MIDWEST LAND GROUP PRESENTS

# 60.5 ACRES
# RANDOLPH COUNTY, MO

## 000 COUNTY ROAD 2315, MOBERLY, MISSOURI 65270







MIDWEST LAND GROUP

MidwestLandGroup.com

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# IMPRESSIVE 60.5 +/- ACRE COMBINATION PROPERTY OUTSIDE OF MOBERLY, MISSOURI

This 60.5 +/- acre property offers an outstanding combination of productive farmland, quality hunting, recreational opportunity, and country homesite potential. Located just off Highway 24 on County Road 2315 on the outskirts of Moberly, the property provides convenient access to Highway 63 and is approximately 30 minutes from Columbia.

Approximately 37.5 +/- acres are productive tillable ground, providing valuable agricultural potential and an opportunity for continued income-producing use. The tillable acreage also complements the recreational side of the property, providing an excellent food source for wildlife and creating a desirable mix of open ground and timber.

The recreational potential of this property really stands out. The approximately 23.5 +/- acres of wooded ground feature numerous well-defined deer trails and abundant deer sign, offering exciting potential for the avid whitetail hunter. The combination of timber, cover, and productive agricultural ground creates natural travel corridors, bedding areas, and food sources that make this property especially attractive for deer hunting. Whether you're looking for a weekend hunting property or a tract where you can pursue quality whitetails close to town, this property deserves a close look.

With water available along the county road and electricity located just a short distance away along Highway 24, this property offers multiple potential homesites and plenty of flexibility for future use. Enjoy the combination of productive tillable acreage, excellent recreational and hunting opportunities, and the potential to build your dream country home—all in one convenient location.

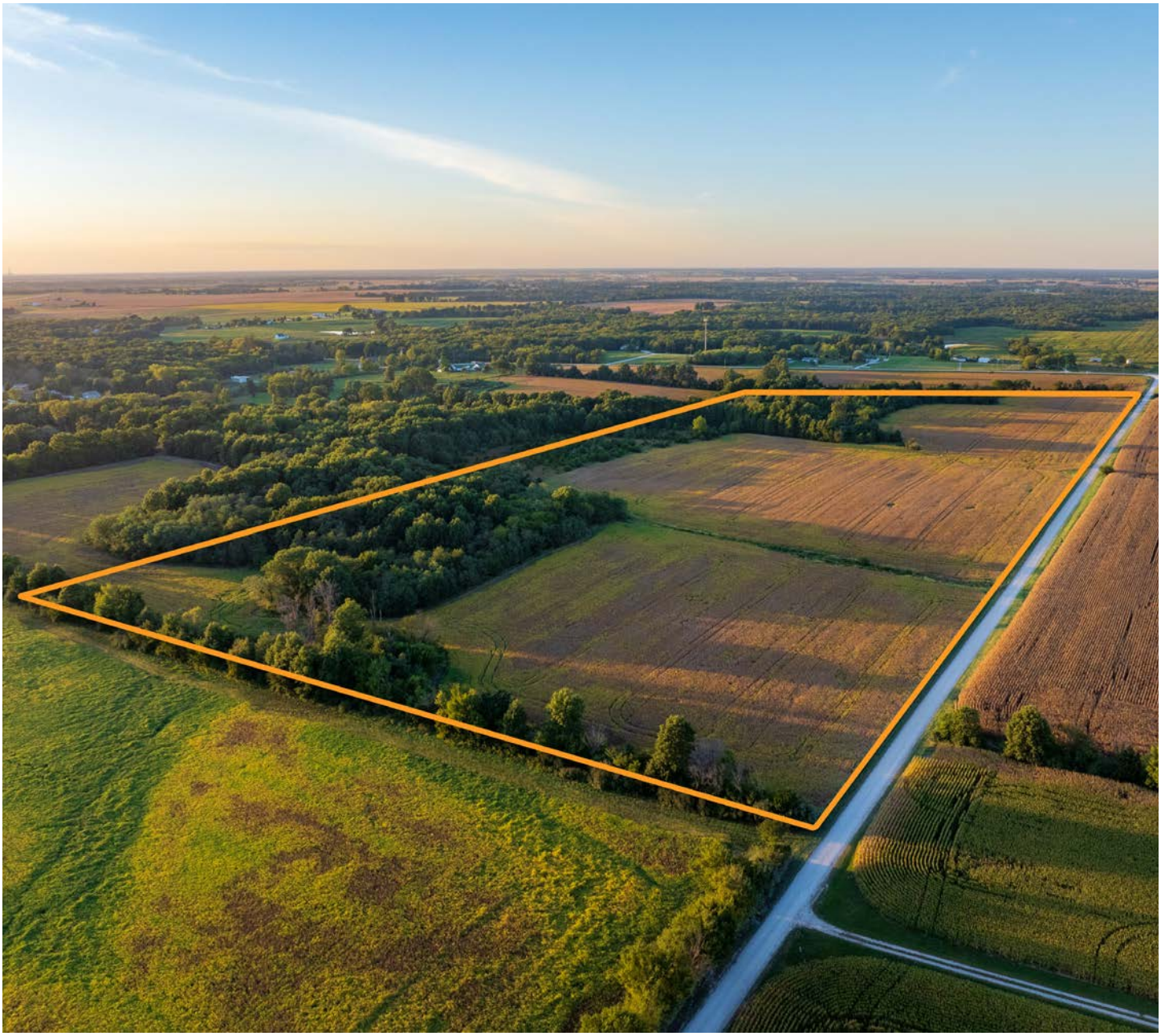
Properties offering this combination of productive agricultural ground, abundant wildlife, hunting opportunities, and homesite potential are not easy to find. This is a property that offers both immediate enjoyment and long-term potential.



