



MIDWEST LAND GROUP PRESENTS

SPORTSMAN'S PARADISE IN MACON COUNTY



24.5 ACRES
MACON COUNTY
MISSOURI









24.5 +/- ACRE SPORTSMAN'S PARADISE IN MACON COUNTY

COUNTY: MACON | **STATE:** MISSOURI | **ACRES:** 24

If you're looking for a property that offers exceptional hunting opportunities, outstanding recreational appeal, and a place to get away and enjoy the outdoors, this 24.5 +/- acre tract deserves your attention. Located adjacent to Long Branch Lake and the Long Branch Lake Management Lands, this property offers access to an abundance of outdoor recreation right out your back door.

The property is a sportsman's dream, with deer frequently seen throughout the acreage and abundant signs of wildlife across the property. Its location adjoining the Long Branch Lake Management Lands provides access to over 1,000 acres of neighboring public hunting ground. Additionally, the Atlanta Conservation Area is just minutes away, putting you within easy reach of more than 3,000 acres of public-use land to expand your hunting and recreational opportunities. Long Branch Lake is also just minutes away, allowing you to launch your boat and enjoy excellent fishing, boating, and other water-based recreation. For even more outdoor opportunities, Thomas Hill Reservoir is approximately 35 minutes away, and Mark Twain Lake is just over an hour away.

Adding to the property's appeal is an approximately 1-acre pond that is loaded with fish, providing a great spot to enjoy a little fishing without ever leaving your property. A Redneck tower blind and a constructed ground blind are also included, giving you established hunting setups ready to enjoy.

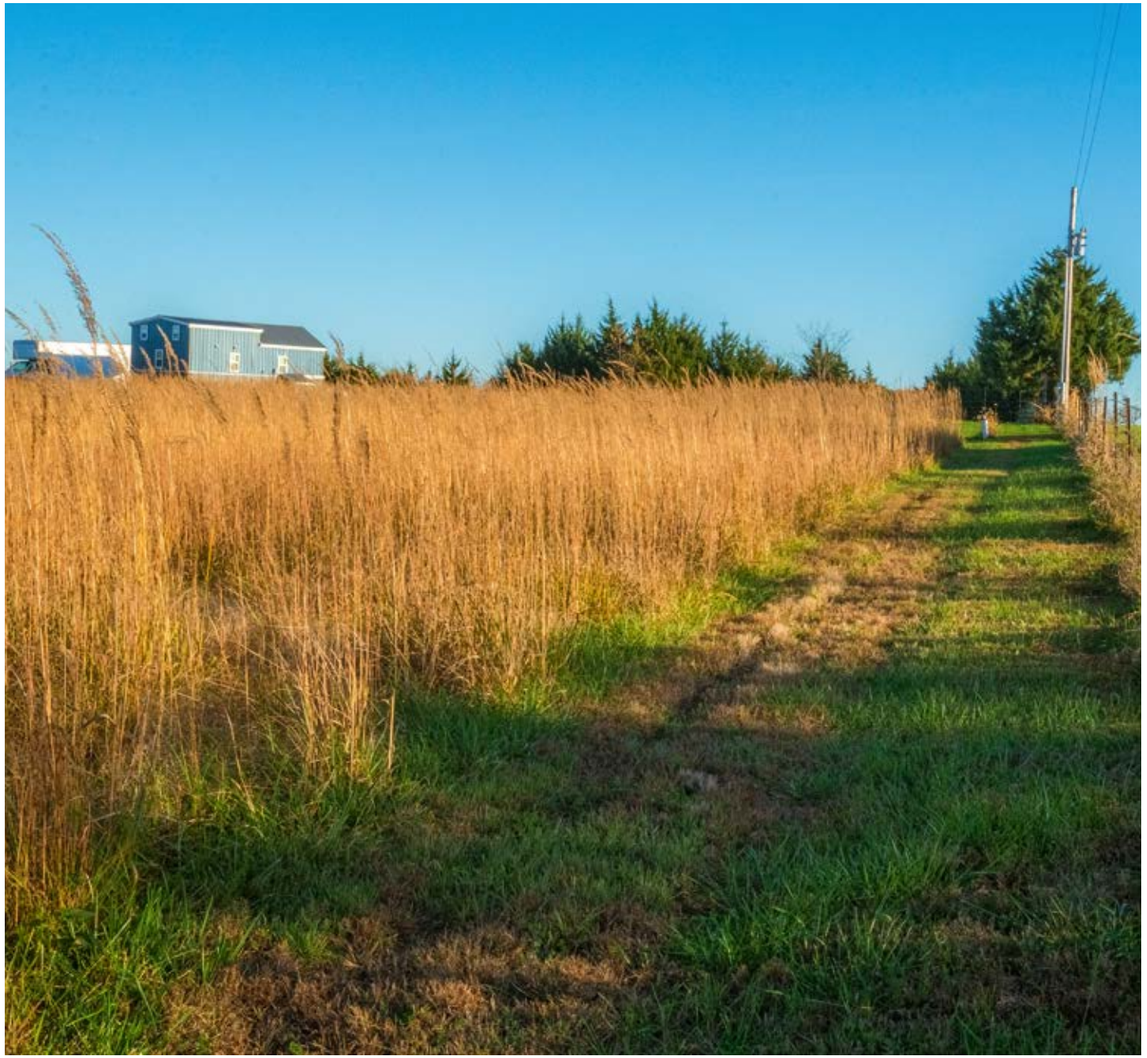
Beyond the recreational opportunities, this property offers comfortable accommodations with a brand-new tiny home featuring new stainless steel appliances, a washer and dryer, and a mini-split system providing both heating and cooling. The property is equipped with electric, water, and septic, making it ready to enjoy. An additional electrical hookup for an RV or travel trailer provides even more flexibility for guests or additional accommodations.

