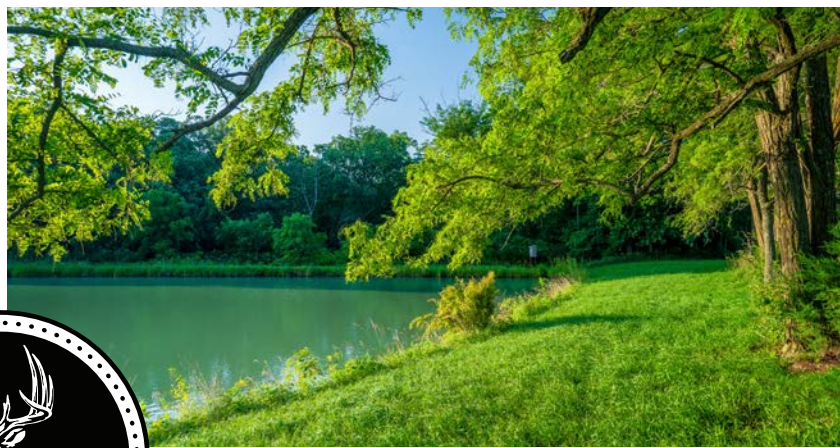


MIDWEST LAND GROUP PRESENTS

54.7 ACRES

# MACON COUNTY, MO

15234 STATE HIGHWAY 3, LA PLATA, MISSOURI, 63549



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# COUNTRY LIVING AND HUNTING AT ITS BEST ON 54.7 +/- ACRES

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Escape to the peace and privacy of this exceptional 54.7 +/- acre country retreat, where comfort, recreation, and rural living come together. Tucked away in a secluded setting, this remarkable property offers the perfect balance of open pasture, mature timber, and abundant wildlife, making it ideal as a family homestead, working farm, hunting property, or weekend Airbnb getaway.

The spacious 3,200+ square foot home features seven bedrooms and three bathrooms, providing plenty of room for a large family, guests, or multi-generational living. A welcoming wrap-around porch invites you to relax and take in the breathtaking views of the surrounding countryside while enjoying the peace and quiet that only a secluded property can offer.

Step inside to beautiful hardwood floors and an open-concept floor plan. The expansive kitchen features quality hickory cabinetry, a center island with a range, and opens into a spacious dining area, making it perfect for entertaining. A generous 7 1/2'x12' walk-in pantry provides exceptional storage. A wood-burning stove adds warmth and charm to the home, while the main level also includes a spacious living area, one bedroom, and two full bathrooms. The spacious mudroom is another standout feature of this home, offering endless possibilities for organization and everyday convenience. With ample room for built-in lockers, benches, storage cabinets, or even a hobby or pet-care station, this versatile space helps keep the rest of the home tidy.

Upstairs, you'll find six additional bedrooms, providing ample space for family and guests. A central landing offers the perfect location for a home office, reading nook, or sitting area. This level also includes a craft room with built-in shelving and storage, along with a half bathroom.

The unfinished walkout basement provides endless opportunities for future expansion, storage, or customization. The home also features public water and fiber-optic internet, offering modern conveniences in a peaceful country setting.

Outside, you'll find everything needed for country living. A barn, detached two-car garage, and RV tunnel shelter provide abundant space for vehicles, equipment, livestock supplies, and recreational gear. The impressive 64'x32' barn includes 10 stalls and is ready for horses, livestock, or poultry. The detached garage offers additional storage and workspace, while the 40'x16' RV tunnel shelter protects your RV, equipment, or firewood from the elements. The property also includes a storm shelter for added safety if needed.

The property's open pastures are ready for grazing livestock and are equally well suited for hay production, food plots, or other agricultural uses. Garden enthusiasts will appreciate the ample space for a large garden, along with established apple, peach, and pear trees that provide fresh fruit and seasonal beauty.

Nature lovers and outdoor enthusiasts will appreciate the property's mature oak, walnut, and hickory timber, as well as the established trail system that makes exploring the land both easy and enjoyable. A picturesque pond, visible from the shaded porch, provides the perfect setting to relax, watch wildlife, or spend a peaceful afternoon fishing.

Hunters will appreciate the exceptional recreational opportunities this property offers. Deer and turkey are frequent visitors, making it an outstanding hunting property. The layout comfortably accommodates multiple hunters, while the established trail system provides convenient access throughout the property. Portions of the open pasture could easily be converted

into productive food plots, further enhancing the property's already impressive wildlife habitat.

The seller will consider selling the home with approximately 15 acres separately from the remaining 39 +/- acres of open pasture and timber.

