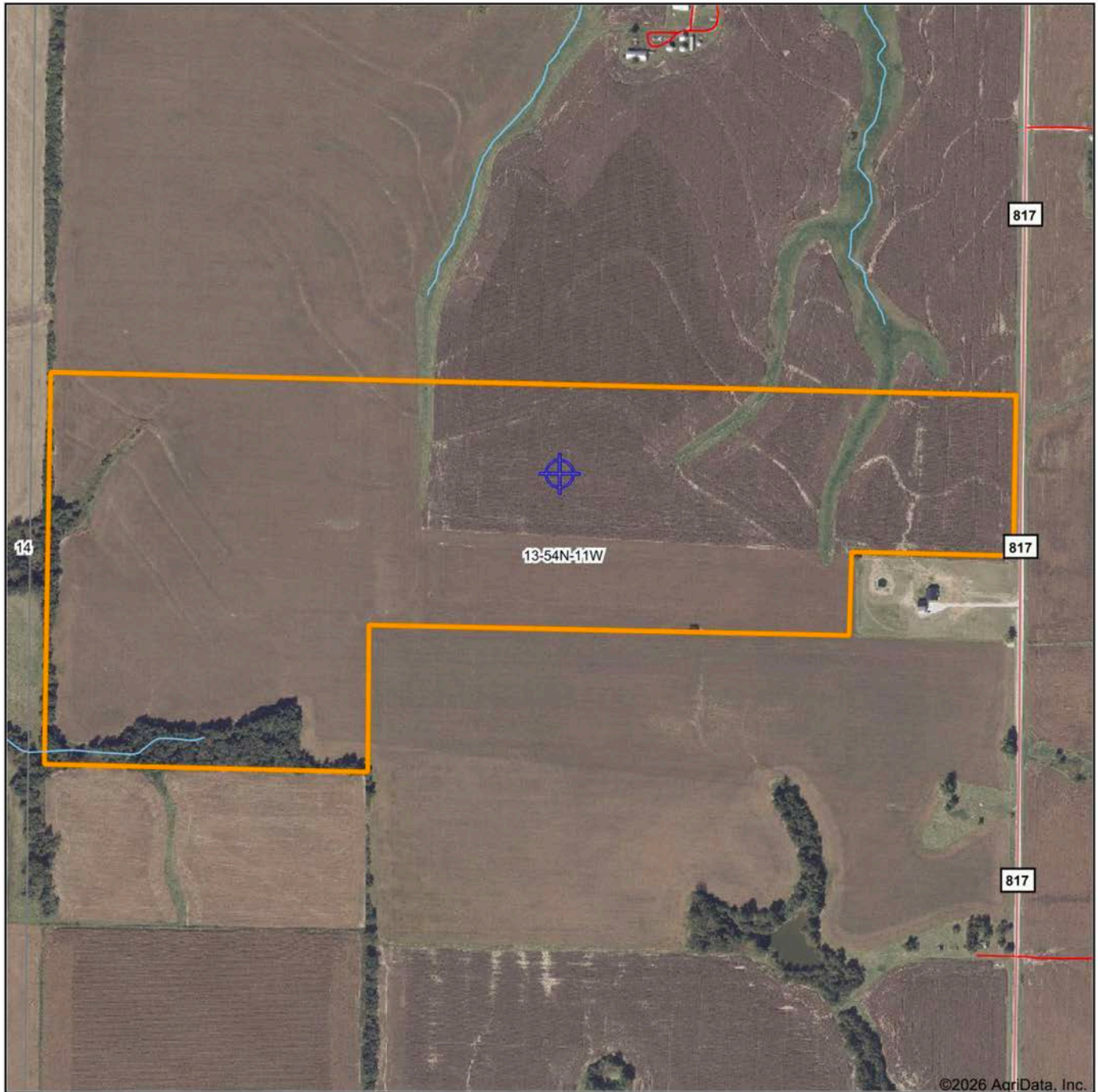
POTENTIAL BUILD SITE



HUNTING OPPORTUNITES

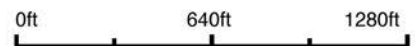


AERIAL MAP



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Boundary Center: 39° 27' 55.91, -92° 5' 21.55



