

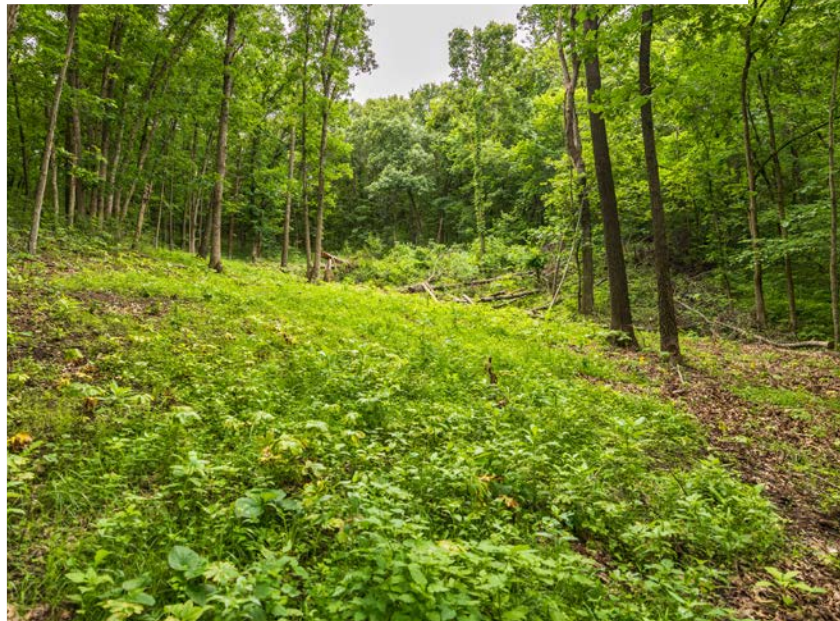
MIDWEST LAND GROUP PRESENTS



**17 ACRES**

**MACON COUNTY, MO**

**12625 Highway WW, New Cambria, Missouri, 63558**



MIDWEST LAND GROUP IS HONORED TO PRESENT

# BIG BUCK HIDEAWAY - 17 ACRES WITH PREMIER BUILD SITE, SHOP, & RECREATION

Discover the perfect blend of country living and outdoor recreation on this 17 +/- acre tract in far western Macon County, Missouri.

Conveniently located just 7 miles east of Marceline and only 4.5 miles south of US Highway 36, this property offers excellent access via WW Highway and Highway 129 while maintaining the privacy and seclusion buyers are searching for.

A stunning hilltop build site sits tucked against a beautiful stand of mature oak and hickory timber, creating an ideal setting for your dream home, hunting cabin, or weekend retreat. Rural water and electric meters are already in place, and an established driveway provides immediate access, making this property ready for your plans.

Outdoor enthusiasts will appreciate the extensive trail system, timber-hole food plots, creek frontage along the north boundary, and a wildlife watering hole that helps attract and hold game year-round. Located in a proven big buck neighborhood with a strong deer history, this tract offers tremendous hunting and recreational opportunities well beyond its size.

Additional improvements include a 24'x30' shop with electric, two roll-up doors, and an exterior hydrant, providing excellent storage and functionality. Whether you're looking for a premier building site, a recreational getaway, or a manageable hunting property with excellent wildlife habitat, this Macon County tract checks all the boxes. To schedule a private showing, please contact Derek Payne at (573) 999-4574.



# PROPERTY FEATURES

COUNTY: **MACON** | STATE: **MISSOURI** | ACRES: **17**

- 7 miles east of Marceline, Missouri
- 4.5 miles south of US Highway 36
- WW Highway frontage
- Stunning hilltop build site tucked against mature timber
- Rural water and electric meters already installed
- Established driveway entrance
- Beautiful oak and hickory timber
- Extensive trail system throughout the property
- Timber-hole food plots
- Proven big buck area with excellent deer history
- Tremendous hunting and recreational opportunities
- Creek along the north boundary
- Wildlife watering hole
- 24'x30' shop with electric and two roll-up doors
- Exterior hydrant at the shop
- Excellent combination of privacy, utilities, and recreation