Situated in the heart of Northern Missouri's hunting, fishing, and outdoor recreation region, this property puts you within reach of some of the area's best recreational opportunities while providing a private place to call your own. If you are looking for a turnkey hunting getaway, a private recreational retreat, or a property where you can enjoy hunting, fishing, and the outdoors throughout the year, this 24.5 +/- acre tract offers a combination of location, amenities, and recreational opportunity that is hard to find.

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

PROPERTY FEATURES

- 24.5 +/- acres in Macon County, Missouri
- New tiny home/cabin
- Water, electric, and septic in place
- New appliances
- Trailer/RV hookup
- Incredible deer hunting
- Stocked pond
- Located next to over 1,000 acres of public ground that you can access from your own private property
- Within minutes of Long Branch Lake
- Located in the heart of Northern Missouri's hunting and recreational haven
- 15 minutes to Macon, Missouri
- Atlanta schools



CONVENIENT LOCATION





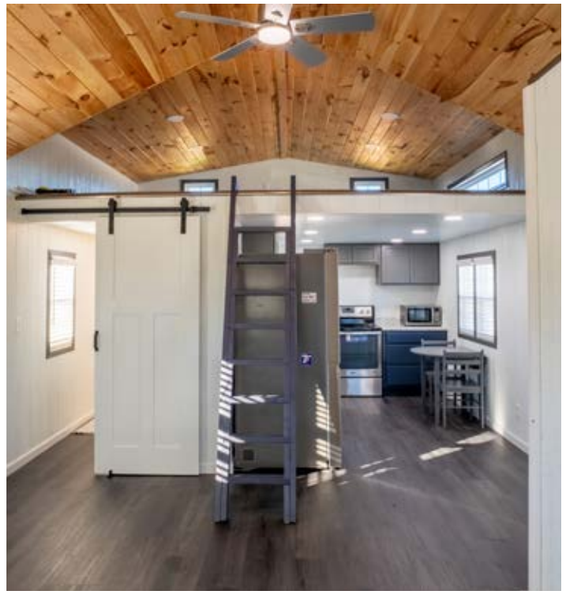
NEW TINY HOME/CABIN

Beyond the recreational opportunities, this property offers comfortable accommodations with a brand-new tiny home featuring new stainless steel appliances, a washer and dryer, and a mini-split system providing both heating and cooling.









