

MIDWEST LAND GROUP PRESENTS



# CHARITON COUNTY, MO

179 ACRES



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# TURN-KEY WRP FARM IN CHARITON COUNTY, MISSOURI

The wait is over if you have been on the search for the ultimate hunting property in north central Missouri. The ability to hunt waterfowl, whitetail deer, turkeys, mushrooms, and much more are all wrapped up in this 179 +/- acre northern Chariton County property. Having that destination hunting farm has never been easier than this one, all you have to do is bring your gun and/or archery equipment and hunt. The entire farm is enrolled in a Wetland Reserve Program easement, meaning this farm has had the work done and the setup is there to put your personal touches on it and enjoy for years to come. The water is there for the waterfowl to loaf on and the food is there for nourishment. Mussel Fork Creek makes up the majority of the north, east, and south lines of this property, with the ability to gather water from high flow and the ability for drawdown after season into the creek. The main tube on the pool has a water trapping system installed and can be adjusted by the amount of traps installed. Great for installing after the millet or other food sources have been planted and

sprouted, to then gather water from the late summer and fall rains. Last year, the owner had the levee around the marsh pushed up and repaired to ensure being able to control the water on the marshes. Outside the levees, there is dense timber that has the seclusion and multiple access points that the true whitetail enthusiast is looking for. The ability to grow and keep mature deer on this farm should be easy with the existing food plots and the ability for more. The water from Mussel Fork Creek and the marshes provide the water needed. Just imagine waking up early in your camper and drinking coffee while hearing the ducks and geese fly overhead before strapping on your waders and going out to the blind to shoot a limit of mallards and Canada geese before coming back to rest and relax before heading out to your ladder stand that afternoon in hopes of arrowing the booner buck that has been calling the back side of your farm home. All of that and more are possible with this greatly located and highly secluded farm in Chariton County, Missouri.