# WW HIGHWAY FRONTAGE

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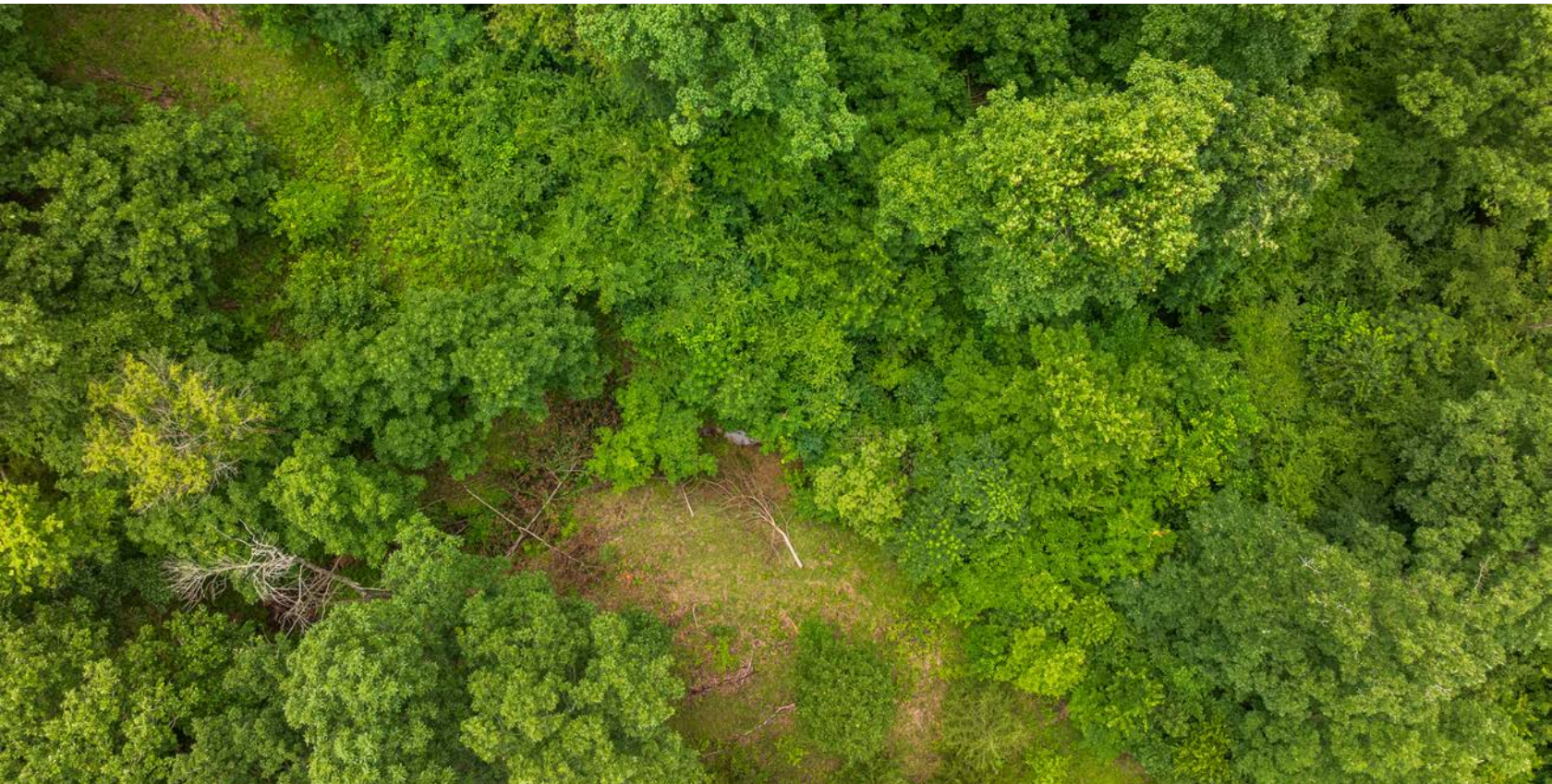
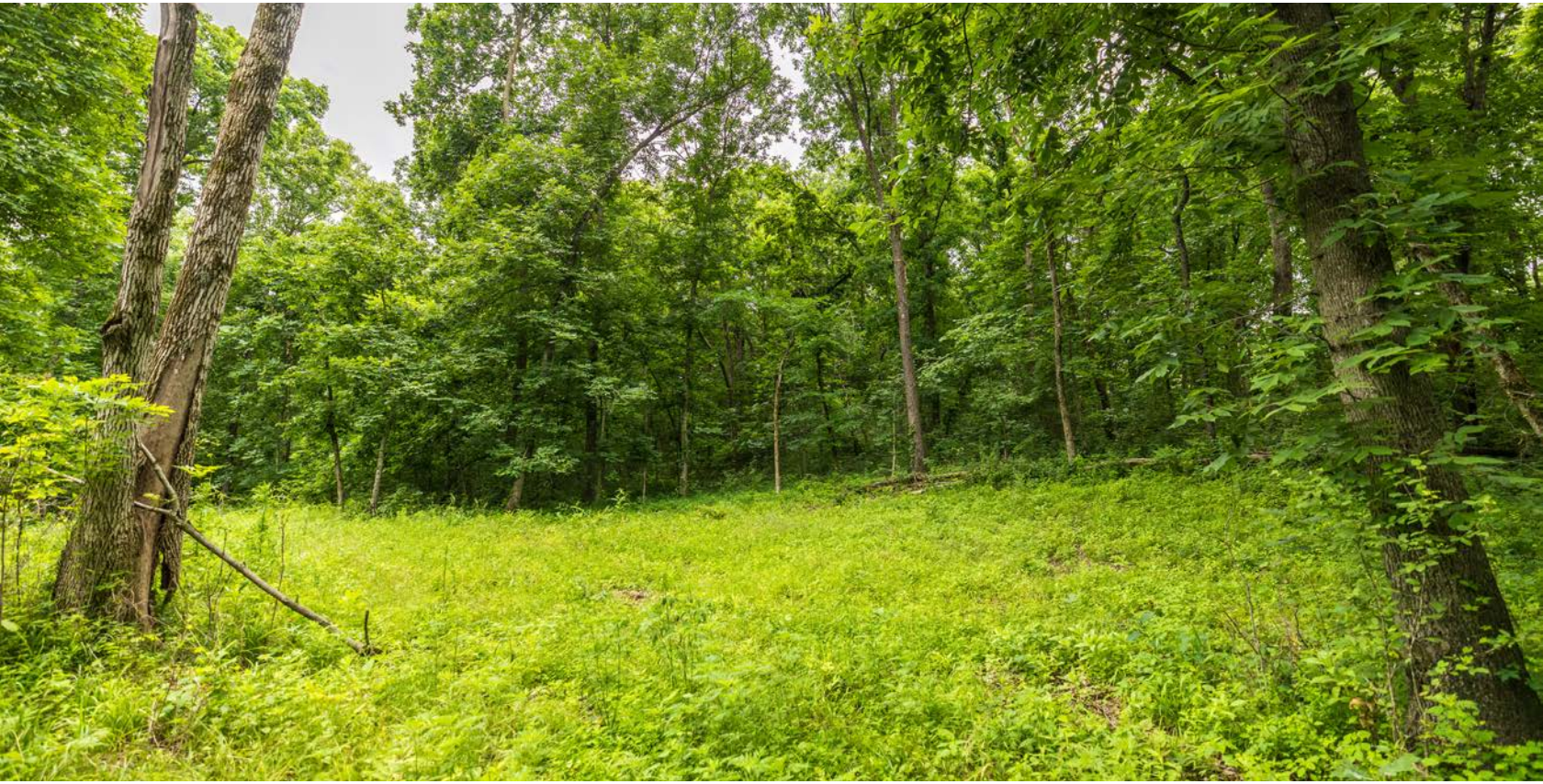
# STUNNING HILLTOP BUILD SITE