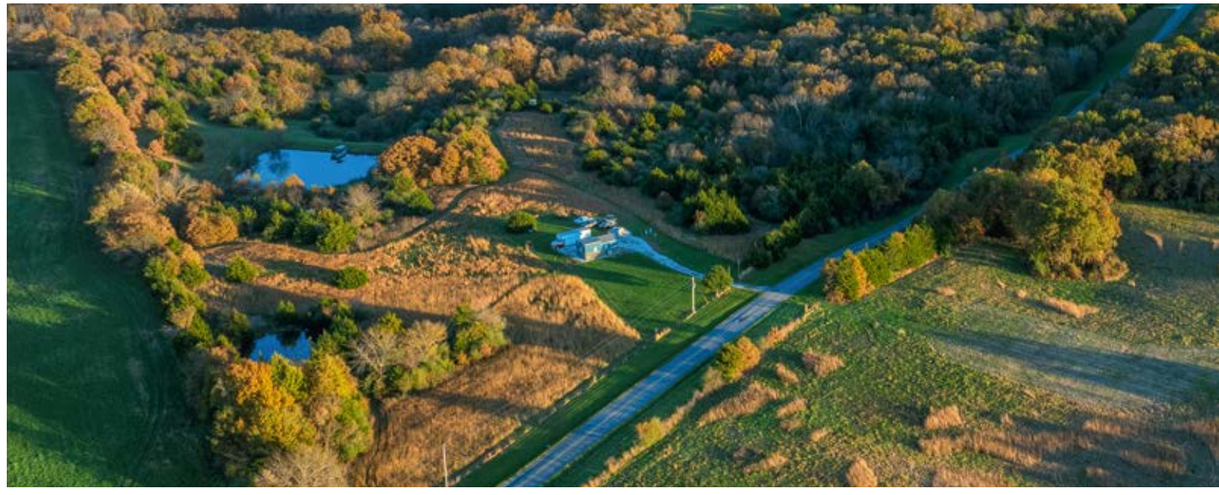


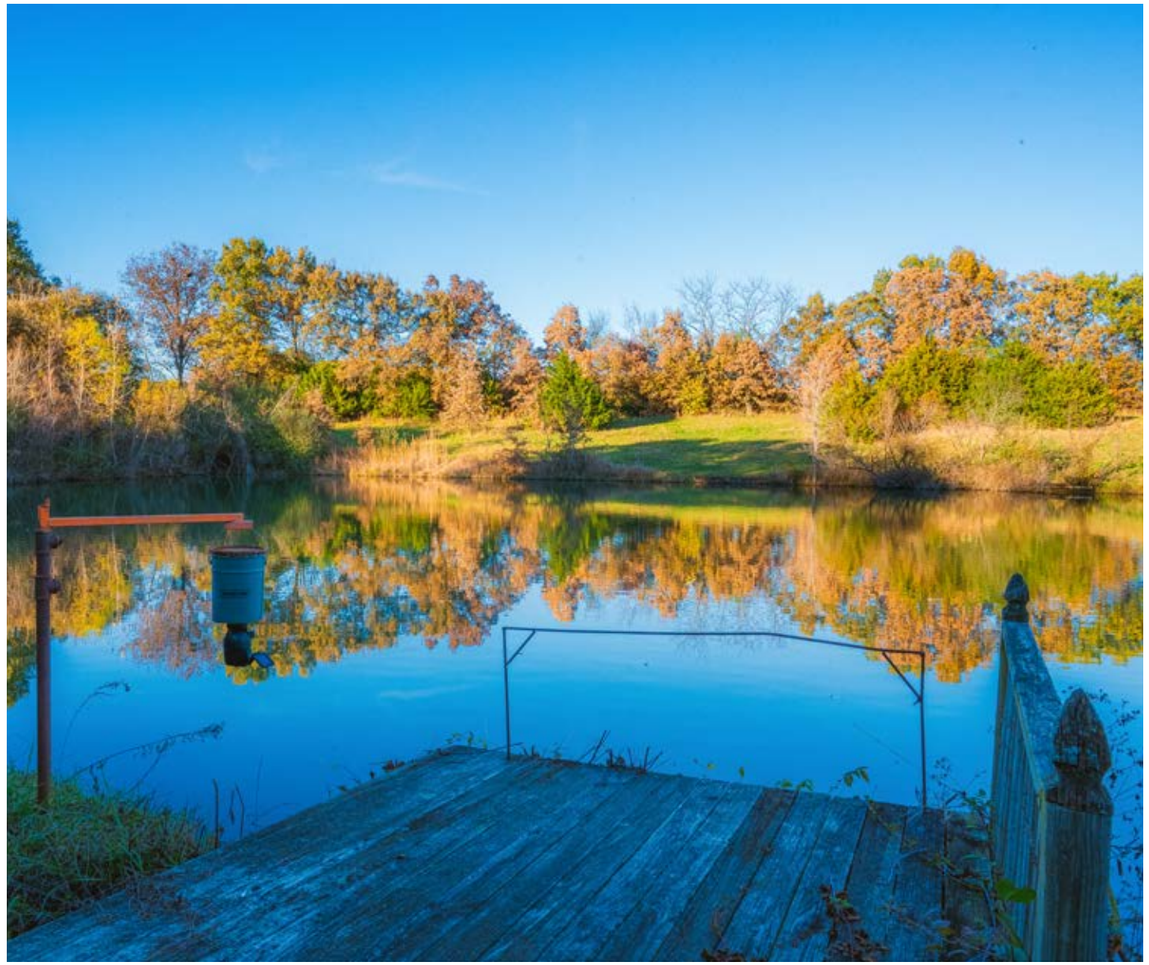
















