

MIDWEST LAND GROUP PRESENTS

152 ACRES IN

CALLAWAY COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

IMPRESSIVE 152 +/- ACRE OPPORTUNITY ADJACENT TO TANGLEWOOD GOLF COURSE

Rarely does a property offer this combination of productive farmland, recreational appeal, excellent access, and future potential. Located next to Tanglewood Golf Course near Fulton, this versatile property presents an outstanding opportunity for agricultural investment, recreation, a private homesite, or future development.

Spanning approximately 152 +/- acres, the property features productive farmland along with attractive topography and a convenient location. The combination of open ground, accessibility, and available utilities gives this property a level of flexibility that is difficult to find.

The seller is willing to divide the property into two tracts consisting of approximately 50.5 acres and 101.5 acres, offering buyers the flexibility to purchase the size that best fits their needs.

Convenient access is a major advantage, with the property located along paved highway frontage. Electric, water, and fiber are available along the highway, providing valuable infrastructure for a future residence, agricultural operation, or other potential uses.

With its proximity to Tanglewood Golf Course, productive farmland, accessible location, and available utilities, this property offers far more than a traditional farm tract. Whether you're looking for a productive agricultural investment, a recreational retreat, a homesite, or property with long-term development potential, this tract is worth a closer look.

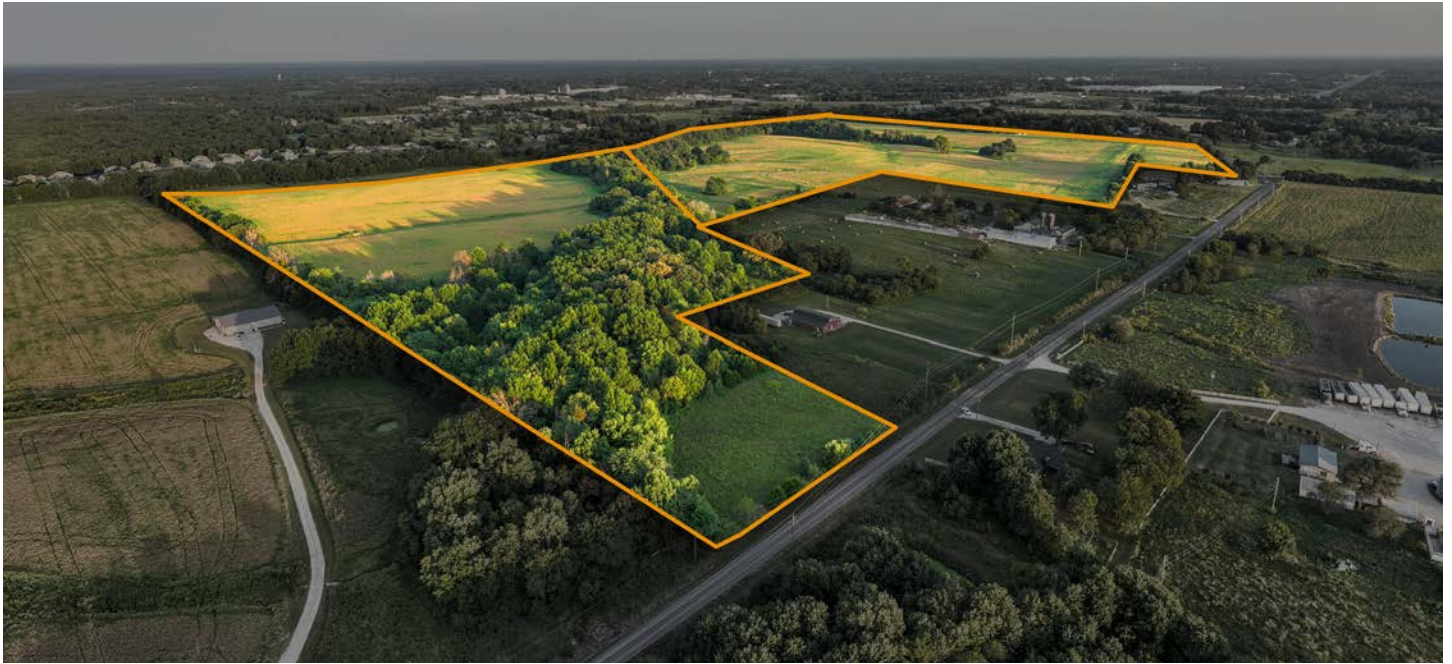
Please contact Duane Spencer at (573) 823-2252 for more information or to schedule a showing.



