

MIDWEST LAND GROUP PRESENTS



28 ACRES
ADAIR COUNTY, MO

30129 Glenview Trail, LaPlata, Missouri 63549



MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL 28 +/- ACRE HOMESTEAD AND EQUINE/LIVESTOCK PROPERTY

Nestled in the rolling countryside of southern Adair County, Missouri, this exceptional 28 +/- acre homestead offers a rare combination of comfort, functionality, agricultural potential, and outdoor recreation. Whether you're a dedicated horse enthusiast, aspiring homesteader, or simply looking for a peaceful country retreat, this versatile property is ready to fit a variety of lifestyles.

The rolling pastures and productive alfalfa field provide an ideal setting for livestock, horseback riding, recreation, or simply enjoying the outdoors. With ample room to live, work, and unwind, this property offers the versatility and rural charm that make country living so appealing.

At the heart of the property is a spacious and adaptable home offering nine bedrooms and three bathrooms. The main level includes the charm of the original 1,200 square foot home, where electrical has been installed but is currently disconnected, along with a bright 468 square foot sun porch—the perfect place to enjoy quiet mornings while taking in views of the surrounding

countryside. The main level also features functioning plumbing and an unfinished basement providing additional storage.

A 900-square-foot mother-in-law suite, added in 2024, offers its own private living space with functioning plumbing, a large kitchen, comfortable living area, bedroom, bathroom, and cozy office or sewing nook. The space can function as a separate living quarter or be opened up to create a larger gathering area for family and friends.

The upper level adds substantial living and sleeping space, featuring seven additional bedrooms, a sitting area, and a bathroom ready for finishing. The possibilities are extensive—accommodate a large family, host guests, create an Airbnb or lodge-style retreat, or establish a comfortable base camp for outdoor enthusiasts.

Each 11'x12' bedroom can remain as-is for individual privacy, or walls can be reconfigured to create larger, more open sleeping quarters. Recently installed custom windows throughout the home bring in abundant natural



light while improving energy efficiency. The exterior has also been updated with brand-new siding and a new roof, providing attractive curb appeal and added long-term durability.

Designed with horses in mind, this property has served as the home base for a successful farrier and horse-training operation, with an established clientele throughout the region.

A 54'x90' riding arena connects seamlessly to a newer 36'x100' horse facility, providing an impressive setup for training, boarding, and equine care. The facility includes an insulated farrier shop with its own office, bathroom, and wash bay, along with a barn area featuring seven custom stalls and a tack room.

Additional outbuildings include a 40'x32' barn with hay storage and a substantial 40'x60' structure ideal for equipment, feed, or additional farm storage.

The approximately 28 acres are fully fenced and include dedicated pens and corrals for both cattle and horses. Approximately nine acres of thick, productive alfalfa

provide multiple cuttings each year, offering both agricultural value and potential income.

For recreation, the property also features a stocked pond, providing an enjoyable spot for fishing and relaxing.

This is more than just a property—it's a place where work, recreation, and rural living come together. Whether your vision is raising a family in a peaceful country setting, building a self-sufficient homestead, operating a horse-training or farrier business, creating a private retreat, or simply enjoying the freedom of country living, this property offers the space, infrastructure, and flexibility to make it happen.

Opportunities like this—combining acreage, a highly adaptable home, established equine facilities, productive farmland, and recreational amenities—are increasingly hard to find. Additional acreage is available!

Contact Duane Spencer at (573) 823-2252 to schedule a showing and experience this unique Adair County property for yourself.