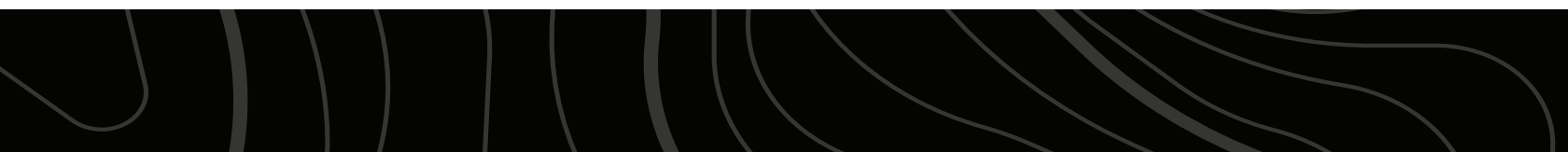
Whether you're searching for a private country residence, a productive farm, a premier hunting retreat, or an income-producing Airbnb destination, this one-of-a-kind property offers endless possibilities in a truly beautiful rural setting.

Please contact Duane Spencer at (573) 823-2252 for more information or to schedule a showing.

## PROPERTY FEATURES

COUNTY: **MACON** | STATE: **MISSOURI** | ACRES: **54.7**

- Beautiful rural setting
- Well-built, 3,200 square foot home
- Public water, electric, and fiber optic internet
- 54.7 +/- open and timbered acres
- Beautiful oak, hickory, and walnut timber
- Established trail system provides easy access and potential for viewing nature
- 64'x32' barn with numerous stalls - ready for horses and livestock
- Detached garage/shop
- 40'x16' covered RV/equipment storage
- Frequent sightings of deer and turkey - incredible hunting
- Stocked pond provides opportunities for fishing
- La Plata Schools
- 24 minutes to Kirksville, MO
- 30 minutes to Macon, MO



# WELL-BUILT, 3,200 SQUARE FOOT HOME

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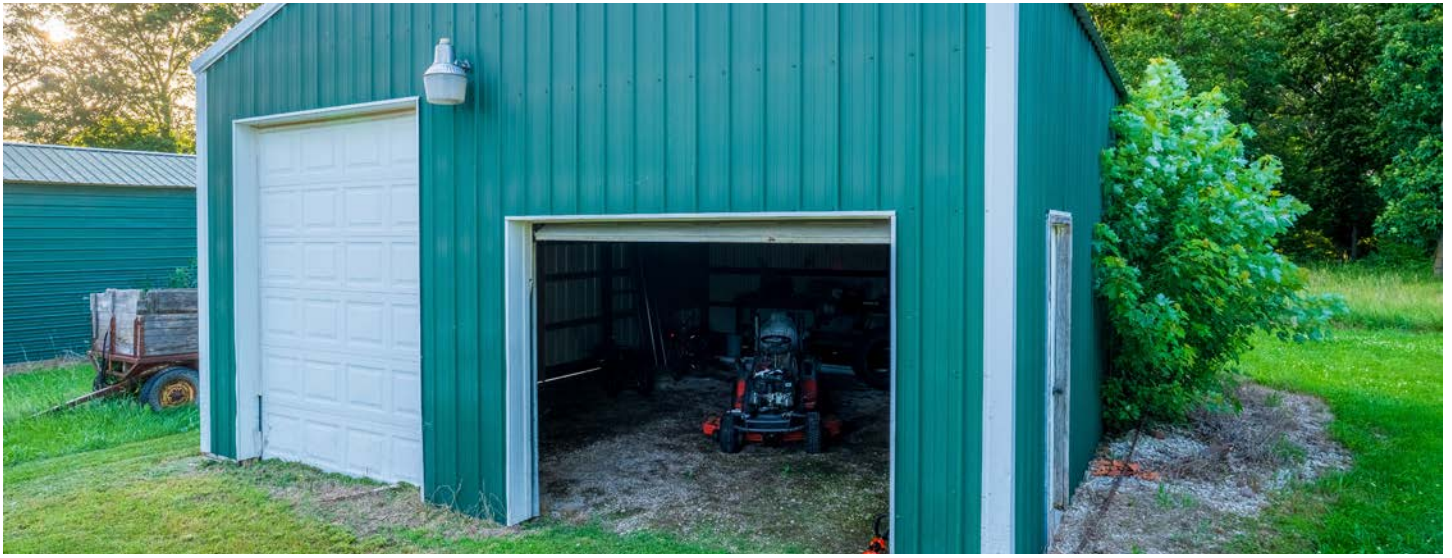