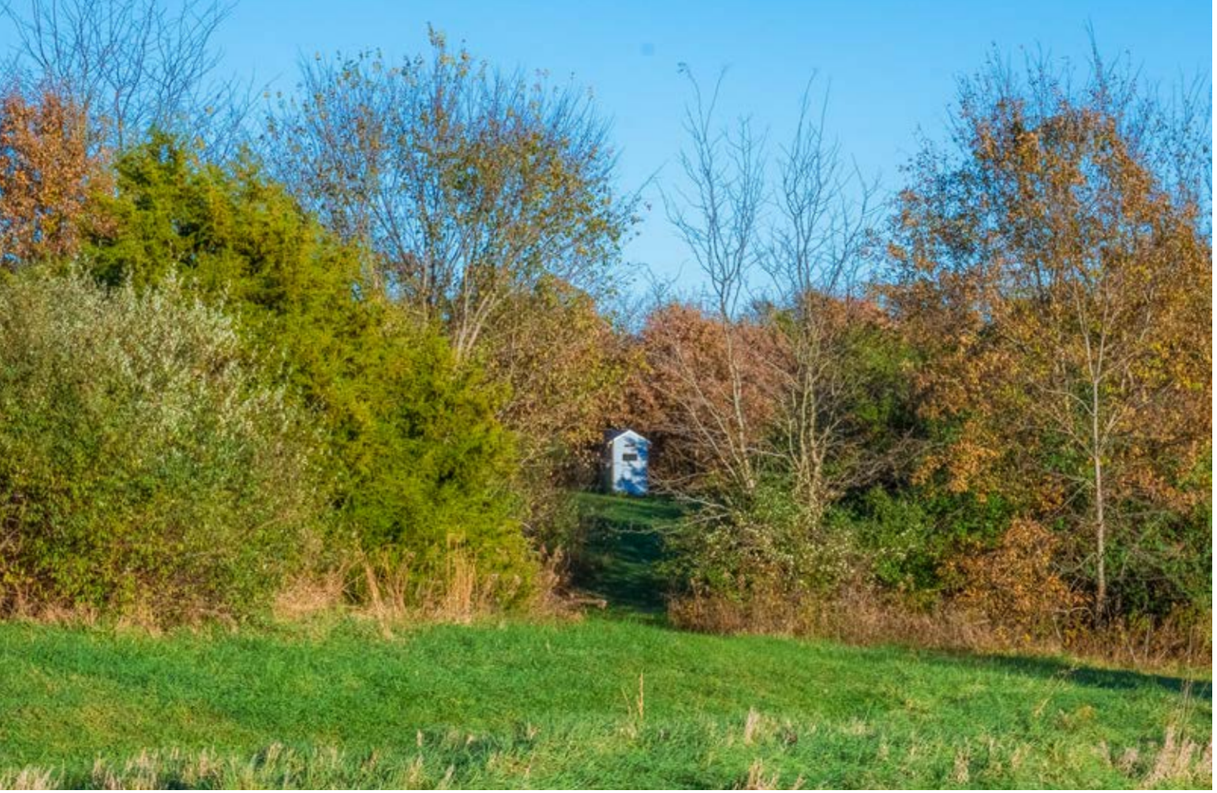
TURNKEY HUNTING & FISHING SETUP

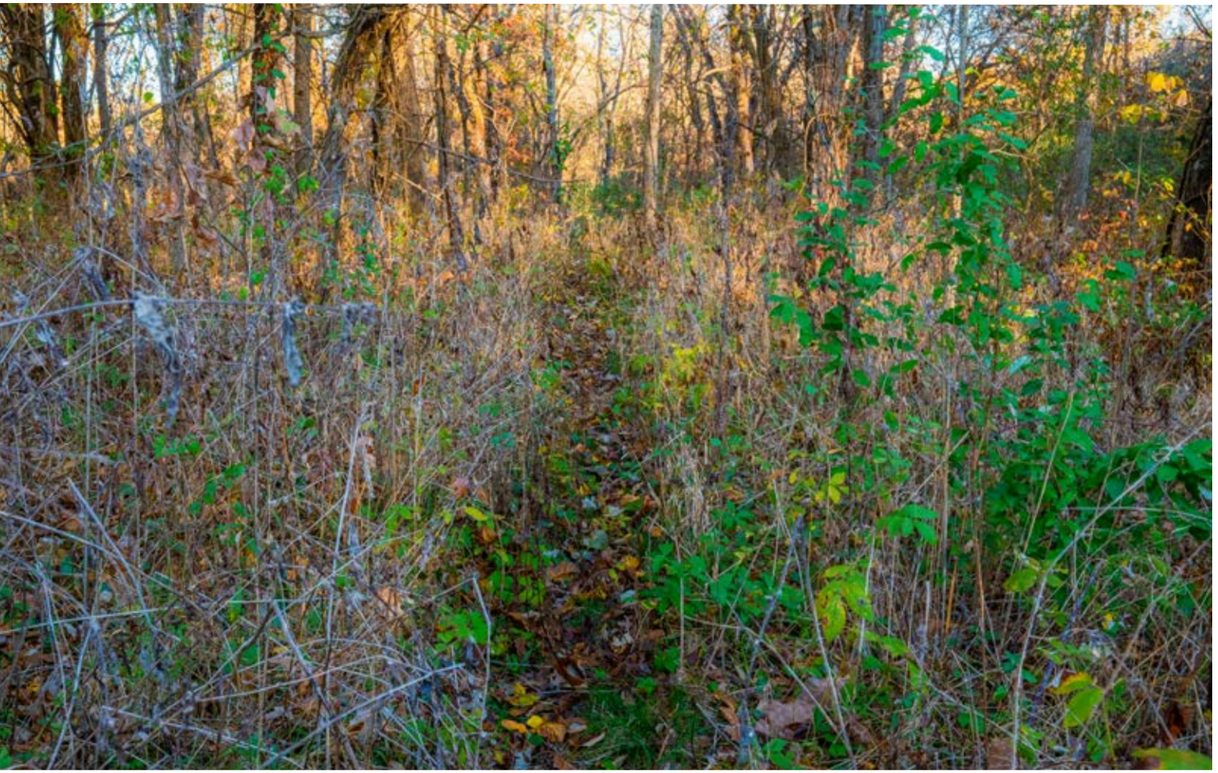