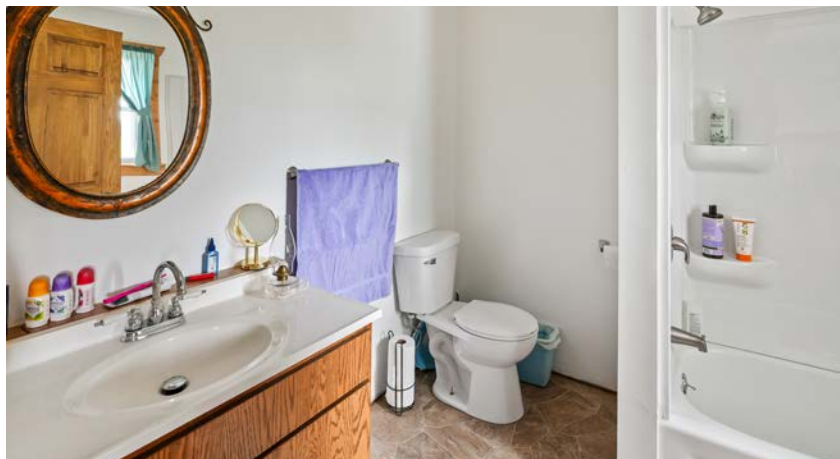
PROPERTY FEATURES

COUNTY: **ADAIR** | STATE: **MISSOURI** | ACRES: **28**

- Over 3,100 square foot home
- 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
- Approximately 9 acres of beautiful alfalfa
- Abundantly stocked pond that includes bass, hybrid bluegill, and catfish
- Electricity runs in 1,200 square feet of the home
- Plumbing throughout the main floor
- LaPlata schools
- Approximately 25 minutes to both Kirksville and Macon
- Home and 28 +/- acres may be purchased as part of an overall 80 +/- acre parcel - includes home and outbuildings

OVER 3,100 SQUARE FOOT HOME

At the heart of the property is a spacious and adaptable home offering nine bedrooms and three bathrooms. The main level includes the charm of the original 1,200 square foot home, where electrical has been installed but is currently disconnected, along with a bright 468 square foot sun porch—the perfect place to enjoy quiet mornings while taking in views of the surrounding countryside.



STOCKED POND



9 +/- ACRES OF ALFALFA



MULTIPLE OUTBUILDINGS

Additional outbuildings include a 40'x32' barn with hay storage and a substantial 40'x60' structure ideal for equipment, feed, or additional farm storage.