# PROPERTY FEATURES

COUNTY: **RANDOLPH** | STATE: **MISSOURI** | ACRES: **60.5**

- Survey to be completed upon contract signing
- Just off Highway 24 on County Road 2315
- 37.5 +/- acres of productive tillable
- 23.5 +/- acres of wooded/recreational
- Additional acreage may be available
- Numerous deer trails, bedding areas, and other deer sign prevalent
- Water available along county road
- Electricity is a short distance away, along Highway 24
- Potential for country home building locations
- 1.5 miles from Moberly city limits, less than 3 miles to Highway 63
- Moberly schools
- Approximately 30 minutes from Columbia



# 37.5 +/- ACRES OF PRODUCTIVE TILLABLE

Approximately 37.5 +/- acres are productive tillable ground, providing valuable agricultural potential and an opportunity for continued income-producing use.



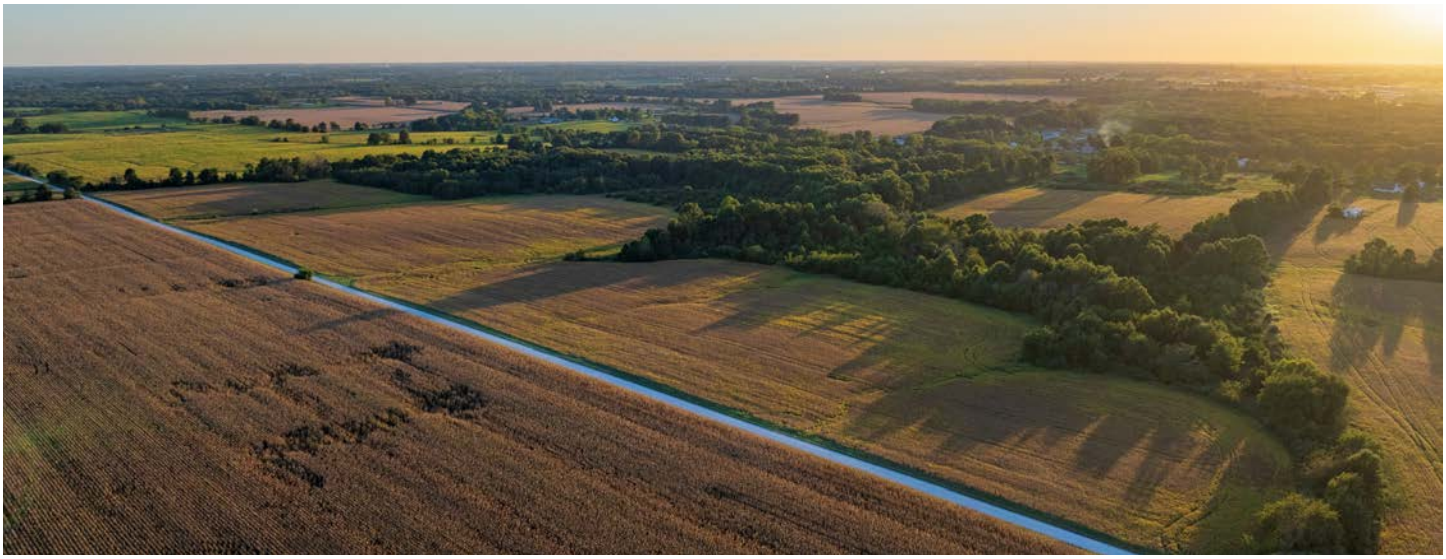








# UTILITIES ALONG COUNTY ROAD



# POTENTIAL BUILD SITES







# 23.5 +/- ACRES OF WOODED/RECREATIONAL





# ABUNDANT WILDLIFE





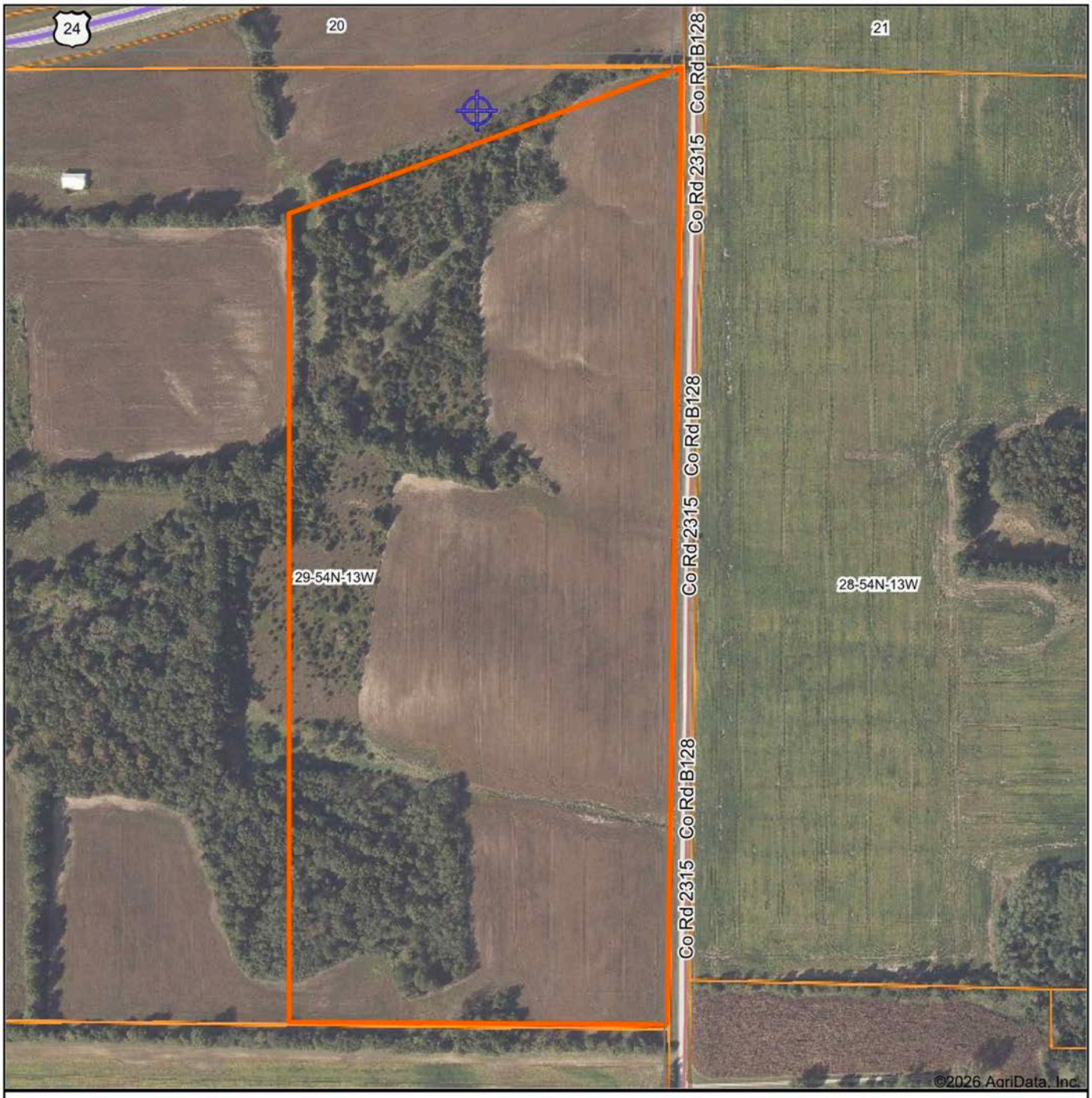








# AERIAL MAP




Boundary Center: 39° 26' 56.21, -92° 22' 58.86

0ft 431ft 862ft

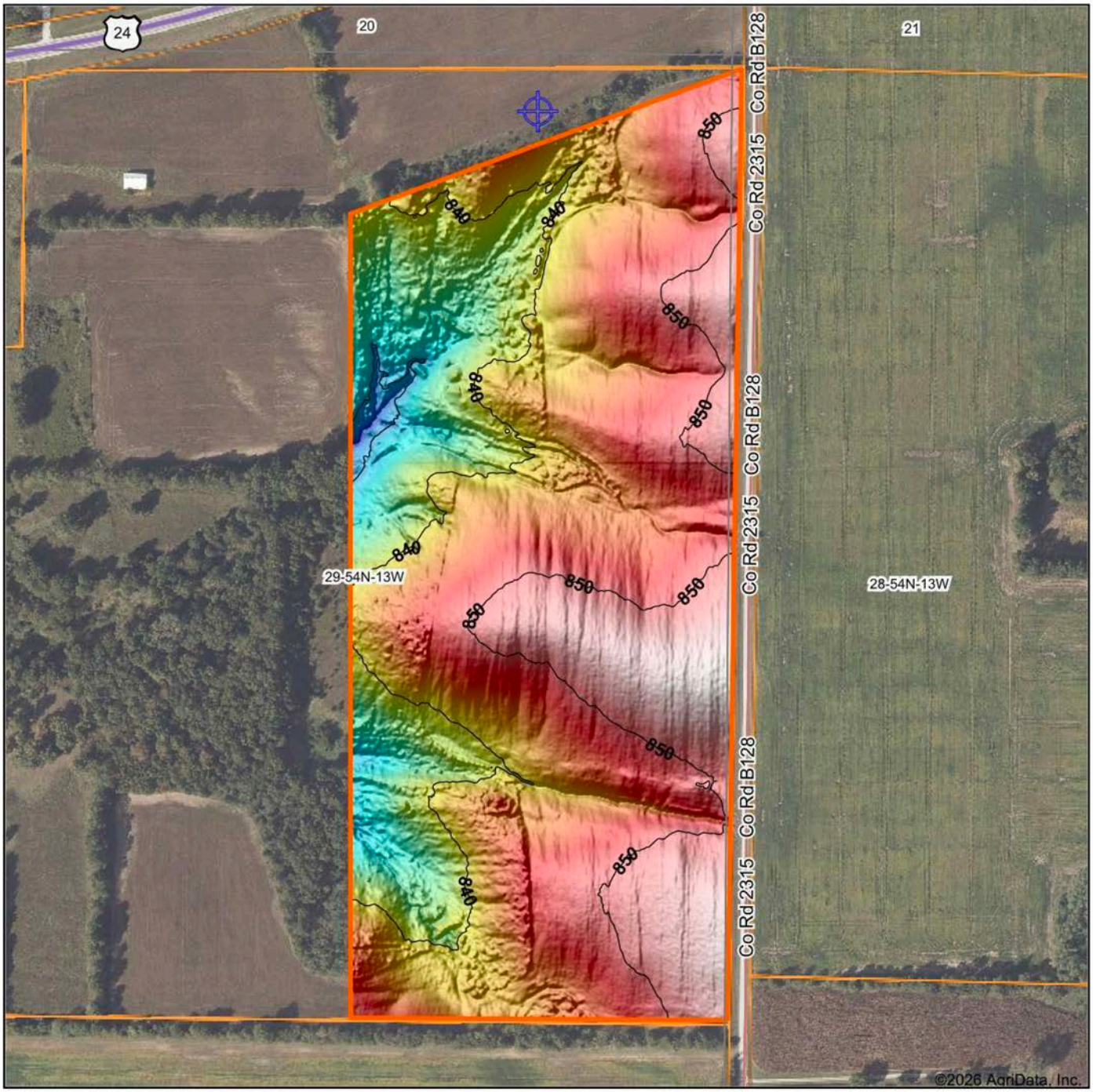
**29-54N-13W**
**Randolph County**
**Missouri**