13-54N-11W
Monroe County
Missouri



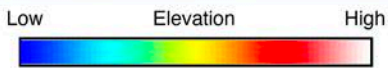
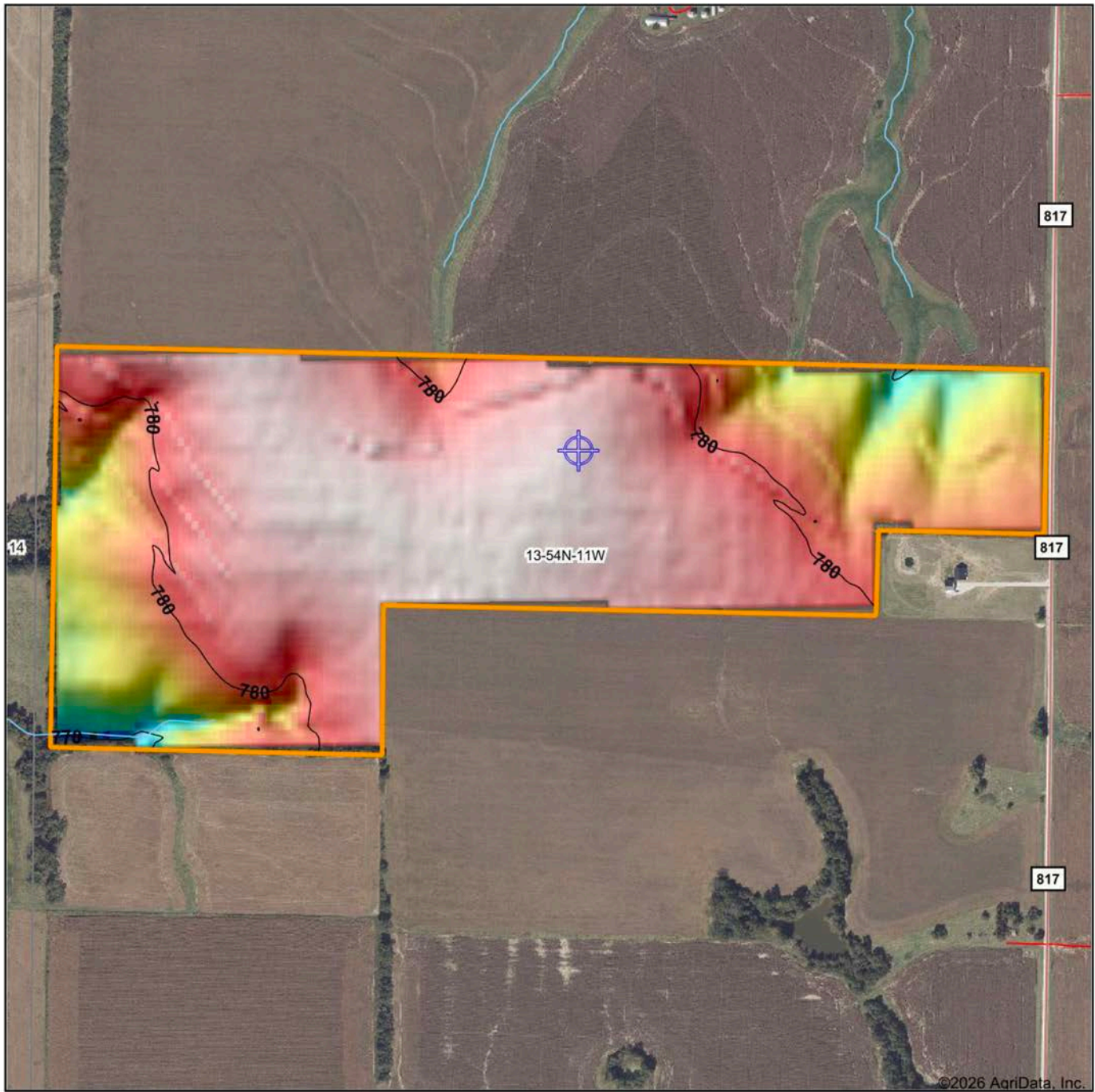
Maps Provided By:



CUSTOMIZED ONLINE MAPPING
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4/21/2026

HILLSHADE MAP

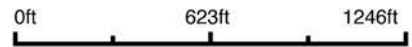


Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 10 meter dem
Interval(ft): 10
Min: 762.8
Max: 786.0
Range: 23.2
Average: 780.9
Standard Deviation: 3.84 ft