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# TIMBER-HOLE FOOD PLOTS

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# EXCELLENT DEER HISTORY

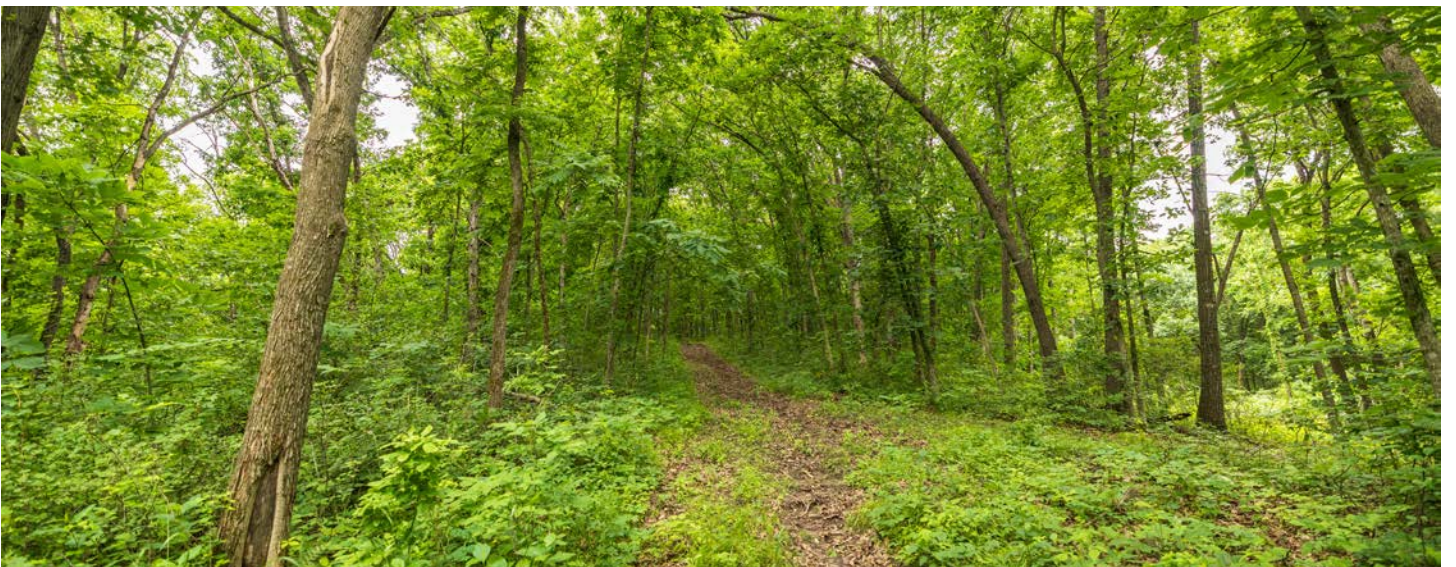
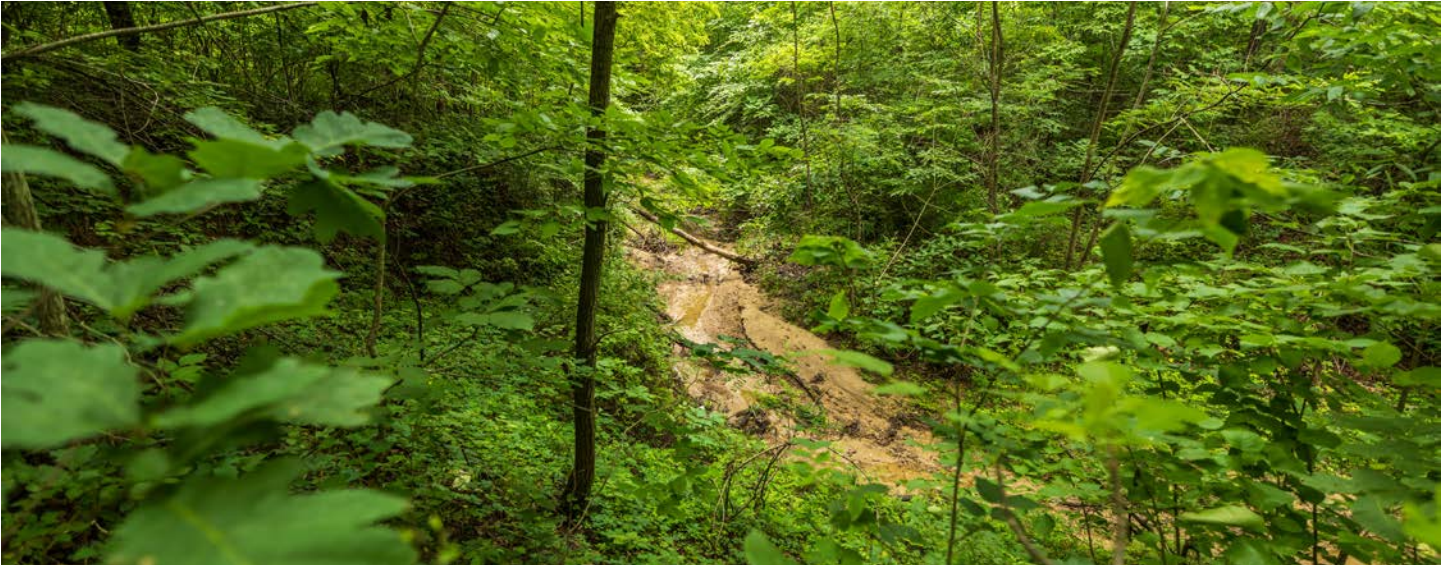
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Located in a proven big buck neighborhood with a strong deer history, this tract offers tremendous hunting and recreational opportunities well beyond its size.