# ADDITIONAL INTERIOR PHOTOS



# DETACHED GARAGE/SHOP

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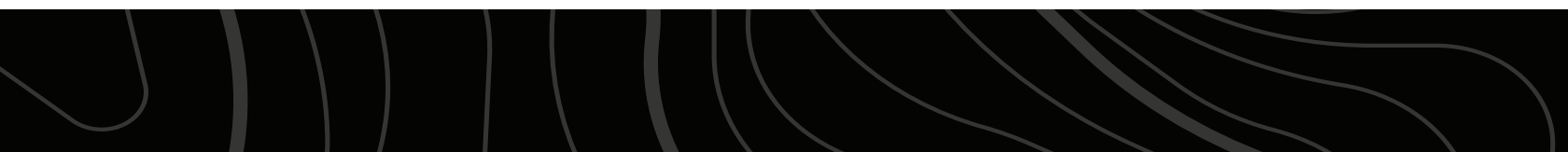
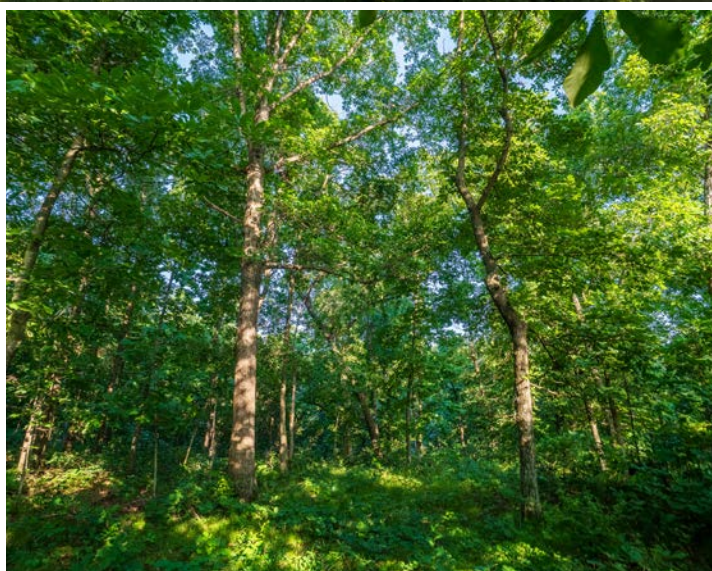
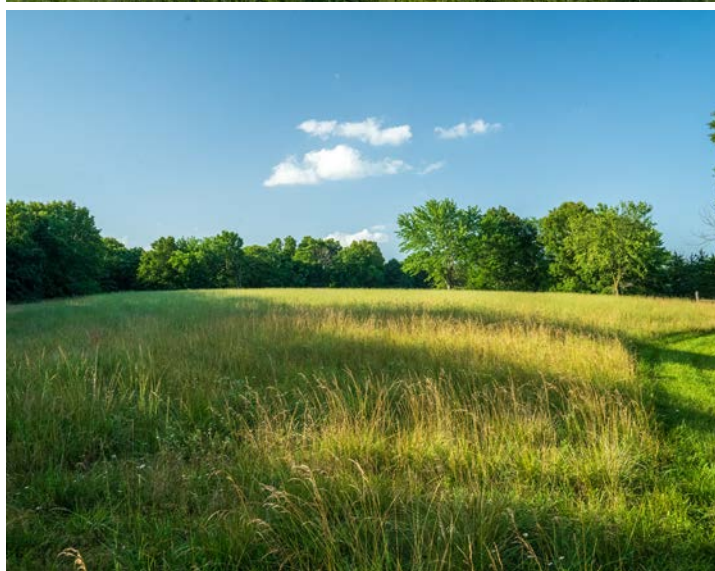
## 64'X32' BARN