PROPERTY FEATURES

COUNTY: **CALLAWAY** | STATE: **MISSOURI** | ACRES: **152**

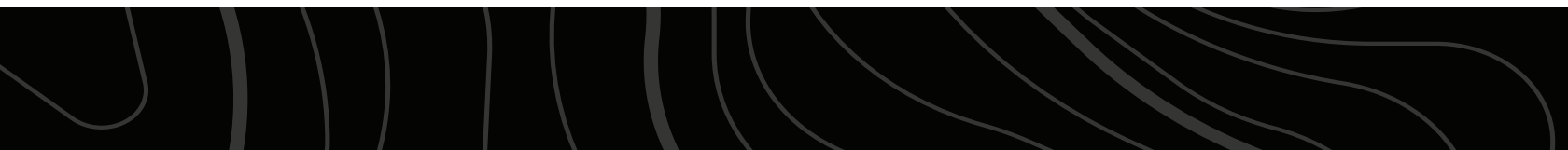
- 152 +/- total acres
- Approximately 103 tillable acres
- Borders Tanglewood Golf Course
- Numerous homesite possibilities
- Hunting and recreational opportunities
- Approximately 5 minutes from downtown Fulton
- Approximately 10 minutes from Kingdom City/ Interstate 70
- Approximately 30 minutes from Columbia
- Fulton Schools
- Willing to divide into tracts of 50.5 and 101.5 +/- acres