# CREEK & TRAIL SYSTEM

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# ADDITIONAL PHOTOS



# AERIAL MAP



©2026 AgriData, Inc.

Boundary Center: 39° 42' 45.92, -92° 48' 33.23



Maps Provided By:



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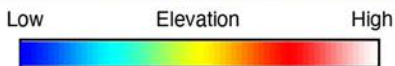
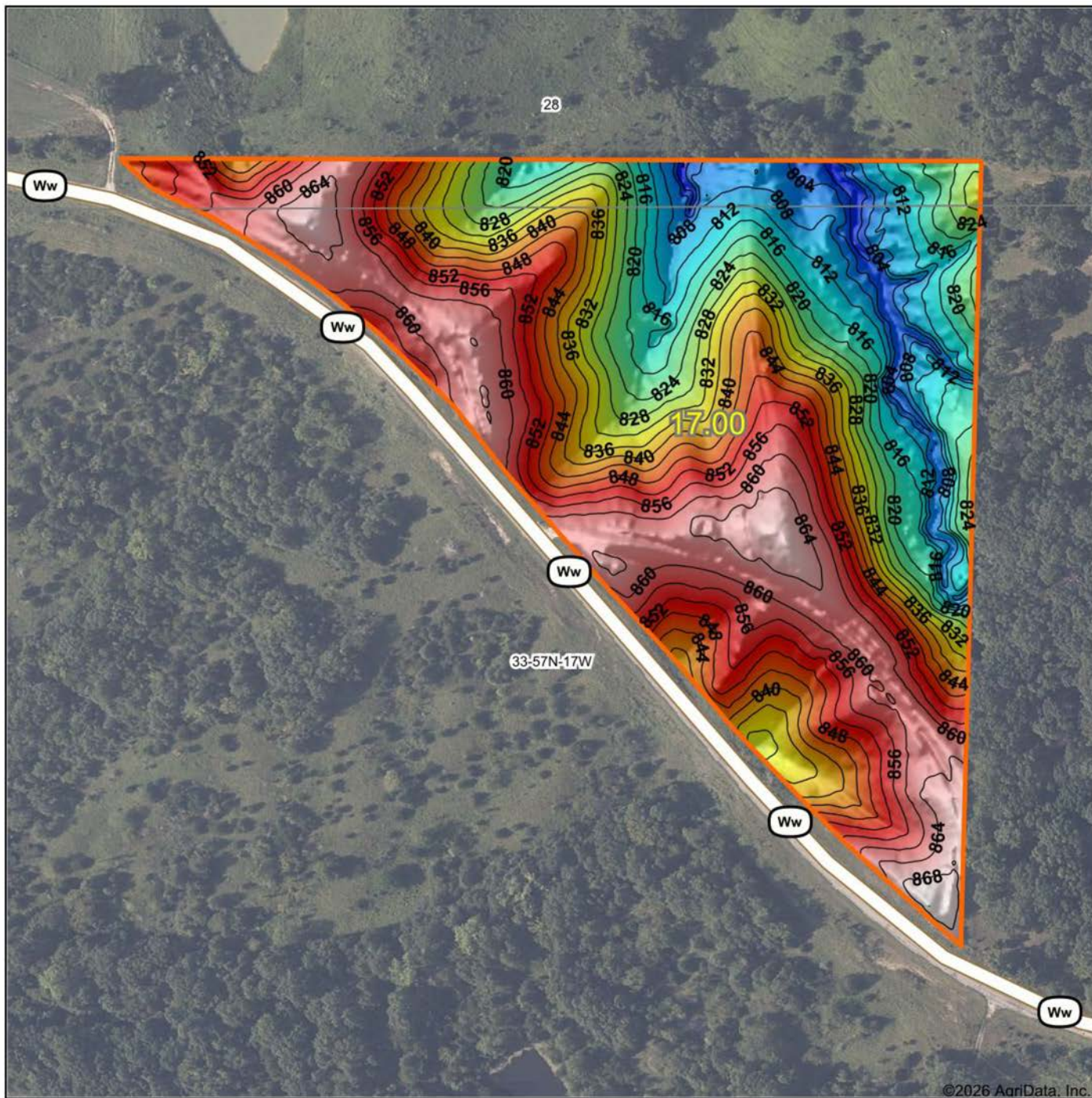
www.AgriDataInc.com

**33-57N-17W**  
**Macon County**  
**Missouri**



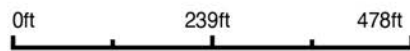
6/18/2026

# HILLSHADE MAP



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Source: USGS 1 meter dem  
 Interval(ft): 4  
 Min: 795.6  
 Max: 870.5  
 Range: 74.9  
 Average: 839.3  
 Standard Deviation: 19.46 ft