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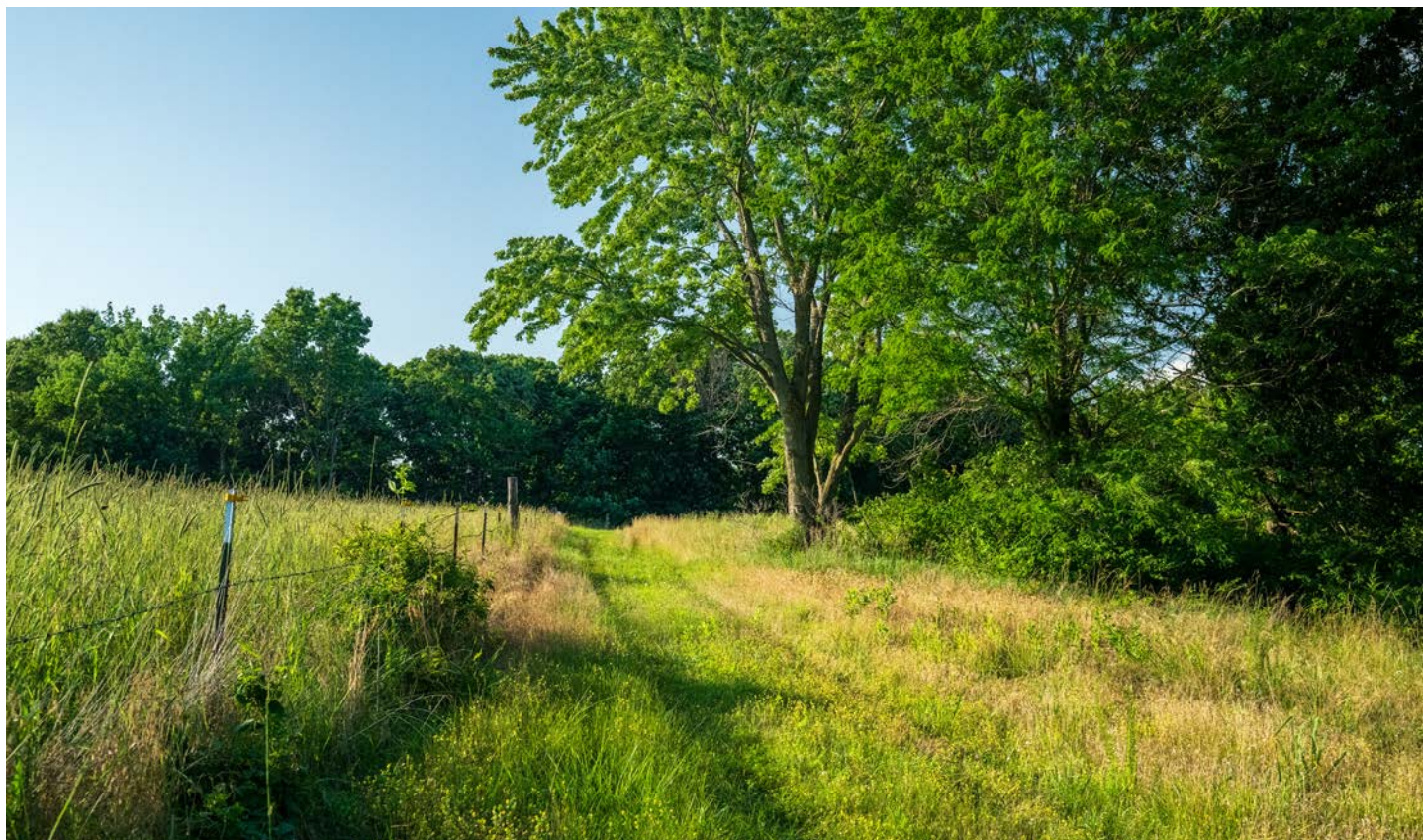
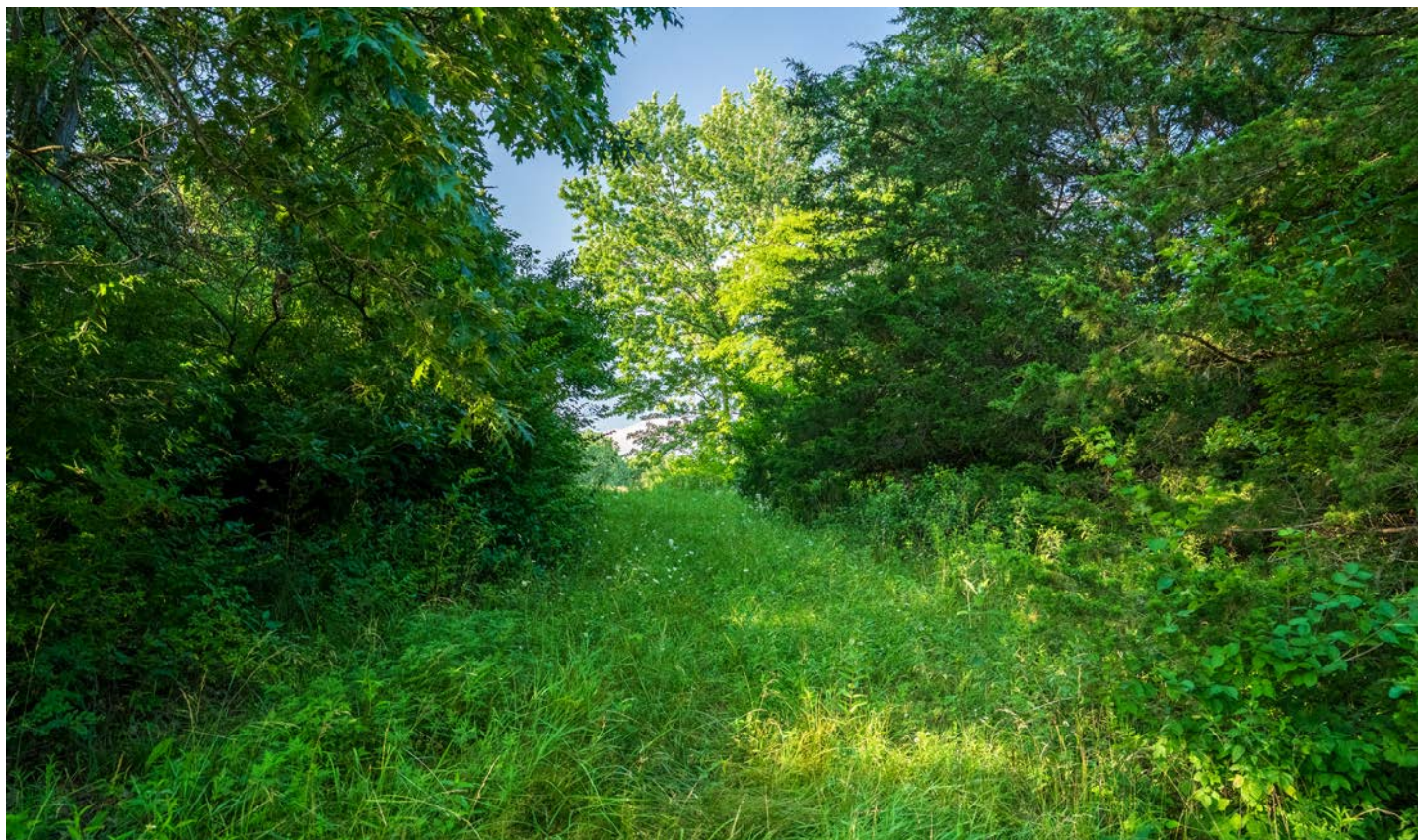
# OPEN AND TIMBERED ACRES