103 +/- TILLABLE ACRES



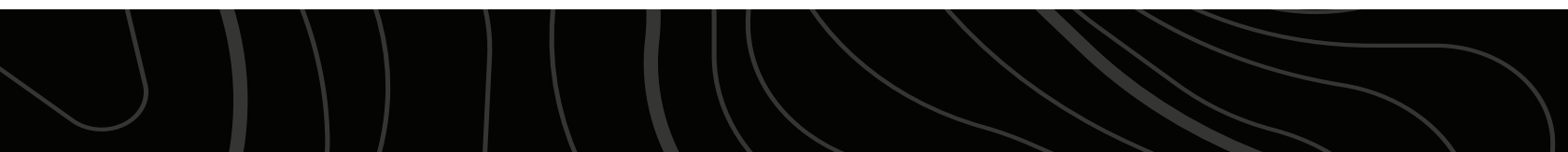
BORDERS TANGLEWOOD GOLF COURSE



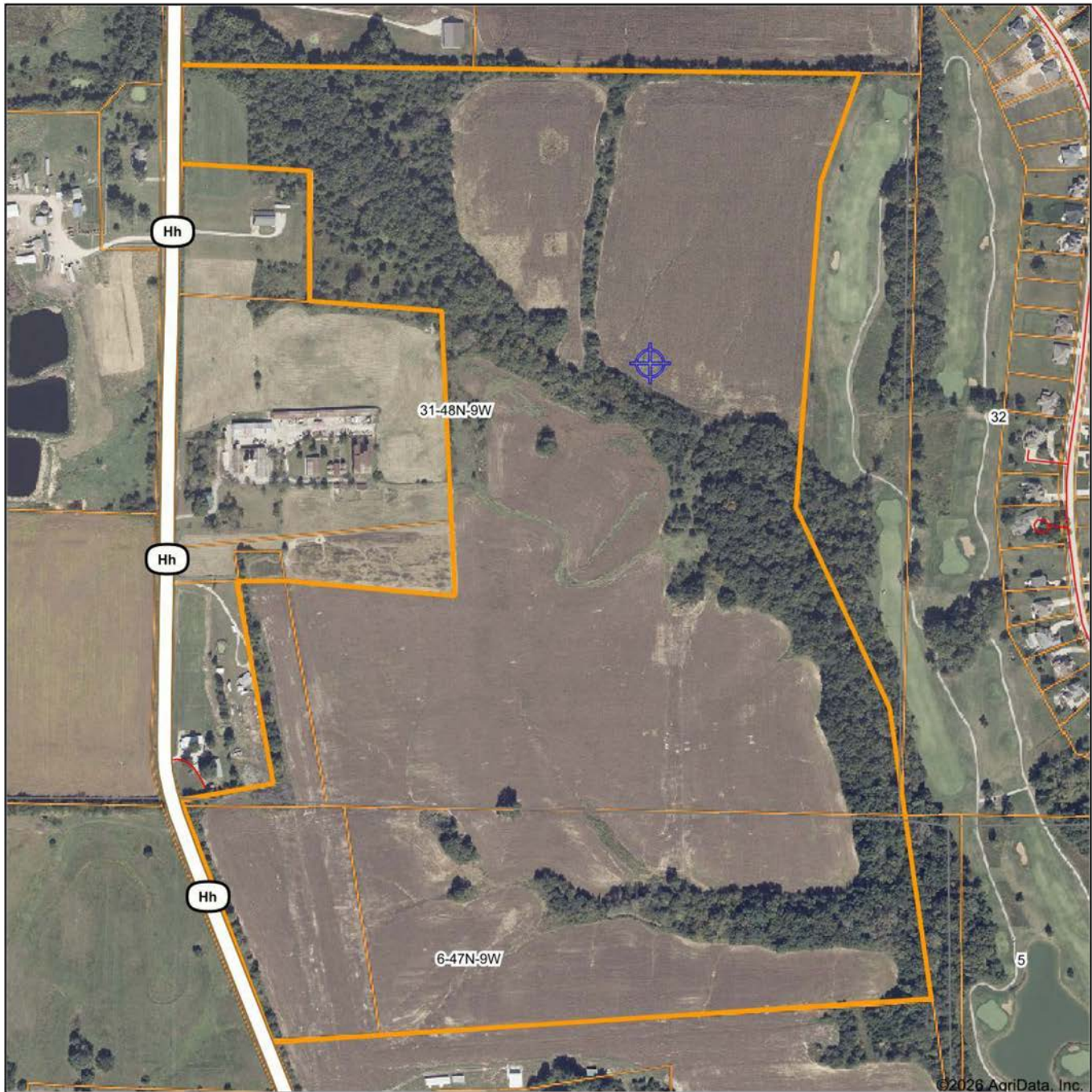
NUMEROUS HOMESITE POSSIBILITIES



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 38° 53' 22.25, -91° 58' 2.83

