

MIDWEST LAND GROUP PRESENTS

5.5 ACRES IN

CALLAWAY COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

RURAL BUILD SITE CLOSE TO I-70 AND KINGDOM CITY

This 5.5 +/- acre tract offers an excellent opportunity to build your dream home in the country while remaining conveniently close to area amenities. Located along County Road 220, the property offers a great rural build site with county water and utilities available along the road.

Conveniently situated near Kingdom City, I-70, and Highway 54, the property provides easy access to surrounding communities. Fulton is just a short drive away, while Columbia is approximately 25 minutes from the property, making this an ideal location for those seeking the peace and space of country living without giving up convenient access to shopping, dining, employment, and other amenities.

Currently in production as part of a productive tillable tract, the property offers an open slate for its next owner. The current farmer is also willing to continue farming the

property if desired, providing an opportunity for the new owner to maintain agricultural use while planning for future development.

Located within the North Callaway School District, this property combines location, accessibility, and the opportunity to create a private country homeplace. With 5.5 +/- acres, there's room to spread out and enjoy the rural lifestyle without the maintenance and commitment of a much larger tract.

Whether you're ready to build your forever home, looking for a peaceful country retreat, or simply want more room to enjoy the outdoors, this property offers a great opportunity in a convenient and desirable location.

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



PROPERTY FEATURES

COUNTY: **CALLAWAY** | STATE: **MISSOURI** | ACRES: **5.5**

- 5.5 +/- acres
- Located in close proximity to Kingdom City, I-70, and Highway 54
- Short distance from Fulton
- Approximately 25 minutes to Columbia
- Water and utilities available along county road
- Great rural build site
- Within North Callaway School District
- Current farmer is willing to farm the property if desired