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9/29/2026

Maps Provided By:
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# HILLSHADE MAP




Low Elevation High

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| | |
|---|---|
| Source: | USGS 1 meter dem |
| Interval(ft): | 10 |
| Min: | 824.8 |
| Max: | 855.0 |
| Range: | 30.2 |
| Average: | 844.2 |
| Standard Deviation: | 5.87 ft |

0ft 433ft 866ft

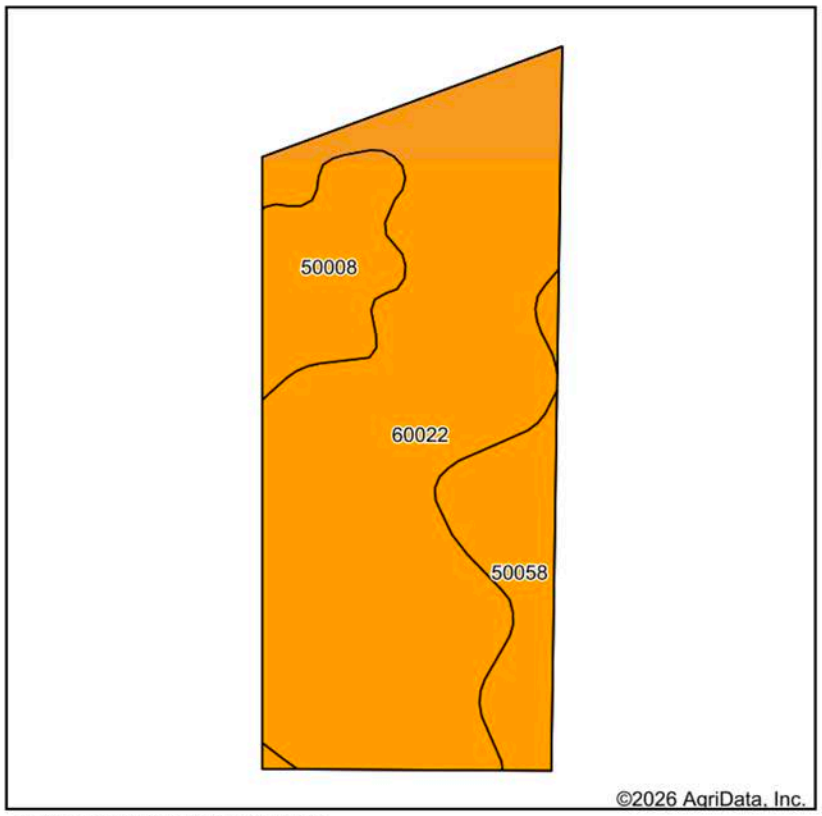
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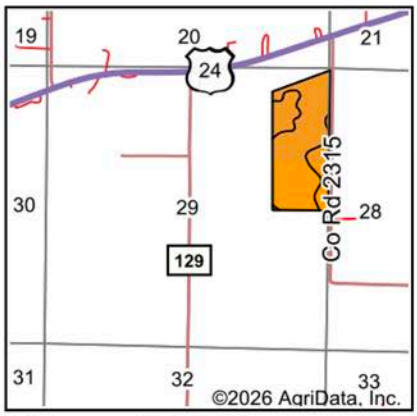
**29-54N-13W**
**Randolph County**
**Missouri**

Boundary Center: 39° 26' 56.21, -92° 22' 58.86

# SOILS MAP




Soils data provided by USDA and NRCS.