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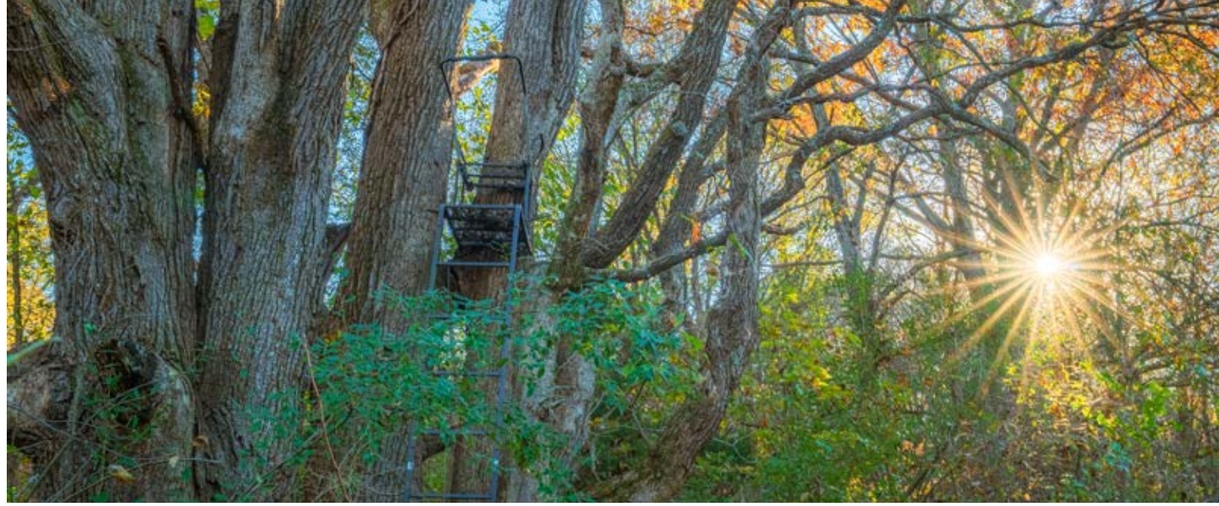