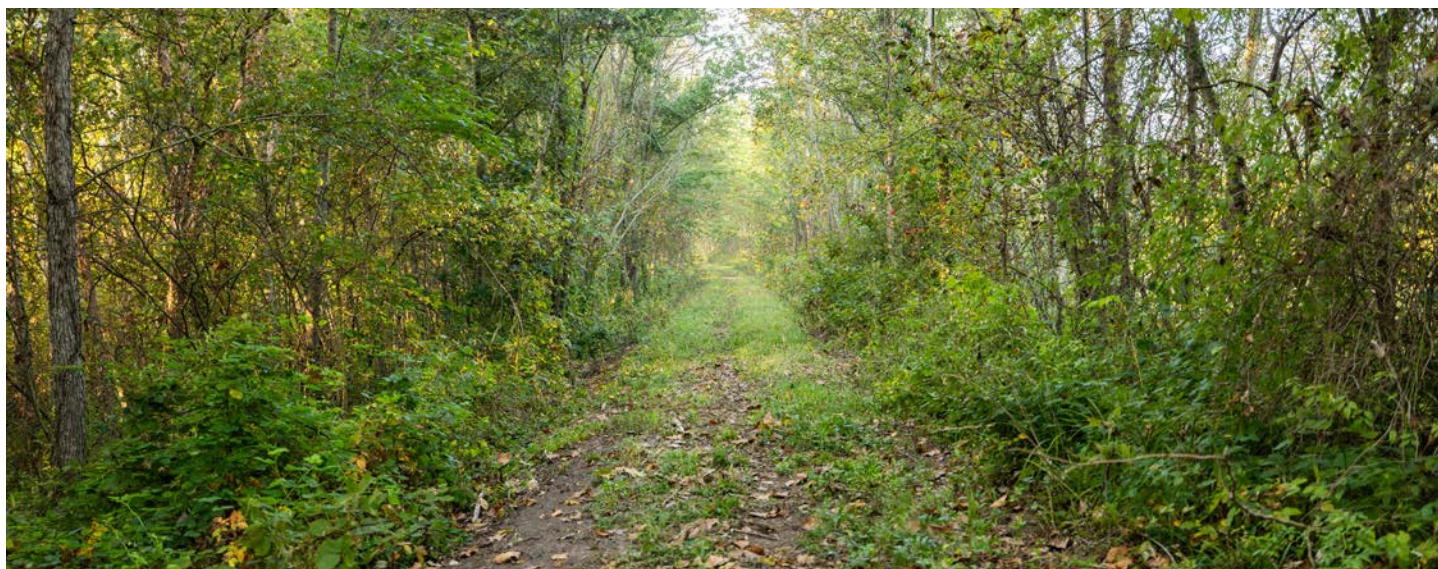




# PROPERTY FEATURES

PRICE: **\$595,000** | COUNTY: **CHARITON** | STATE: **MISSOURI** | ACRES: **179**

- WRP permanent easement
- Great levee system
- Multiple pools possible with tube and floodgate regulation
- Clover plot in place
- Millet planted
- Great waterfowl history and location
- Good access
- Water level regulation in main pool
- Mussel Fork Creek on 3 sides
- 5 miles from Marceline, Missouri
- 5 miles from Lake Nehai Tonkayea
- 15 miles from Silver and Swan Lake
- 14 miles from Thomas Hill Lake
- Mature timber with seclusion
- Great neighborhood for hunting
- Trail system in place with room for expansion
- 3/4 mile of Rocky Hill Road frontage