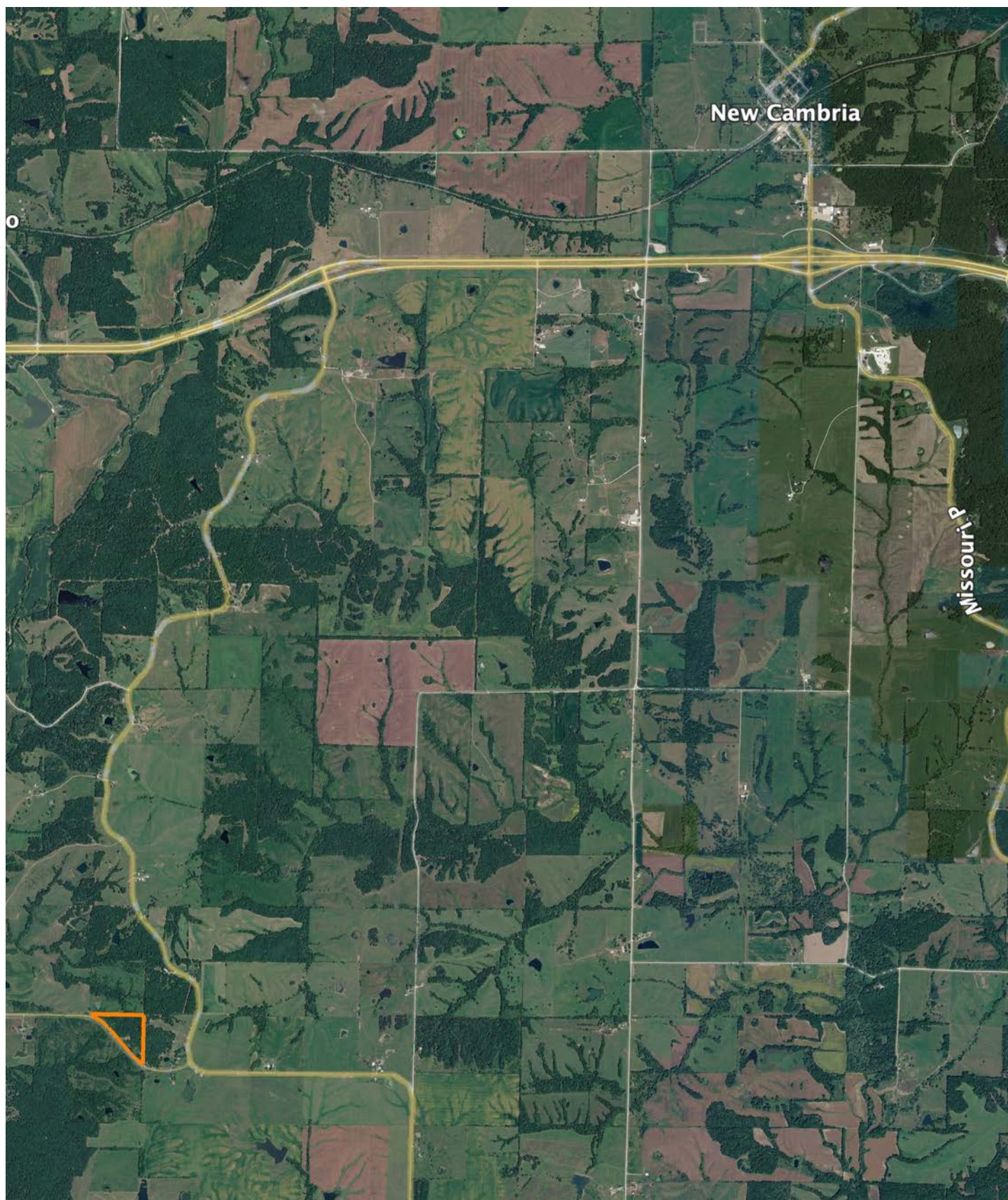
6/18/2026

**33-57N-17W**  
**Macon County**  
**Missouri**

Boundary Center: 39° 42' 45.92, -92° 48' 33.23

# OVERVIEW MAP

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# AGENT CONTACT

Derek Payne grew up on a cattle farm in Marceline, MO, and attended Missouri Western State University. While in school, Derek volunteered hundreds of hours for the U.S. Fish & Wildlife Service and the Missouri Department of Conservation, and worked on a wildlife ranch as well. Since graduating with a Bachelor's degree in Wildlife Conservation and Management, Derek's career has included working at Cabela's as a Wildlife & Land Management salesman, selling tractors and implements, and as a regional director for the National Wild Turkey Federation (NWTf), where he received the #1 Top Gun award out of all regional directors nationwide.

He turned to real estate to pursue his passion of bringing together conservation and hunting heritage one transaction at a time. His ongoing mission is to connect buyers and sellers with a piece of land they can improve upon and make memories to last a lifetime. When not working real estate, Derek enjoys hunting, fishing, and spending time with his family, including his wife, Britni. He is a member of the National Wild Turkey Federation, Ducks Unlimited, and Quality Deer Management Association, is a volunteer with the NWTf Springtown Wattlenecks in Kearney, MO, and was elected to serve on the NWTf Missouri State Board of Directors. With a passion for the outdoors and an extensive background in the wildlife arena, Derek brings a unique and personal perspective to selling land, along with the utmost professionalism and desire to succeed for you.



**DEREK PAYNE,**  
LAND AGENT  
**573.999.4574**  
DPayne@MidwestLandGroup.com



**MidwestLandGroup.com**

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