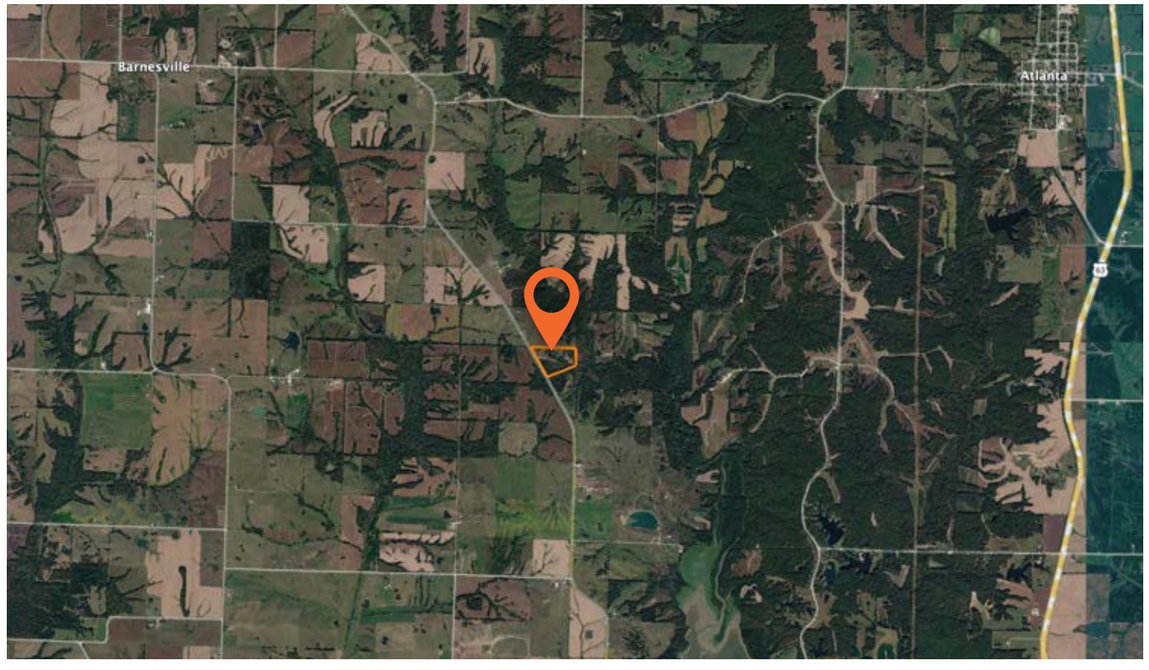


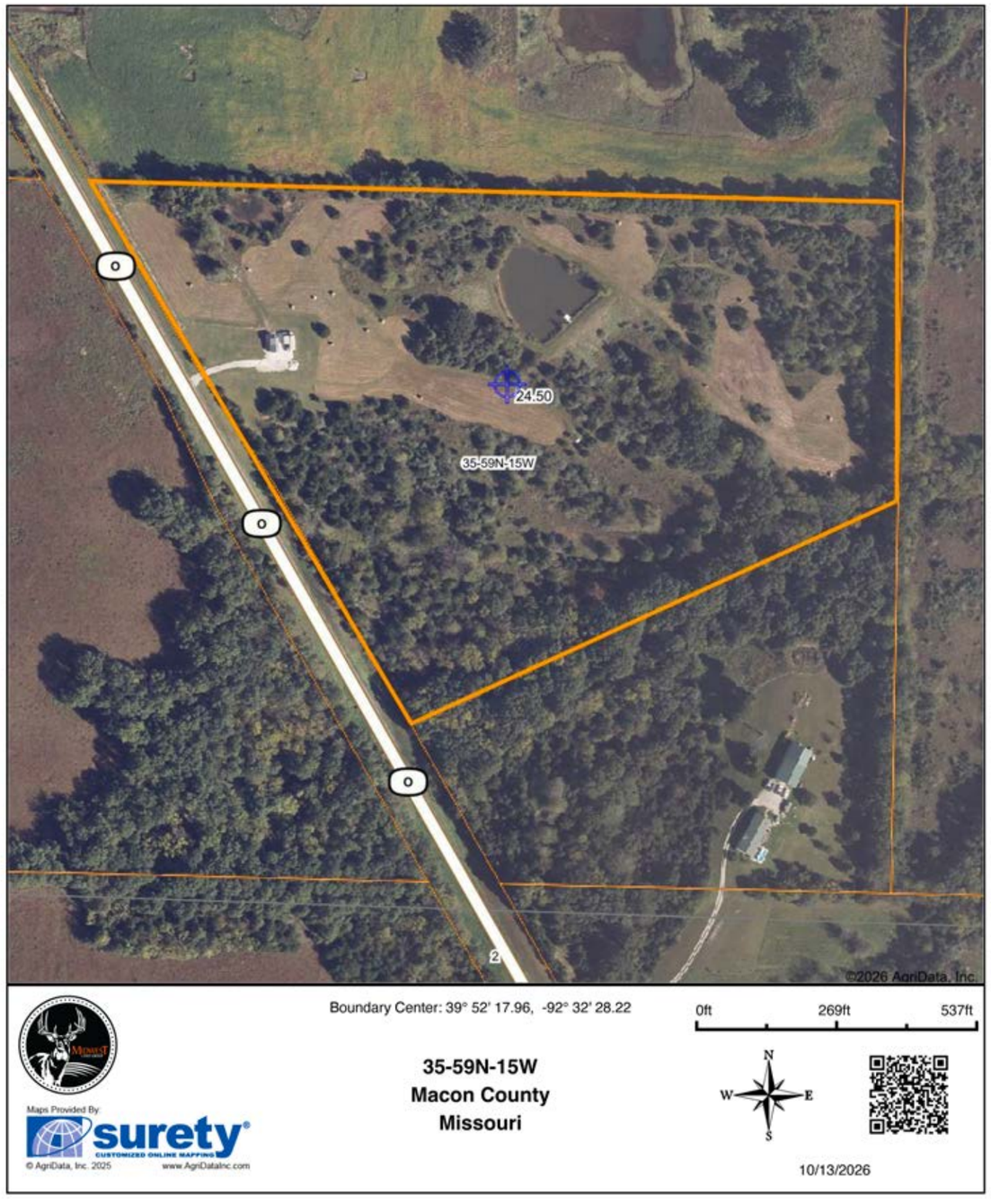




AERIAL MAPS







Boundary Center: 39° 52' 17.96, -92° 32' 28.22

0ft 269ft 537ft

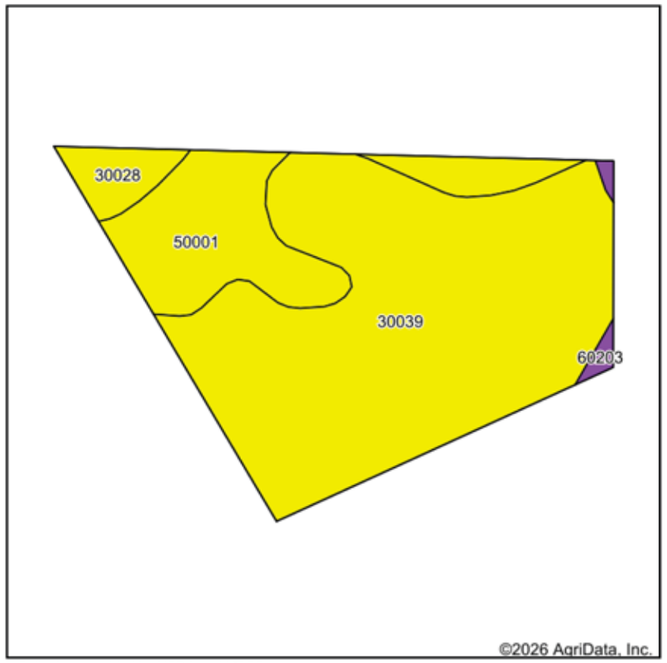
35-59N-15W
Macon County
Missouri

N W E S

10/13/2026

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Macon**
Location: **35-59N-15W**
Township: **Independence**
Acres: **24.5**
Date: **10/13/2026**