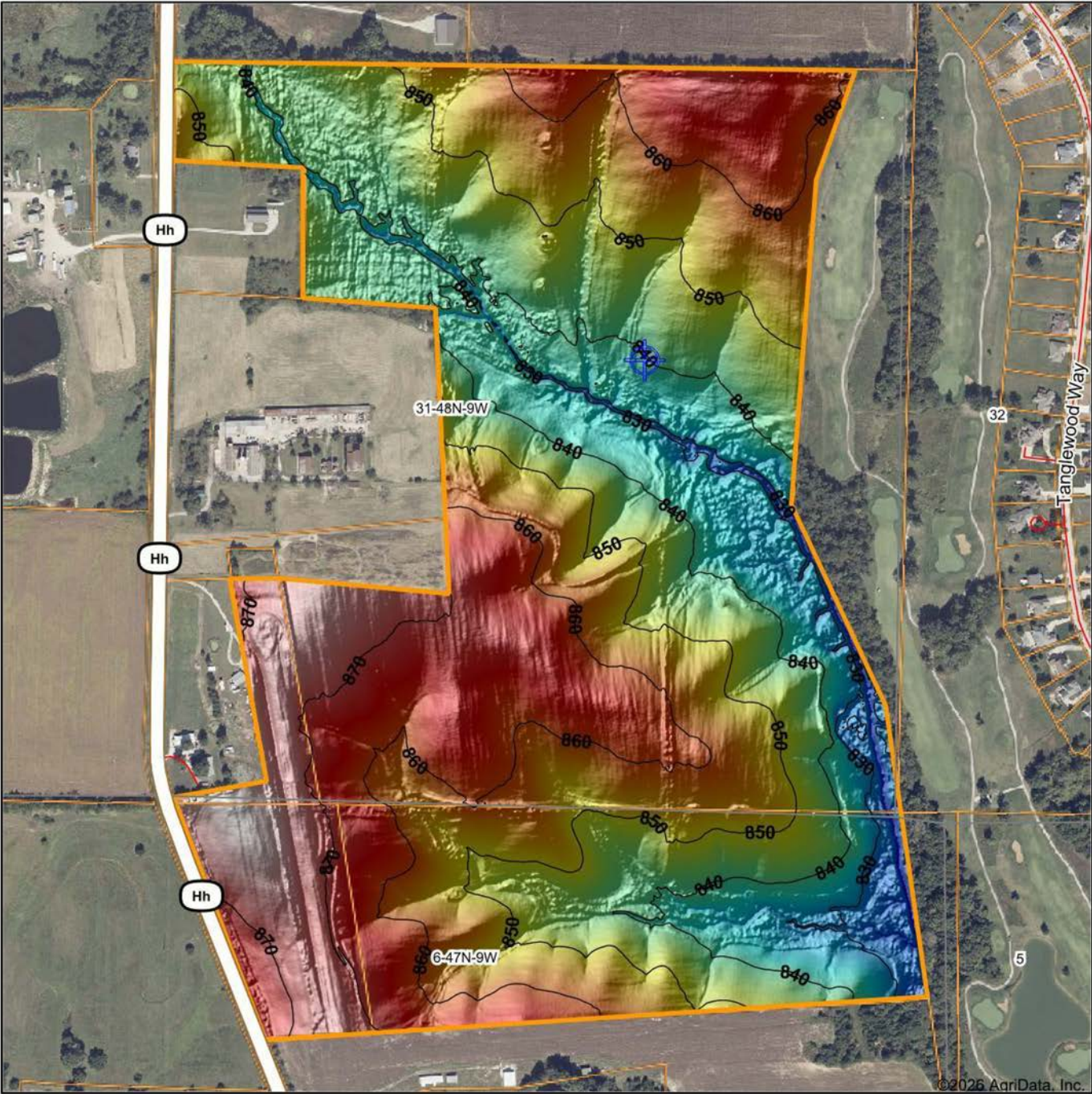
0ft 552ft 1105ft

31-48N-9W
Callaway County
Missouri



8/30/2026

HILLSHADE MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 10
Min: 821.1
Max: 879.7
Range: 58.6
Average: 852.0
Standard Deviation: 12.37 ft

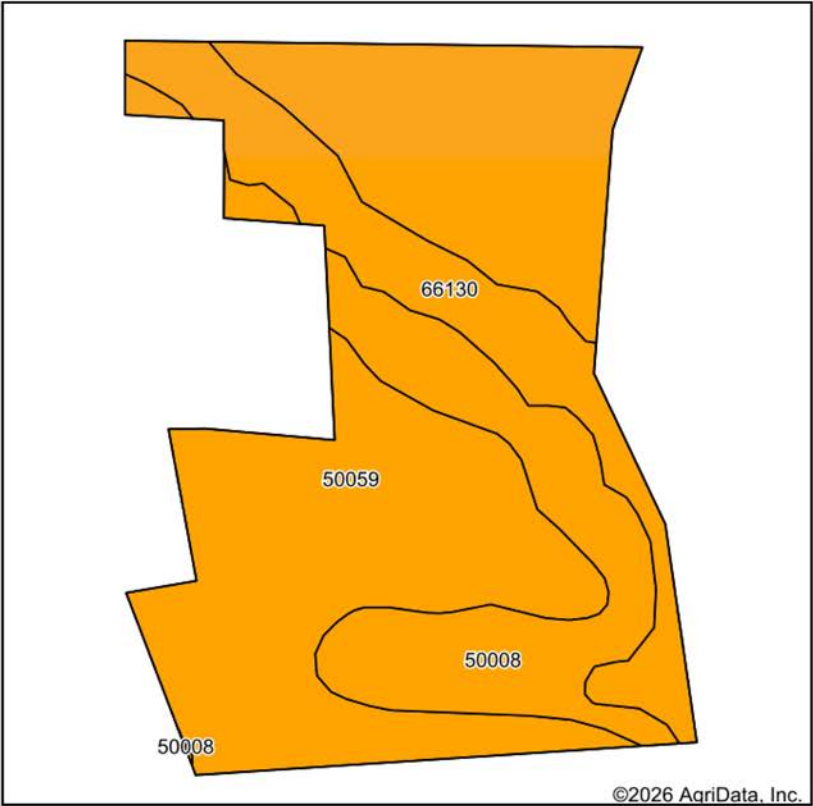


8/30/2026

31-48N-9W
Callaway County
Missouri

Boundary Center: 38° 53' 22.25, -91° 58' 2.83

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Callaway**
Location: **31-48N-9W**
Township: **East Fulton**
Acres: **151.98**
Date: **8/30/2026**