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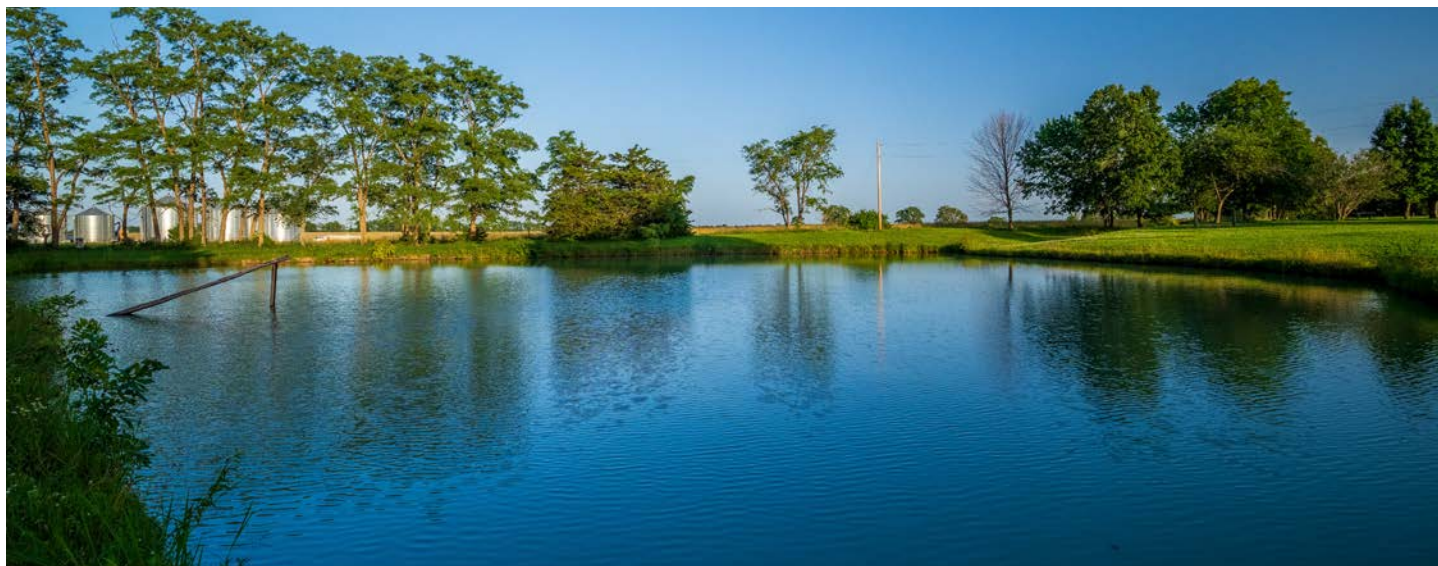
# ESTABLISHED TRAIL SYSTEM