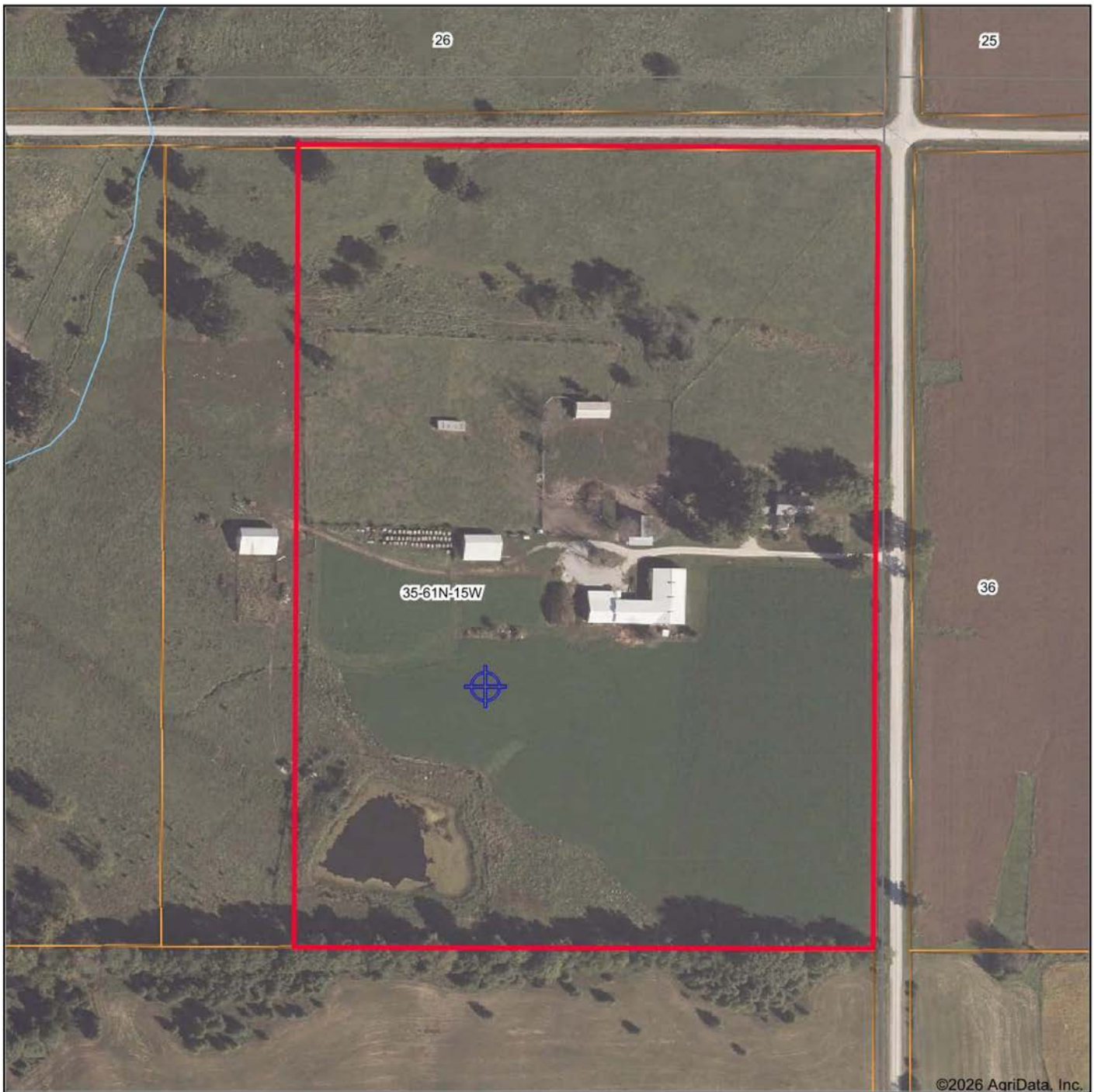


HORSE FACILITY

A 54'x90' riding arena connects seamlessly to a newer 36'x100' horse facility, providing an impressive setup for training, boarding, and equine care. The facility includes an insulated farrier shop with its own office, bathroom, and wash bay, along with a barn area featuring seven custom stalls and a tack room.



AERIAL MAP



Maps Provided By:



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Boundary Center: 40° 3' 0.05, -92° 32' 10.21