5.5 +/- ACRES



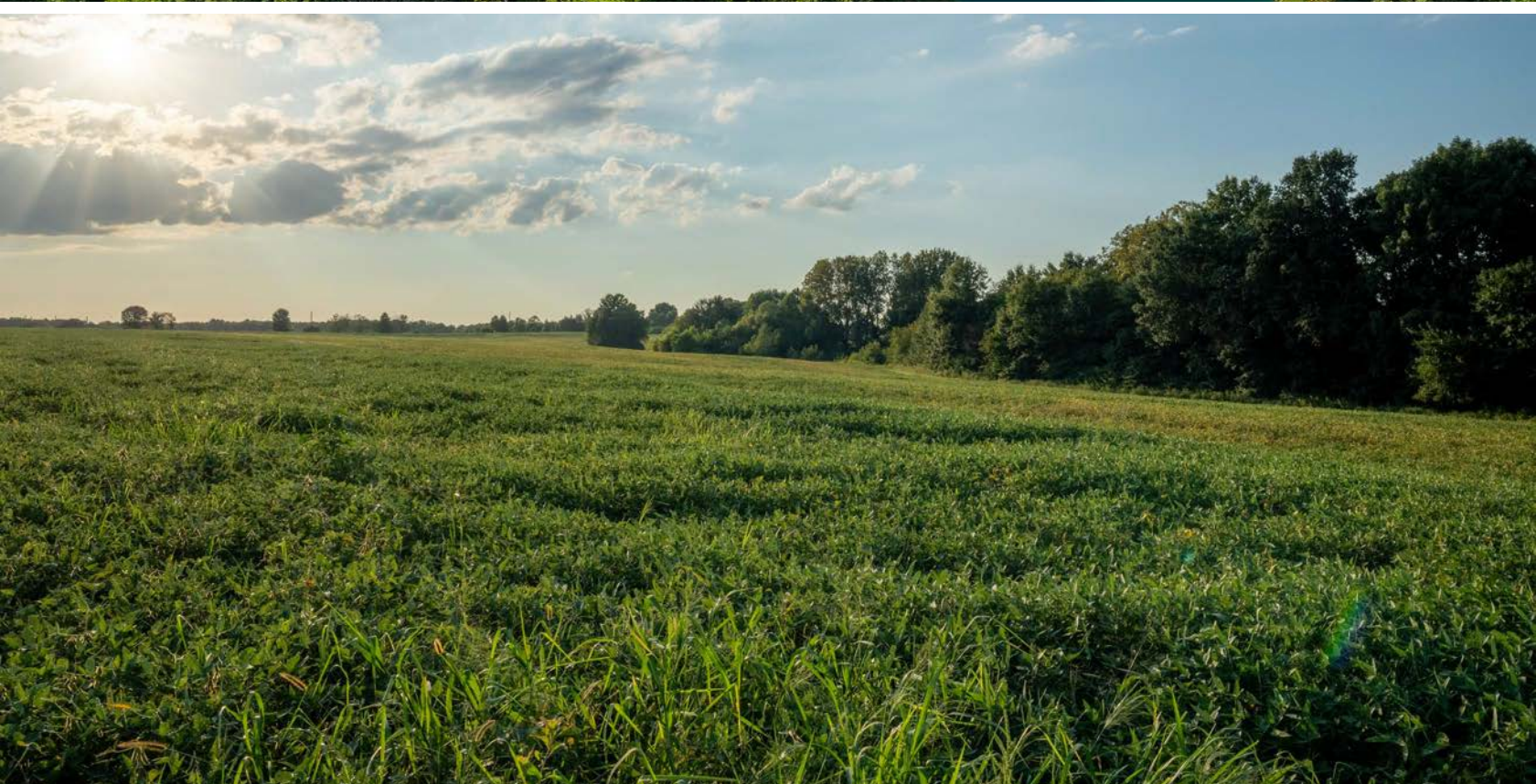
SHORT DISTANCE FROM FULTON



WATER AND UTILITIES AVAILABLE



GREAT RURAL BUILD SITE



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: $38^{\circ} 55' 45.98$, $-91^{\circ} 58' 59.35$

0ft 202ft 405ft



Maps Provided By:



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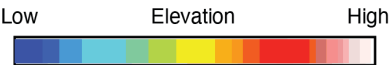
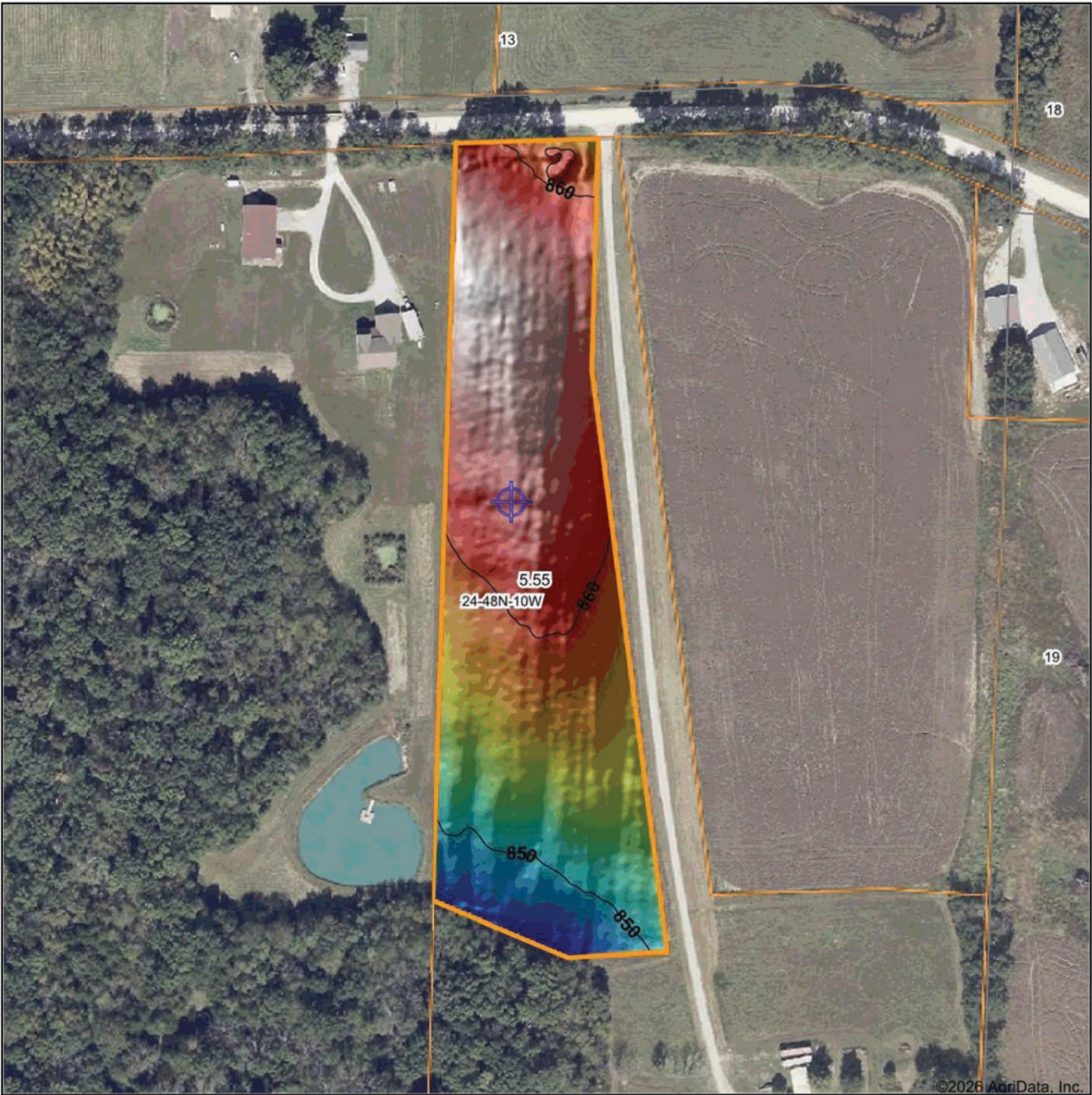
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24-48N-10W
Callaway County
Missouri