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# STOCKED POND

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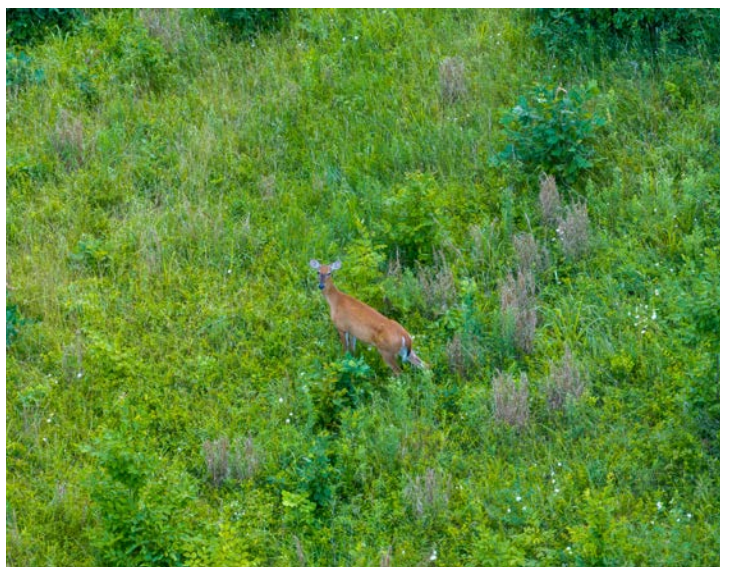
# INCREDIBLE HUNTING

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# ADDITIONAL PHOTOS

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# AERIAL MAP



©2026 AgriData, Inc.

Boundary Center: 39° 58' 15.74, -92° 35' 44.07

0ft 360ft 720ft



Maps Provided By:



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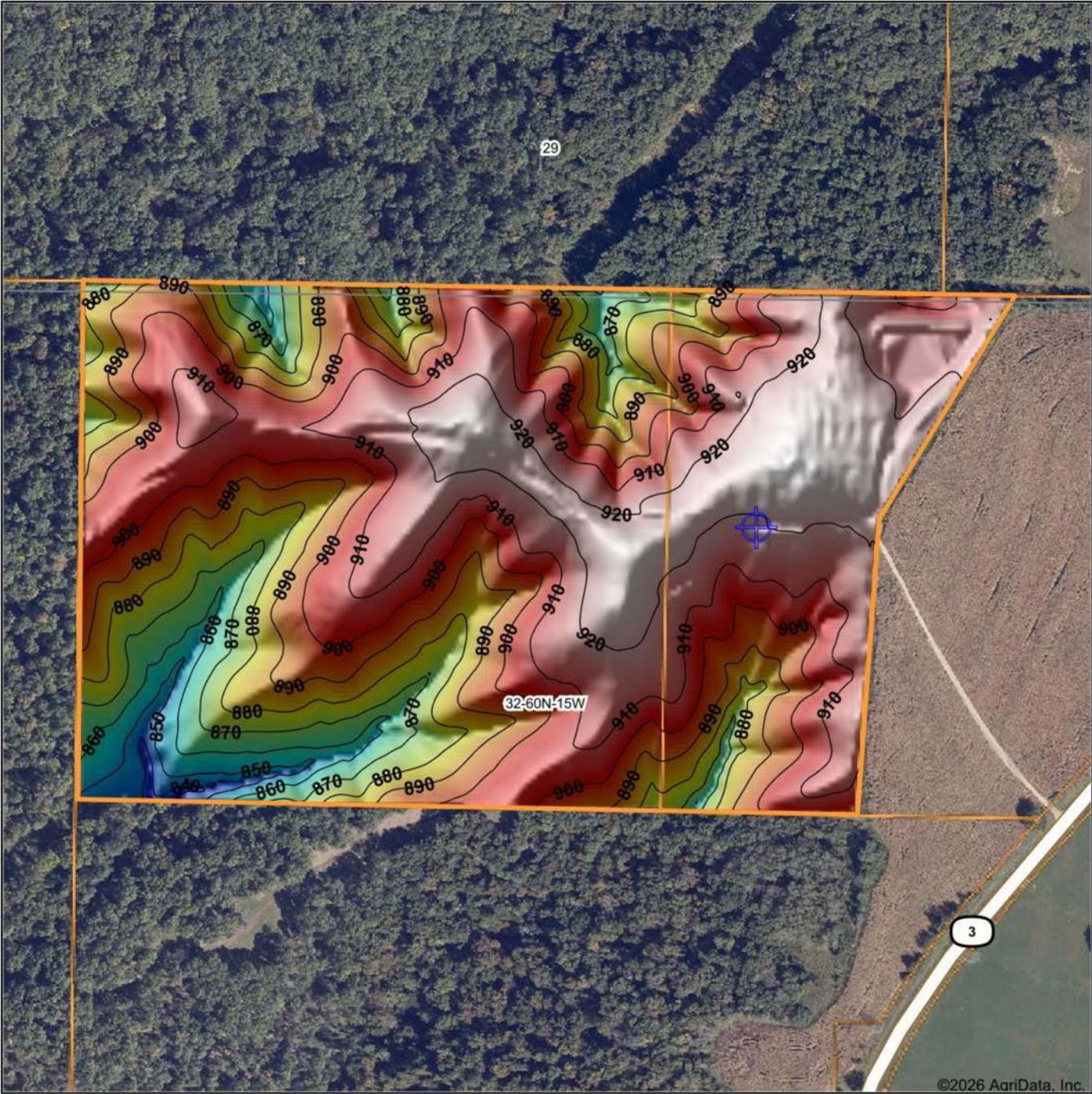
www.AgriDataInc.com