State: **Missouri**
County: **Randolph**
Location: **29-54N-13W**
Township: **Union**
Acres: **60.5**
Date: **9/29/2026**

Maps Provided By:
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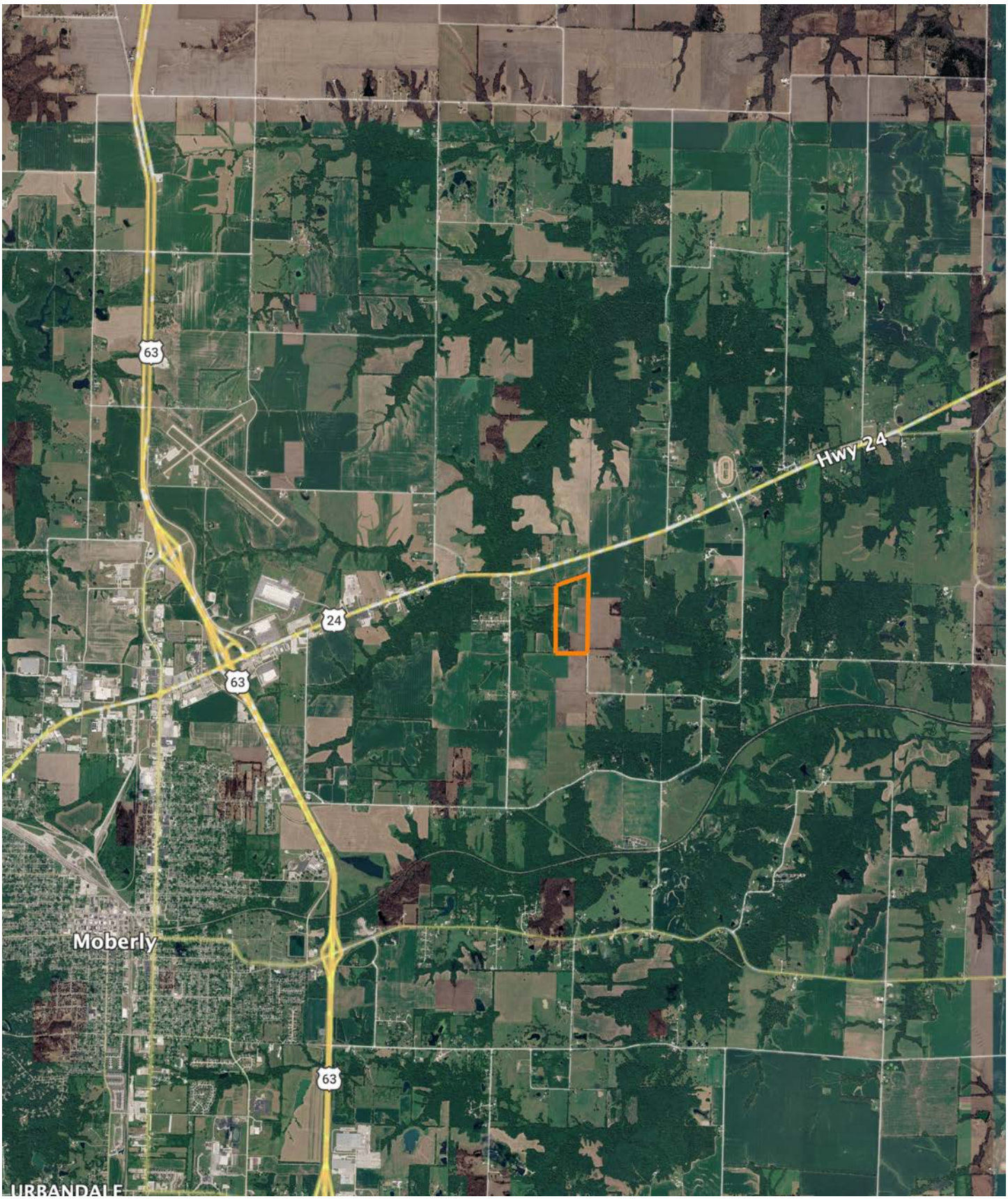
N W E S

Area Symbol: MO175, Soil Area Version: 26

| 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 |
|---|---|---|---|---|---|---|---|---|---|
| 60022 | Leonard silt loam, 1 to 6 percent slopes, eroded | 44.68 | 73.8% | | IIIe | 61 | 61 | 58 | 51 |
| 50058 | Mexico silt loam, 0 to 2 percent slopes | 8.32 | 13.8% | | IIIw | 75 | 75 | 67 | 60 |
| 50008 | Keswick silt loam, 5 to 9 percent slopes, eroded | 7.50 | 12.4% | | IIIe | 59 | 59 | 55 | 47 |
| | | | **Weighted Average** | | **3.00** | ***n 62.7** | ***n 62.7** | ***n 58.9** | ***n 51.7** |

*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

**573.303.5331**

DSpencer@MidwestLandGroup.com


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