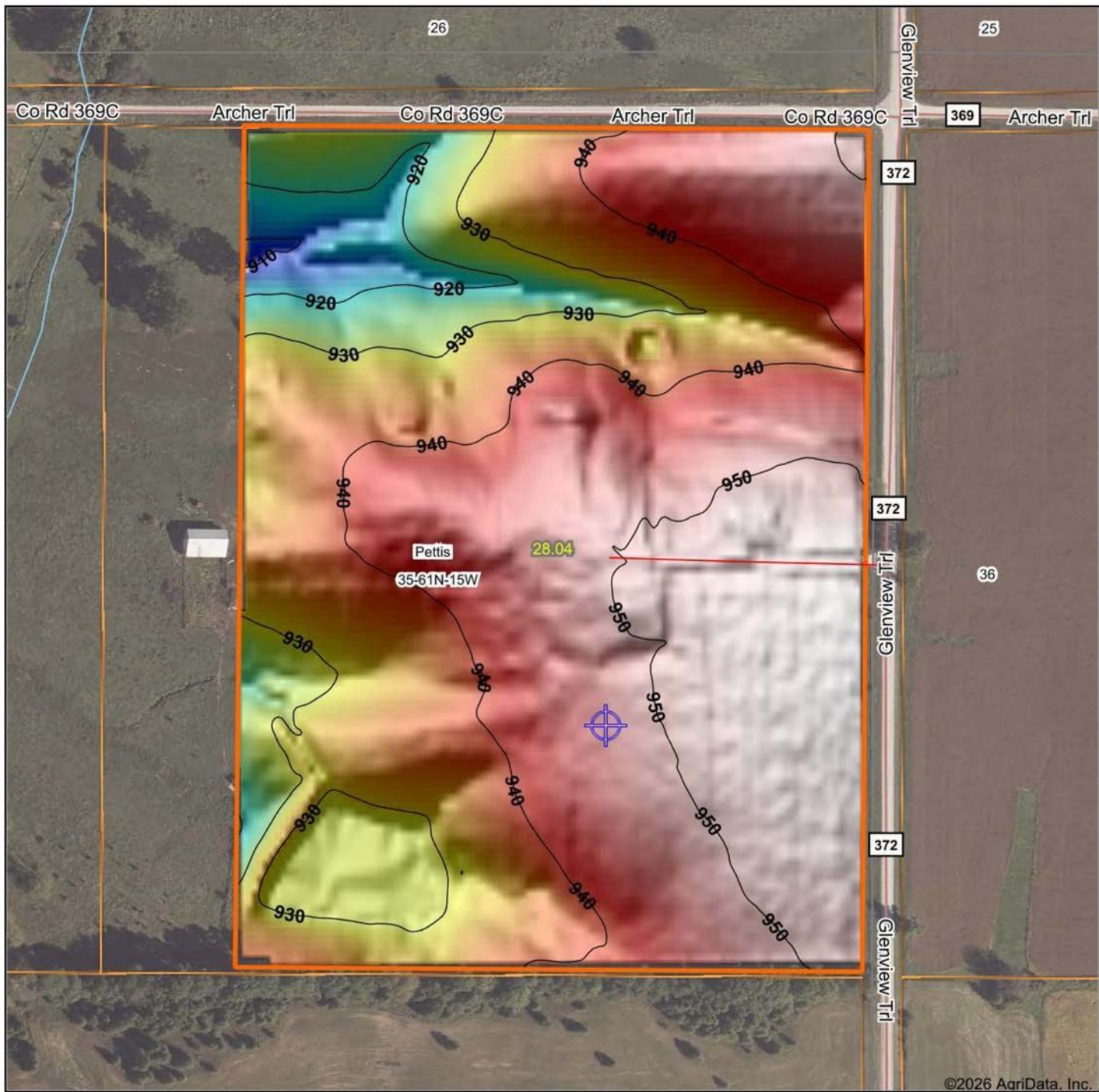
35-61N-15W
Adair County
Missouri

0ft 251ft 503ft



8/3/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 3 meter dem

Interval(ft): 10

Min: 907.5

Max: 953.3

Range: 45.8

Average: 939.5

Standard Deviation: 9.68 ft

0ft 237ft 474ft

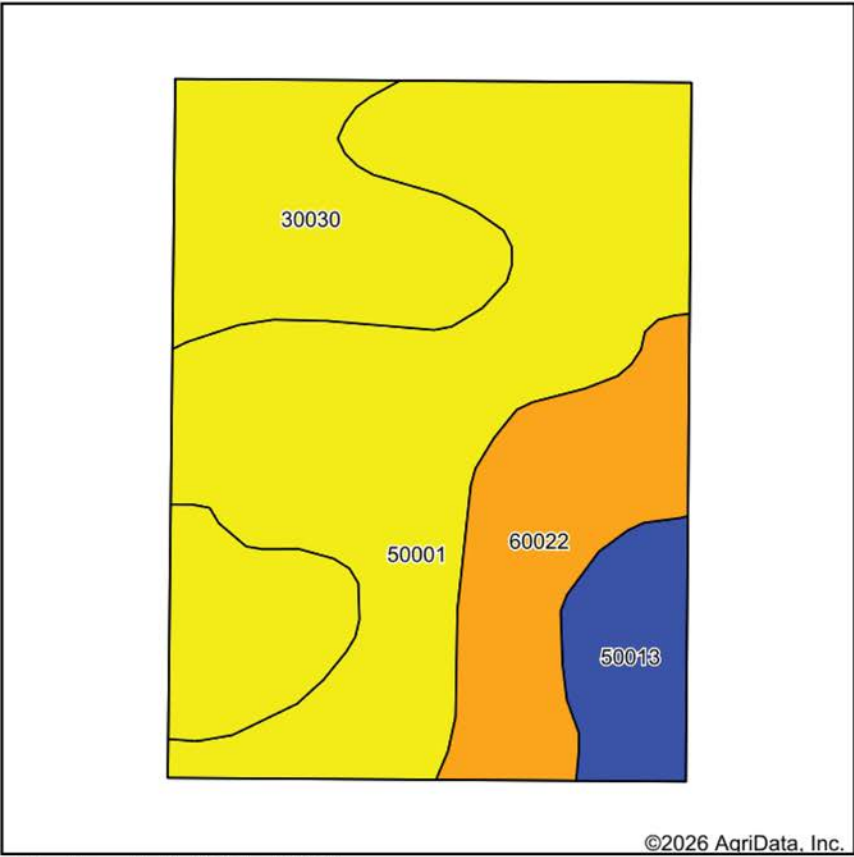


8/12/2026

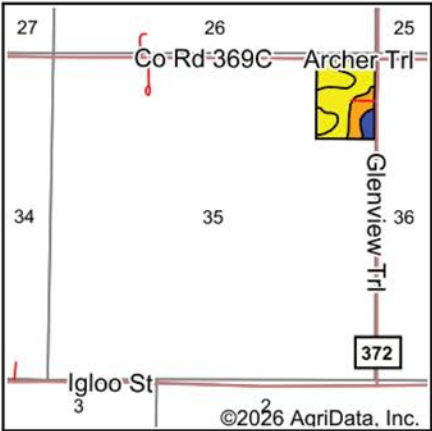
35-61N-15W
Adair County
Missouri

Boundary Center: 40° 3' 0.04, -92° 32' 10.28

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Adair**
Location: **35-61N-15W**
Township: **Pettis**
Acres: **28.04**
Date: **8/12/2026**