**32-60N-15W**  
**Macon County**  
**Missouri**



7/3/2026

# HILLSHADE MAP



Low Elevation High



Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 3 meter dem

Interval(ft): 10

Min: 0.0

Max: 0.0

Range: .0

Average: .0

Standard Deviation: 0 ft

0ft 364ft 727ft

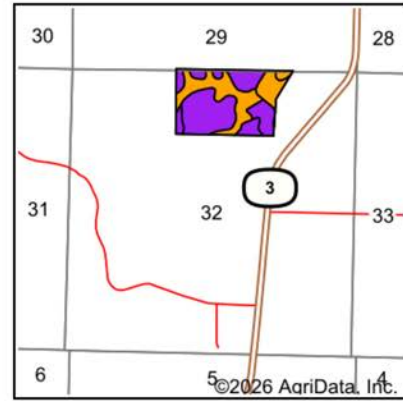
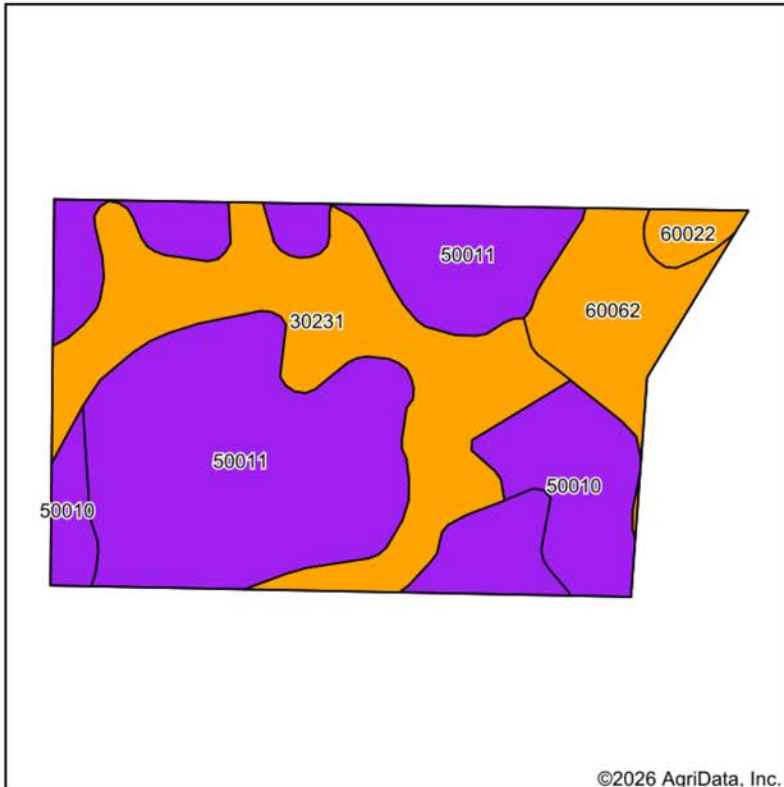


7/3/2026

**32-60N-15W**  
**Macon County**  
**Missouri**

Boundary Center: 39° 58' 15.74, -92° 35' 44.07

# SOILS MAP



State: **Missouri**  
 County: **Macon**  
 Location: **32-60N-15W**  
 Township: **Richland**  
 Acres: **53.52**  
 Date: **7/3/2026**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: MO121, Soil Area Version: 29