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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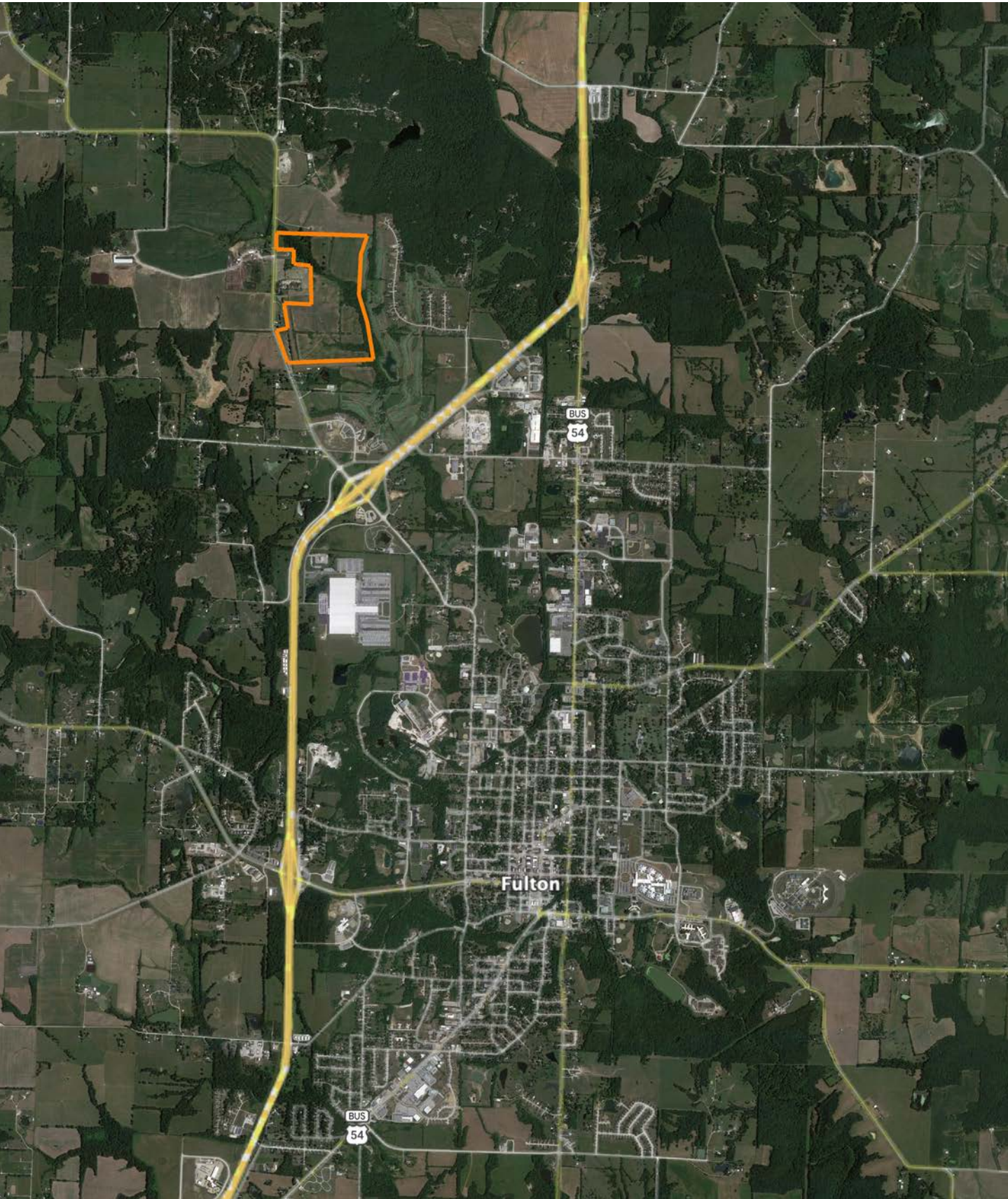
Area Symbol: MO027, Soil Area Version: 29

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	92.97	61.1%		IIIe	71	71	62	53
50008	Keswick silt loam, 5 to 9 percent slopes, eroded	32.78	21.6%		IIIe	59	59	55	47
66130	Moniteau silt loam, 1 to 3 percent slopes, rarely flooded	26.23	17.3%		IIIw	71	60	54	71
Weighted Average					3.00	*n 68.4	*n 66.5	*n 59.1	*n 54.8

*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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