

MIDWEST LAND GROUP PRESENTS

38 ACRES IN

MACON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

38 ACRES OF TILLABLE AND RECREATIONAL LAND IN MACON COUNTY

Discover the potential of this versatile 38 acre property in Macon County, conveniently located near Atlanta, Missouri. Approximately 32 acres are currently tillable, offering an excellent opportunity for agricultural income, investment, or food plots to enhance the property's hunting potential. The remaining acreage provides habitat for deer and turkey, making this a well-rounded recreational and income-producing tract.

With water and electricity available at the road, multiple potential build sites offer the opportunity to create your

dream country home, hunting cabin, or weekend retreat. Conveniently located just 3.5 miles from Highway 63, the property provides easy access while maintaining a peaceful rural setting. Macon is approximately 15 miles away, and Kirksville is just 24 miles away.

Whether you're looking for productive farmland, a recreational getaway, an investment property, or a future homesite, this 38 acre Macon County tract offers plenty of possibilities.



PROPERTY FEATURES

COUNTY: **MACON** | STATE: **MISSOURI** | ACRES: **38**

- 38 acres in Macon County near Atlanta, MO
- Approximately 32 acres tillable
- Productive farmland with income potential
- Deer and turkey hunting opportunities
- Recreational potential
- Water available at the road
- Electricity available at the road
- Multiple potential build sites
- Just 3.5 miles from Hwy 63
- 15 miles to Macon and 24 miles to Kirksville



32 ACRES TILLABLE



HUNTING OPPORTUNITIES



CONVENIENT ACCESS

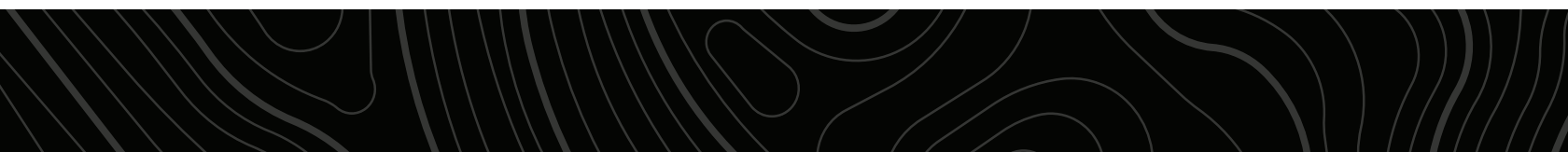


MULTIPLE BUILD SITES

With water and electricity available at the road, multiple potential build sites offer the opportunity to create your dream country home, hunting cabin, or weekend retreat.



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 39° 55' 6.04, -92° 32' 55.07

0ft 282ft 564ft



Maps Provided By:



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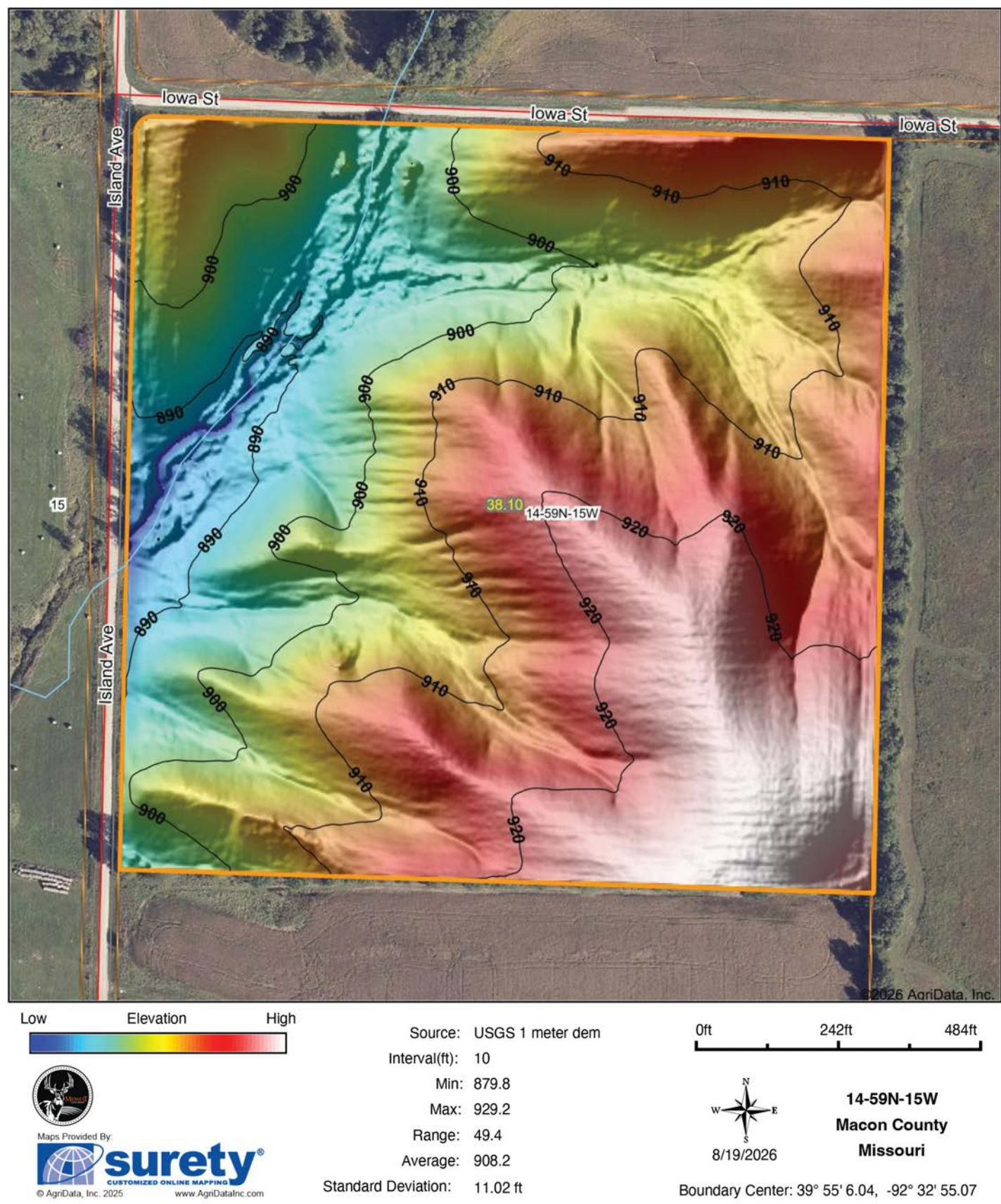
www.AgriDataInc.com