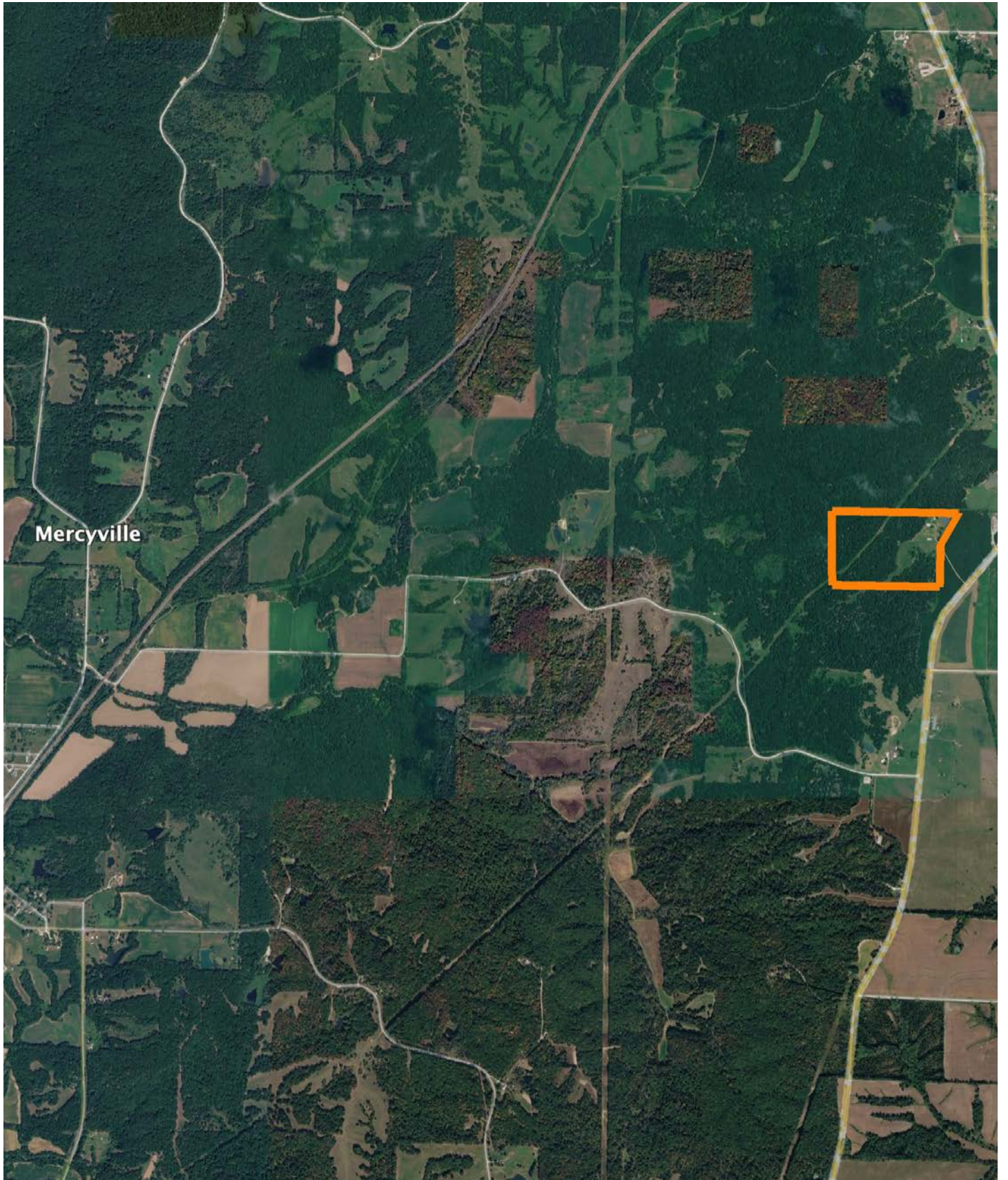
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
50011	Winnegan loam, 20 to 35 percent slopes	26.54	49.7%		> 6.5ft.	Vle	19	19	10
30231	Winnegan loam, 5 to 9 percent slopes	14.42	26.9%		> 6.5ft.	IIIe	74	74	57
50010	Winnegan loam, 14 to 20 percent slopes, eroded	6.28	11.7%		> 6.5ft.	Vle	58	58	38
60062	Bevier silty clay loam, 3 to 8 percent slopes, moderately eroded	5.31	9.9%		> 6.5ft.	IIIe	64	64	49
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	0.97	1.8%		> 6.5ft.	IIIe	61	61	51
<b>Weighted Average</b>						<b>4.84</b>	<b>*n 43.6</b>	<b>*n 43.6</b>	<b>*n 30.6</b>

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

Soils data provided by USDA and NRCS.

# OVERVIEW MAP

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## 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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