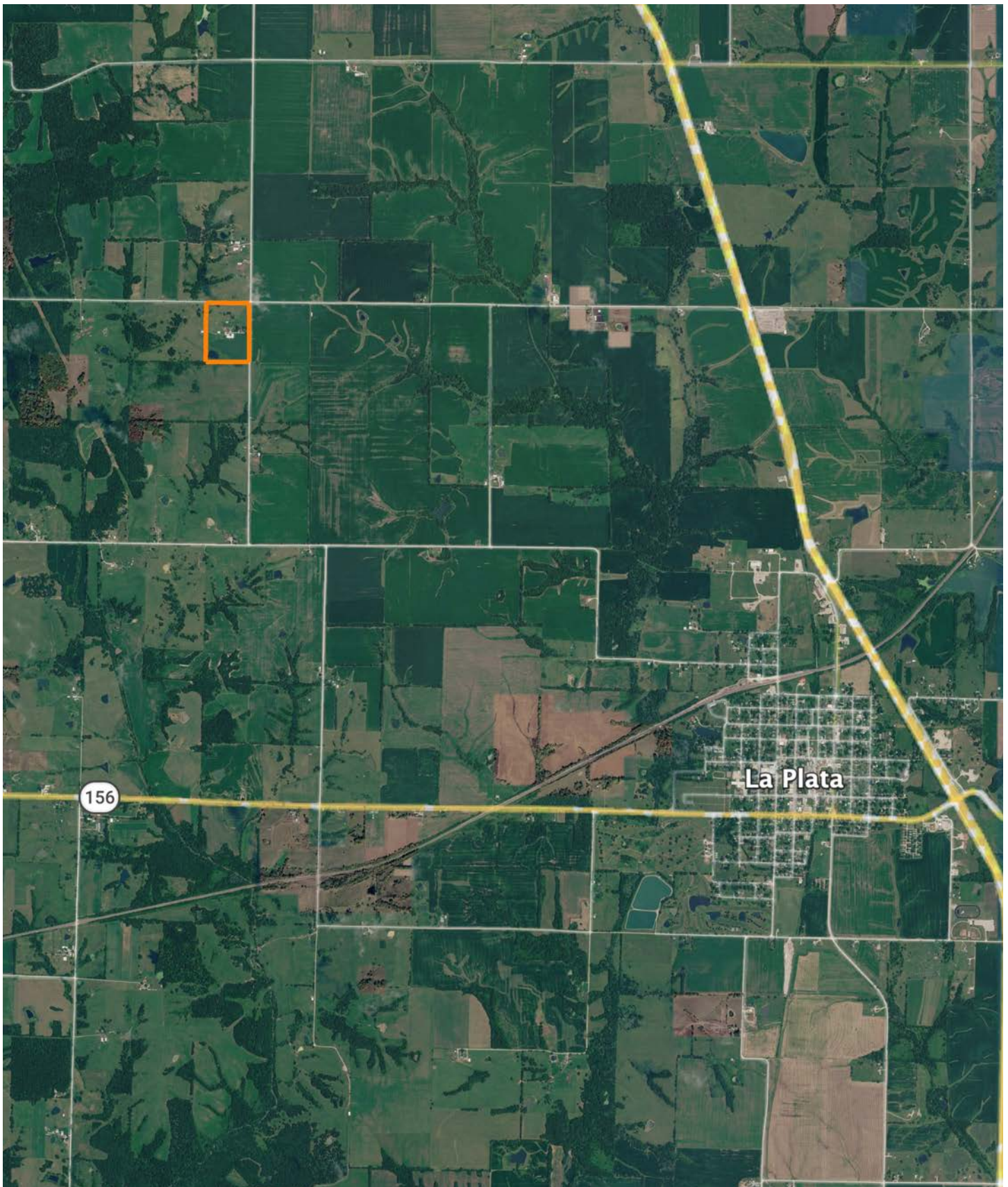
Maps Provided By:



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
50001	Armstrong loam, 5 to 9 percent slopes, eroded	13.62	48.6%		> 6.5ft.	IVe	66	66	49
30030	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	7.46	26.6%		> 6.5ft.	IVe	58	58	41
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	4.74	16.9%		> 6.5ft.	IIle	61	61	51
50013	Adco silt loam, 1 to 3 percent slopes	2.22	7.9%		1.3ft. (Abrupt textural change)	Ile	71	71	57
Weighted Average						3.67	*n 63.4	*n 63.4	*n 47.8

*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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