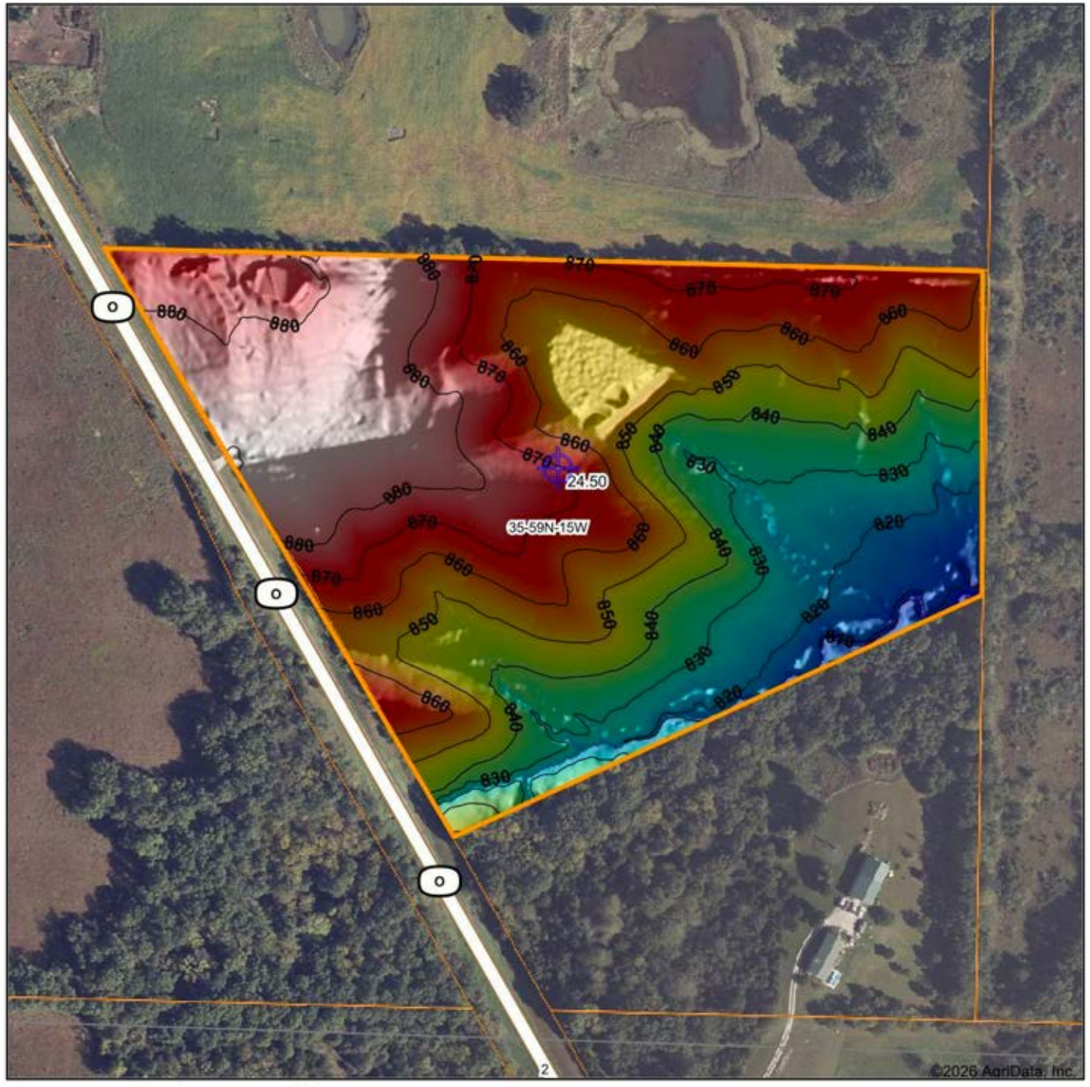
Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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Area Symbol: MO121, Soil Area Version: 29

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 Small Grains	*n NCCPI Soybeans
30039	Armstrong loam, 9 to 14 percent slopes, eroded	18.03	73.5%		> 6.5ft.	IVe	64	64	57	46
50001	Armstrong loam, 5 to 9 percent slopes, eroded	5.21	21.3%		> 6.5ft.	IVe	66	66	60	49
30028	Armstrong clay loam, 5 to 9 percent slopes, severely eroded	1.02	4.2%		> 6.5ft.	IVe	56	56	48	38
60203	Purdin loam, 14 to 20 percent slopes, eroded	0.24	1.0%		> 6.5ft.	VIe	50	50	42	44
					Weighted Average	**4.02**	***n 64**	***n 64**	***n 57.1**	***n 46.3**

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

HILLSHADE MAP



Low Elevation High

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 10
Min: 805.8
Max: 890.4
Range: 84.6
Average: 854.8
Standard Deviation: 21.42 ft

0ft 272ft 544ft

10/13/2026

35-59N-15W
Macon County
Missouri

Boundary Center: 39° 52' 17.96, -92° 32' 28.22

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 | Serving Missouri

573.303.5331

DSpencer@MidwestLandGroup.com

MidwestLandGroup.com

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