14-59N-15W
Macon County
Missouri

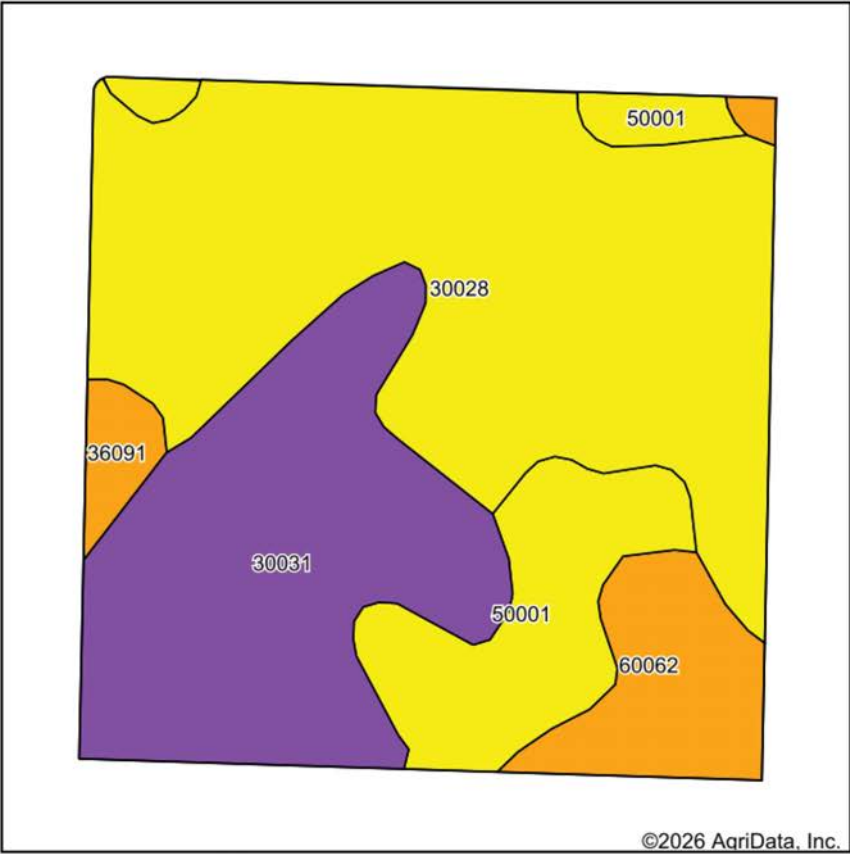


8/19/2026

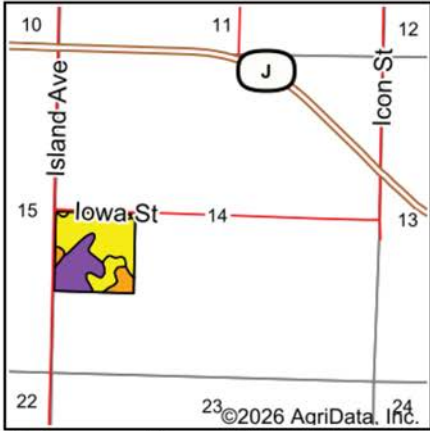
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Macon**
Location: **14-59N-15W**
Township: **Independence**
Acres: **38.1**
Date: **8/19/2026**



Maps Provided By:



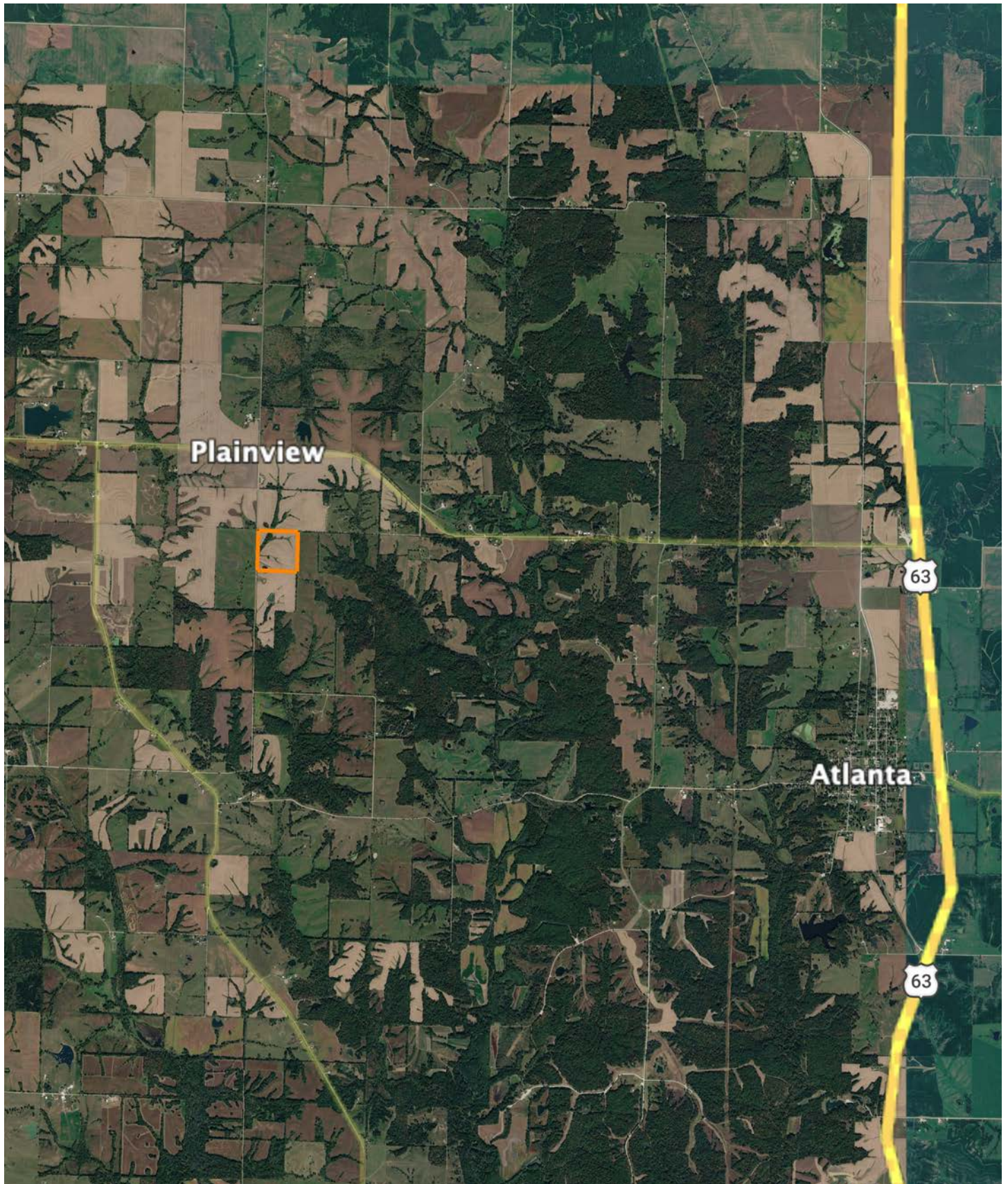
Area Symbol: MO121, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
30028	Armstrong clay loam, 5 to 9 percent slopes, severely eroded	18.48	48.5%		IVe	56	56	38
30031	Armstrong clay loam, 9 to 14 percent slopes, severely eroded	10.62	27.9%		VIe	51	51	32
50001	Armstrong loam, 5 to 9 percent slopes, eroded	5.14	13.5%		IVe	66	66	49
60062	Bevier silty clay loam, 3 to 8 percent slopes, moderately eroded	3.10	8.1%		IIIe	64	64	49
36091	Vesser silt loam, 1 to 3 percent slopes, occasionally flooded	0.76	2.0%		IIIw	80	78	79
Weighted Average					4.46	*n 57.1	*n 57	*n 39.5

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Kyle Allinson serves clients across Central Missouri with a work ethic and perspective shaped by a lifetime spent on and around the land. Kyle's connection to rural property began on his grandfather's cattle farm in Macon County, where he learned the value of hard work, stewardship, and the outdoors at a young age. Today, he and his wife, Kayla, are raising their two sons, Chase and Camden, on their own farm near Fayette, continuing that legacy.

Before transitioning into land sales, Kyle built an 18-year career as a lineman, including eight years with a local rural electric cooperative. His background provides clients with a practical understanding of utilities, easements, and infrastructure, critical factors when buying or selling land. Combined with his deep familiarity with Central Missouri, this knowledge helps clients make confident, informed decisions.

Kyle's passion for land is evident in how he spends his time: bowhunting whitetails, managing habitat, turkey hunting, and working alongside his boys outdoors. With over 30 years of hunting experience, a lifelong involvement in agriculture, and his National Deer Association Whitetail Deer Steward Level 1 certification, he brings both insight and authenticity to every property he represents.

Known for being honest, dependable, and persistent, Kyle is committed to helping clients achieve their goals, whether that's maximizing the value of a sale or finding the right piece of ground to call their own.



KYLE ALLINSON

LAND AGENT

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