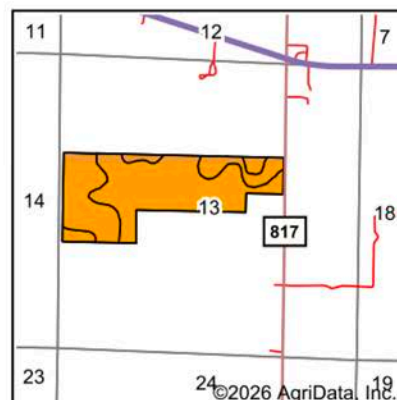
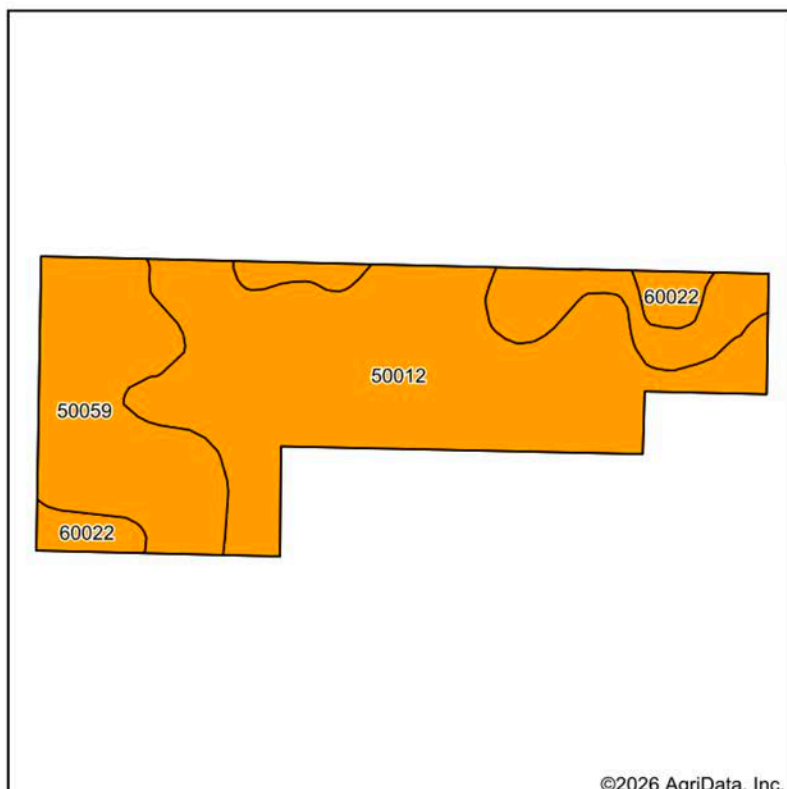


4/21/2026

13-54N-11W
Monroe County
Missouri

Boundary Center: 39° 27' 55.91, -92° 5' 21.55

SOILS MAP



State: **Missouri**
 County: **Monroe**
 Location: **13-54N-11W**
 Township: **Jackson**
 Acres: **105.05**
 Date: **4/21/2026**



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Area Symbol: MO137, Soil Area Version: 27

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
50012	Putnam silt loam, 0 to 1 percent slopes	61.23	58.2%		1.2ft. (Abrupt textural change)	IIIw	66	66	59
50059	Mexico silt loam, 1 to 4 percent slopes, eroded	38.62	36.8%		> 6.5ft.	IIIe	71	71	53
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	5.20	5.0%		> 6.5ft.	IIIe	61	61	51
Weighted Average						3.00	*n 67.6	*n 67.6	*n 56.4

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

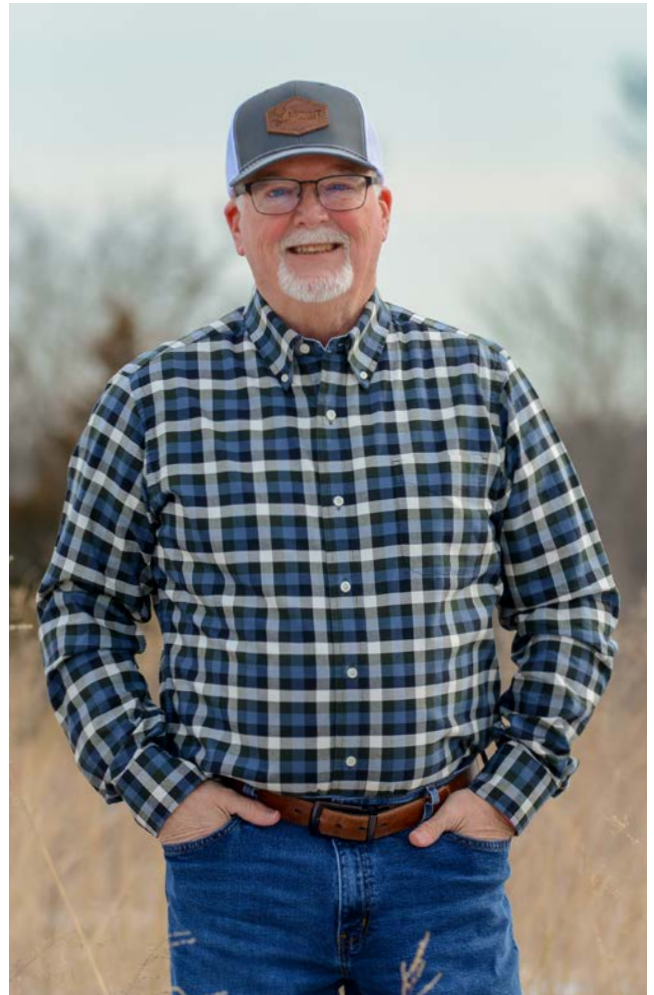
*c: Using Capabilities Class Dominant Condition Aggregation Method

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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