8/31/2026

HILLSHADE MAP



Maps Provided By:

surety
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Source: USGS 1 meter dem
Interval(ft): 10
Min: 845.5
Max: 866.0
Range: 20.5
Average: 858.3
Standard Deviation: 5.35 ft

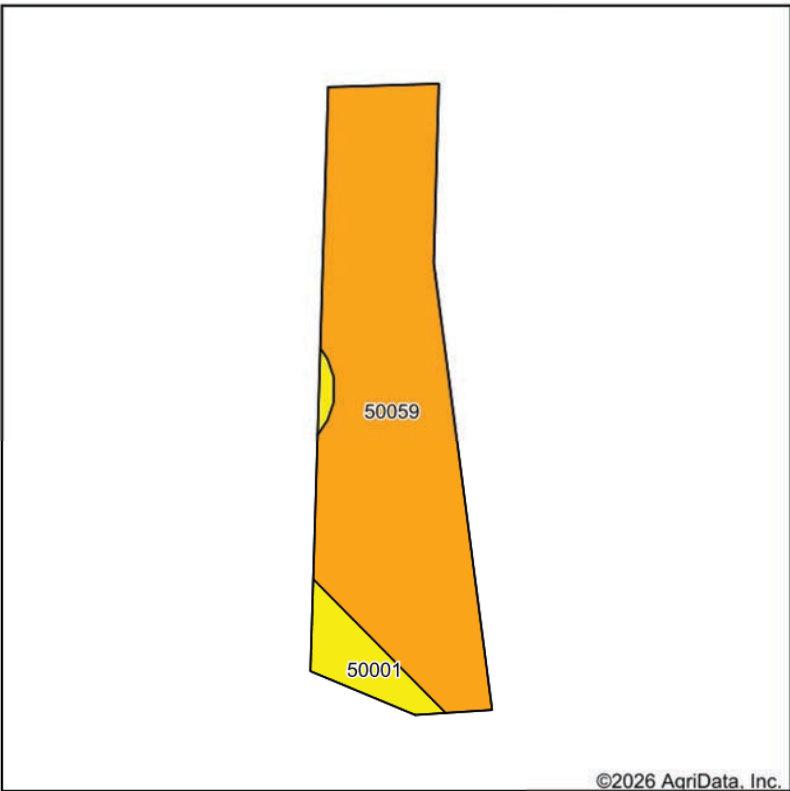


8/31/2026

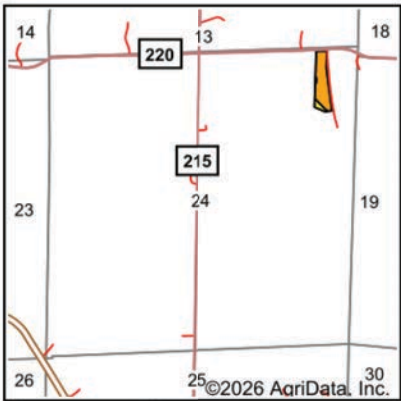
24-48N-10W
Callaway County
Missouri

Boundary Center: 38° 55' 45.98, -91° 58' 59.35

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Callaway**
Location: **24-48N-10W**
Township: **McCredie**
Acres: **5.55**
Date: **8/31/2026**



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Area Symbol: MO027, Soil Area Version: 29									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
50059	Mexico silt loam, 1 to 4 percent slopes, eroded	5.02	90.5%		IIIe	71	71	62	53
50001	Armstrong loam, 5 to 9 percent slopes, eroded	0.53	9.5%		IVe	66	66	60	49
Weighted Average					3.10	*n 70.5	*n 70.5	*n 61.8	*n 52.6

*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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