179 +/- ACRES





# MUSSEL FORK CREEK ON 3 SIDES

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# MULTIPLE POOLS POSSIBLE

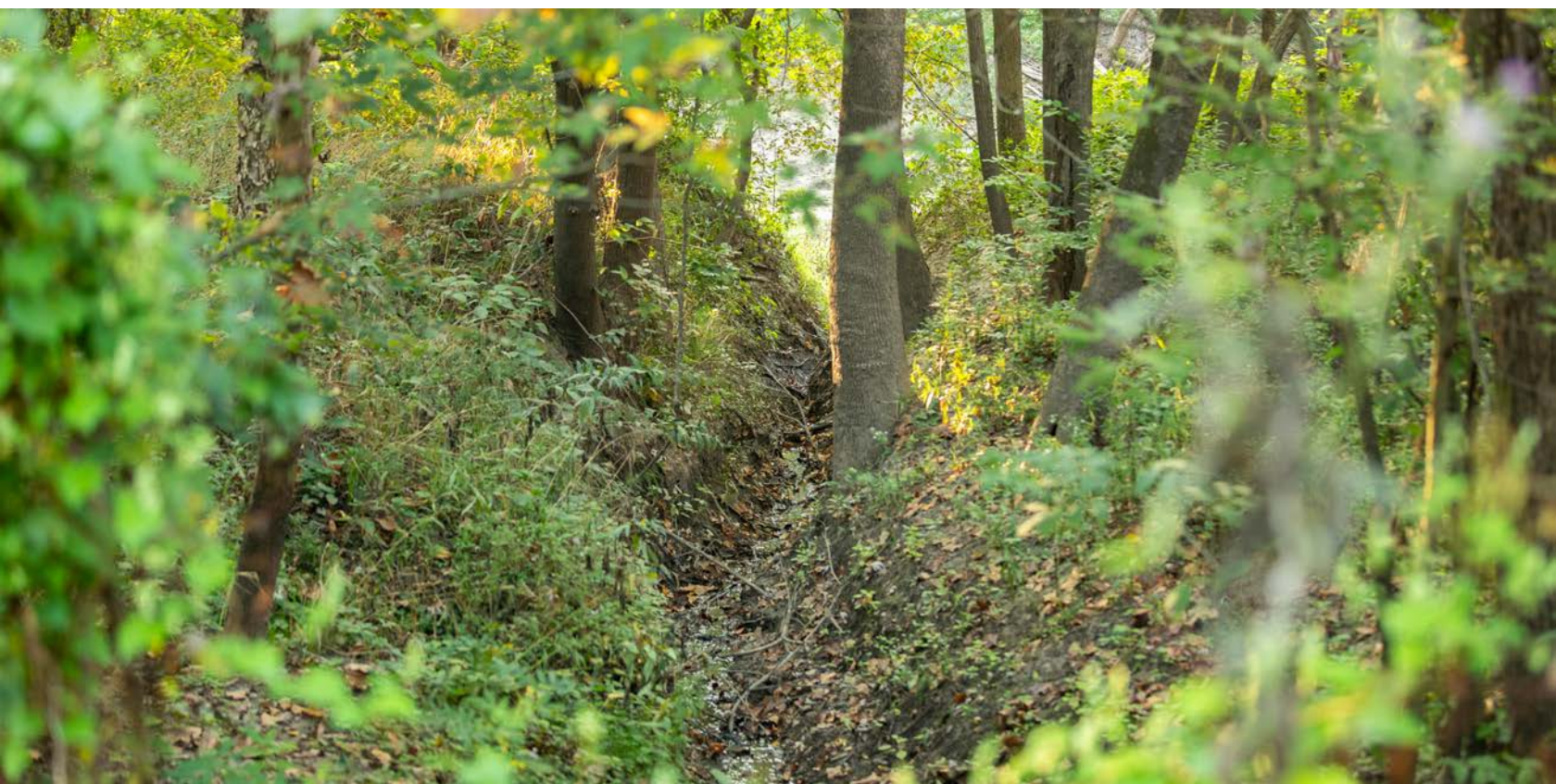
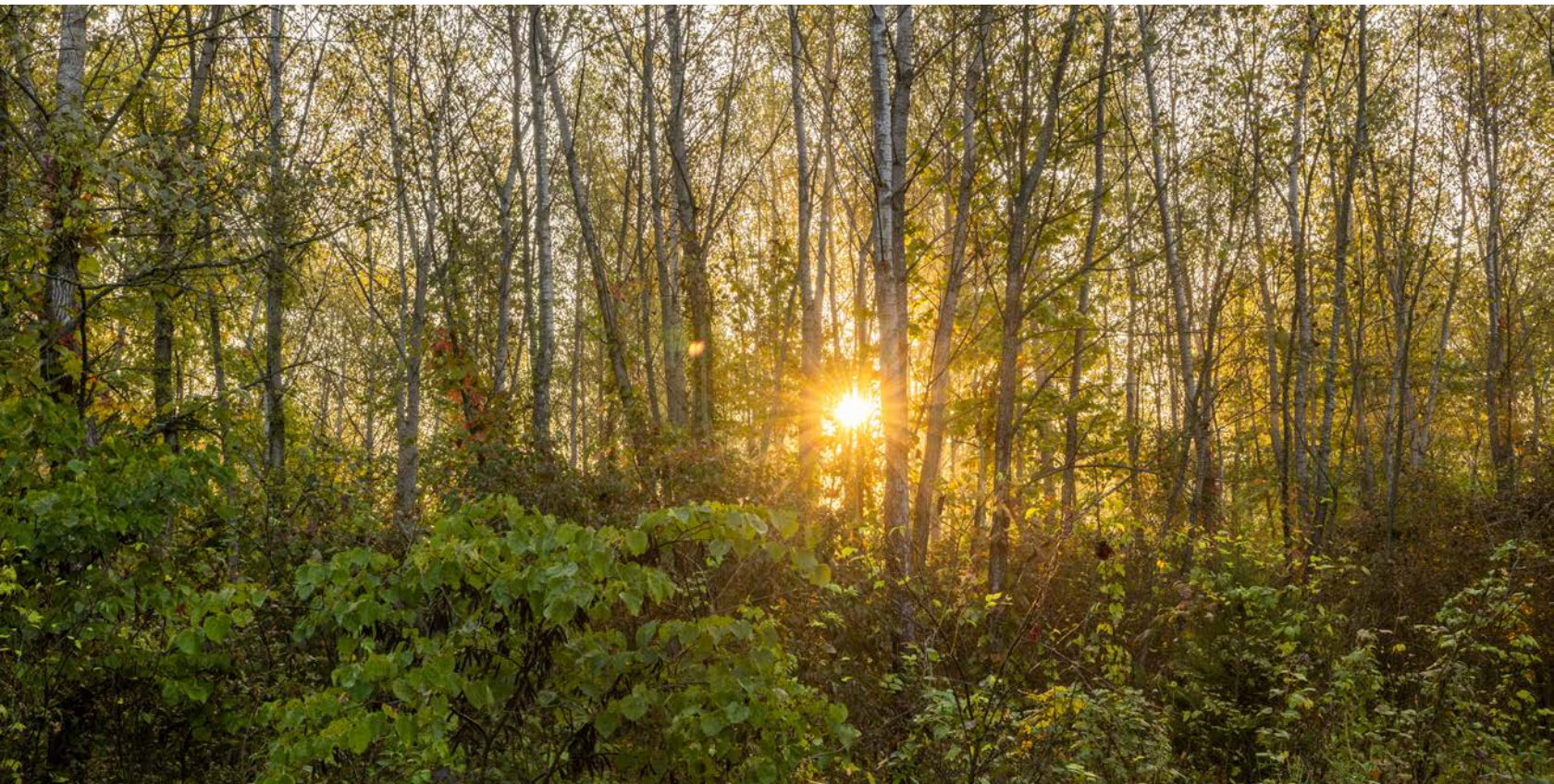
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# MATURE TIMBER WITH SECLUSION

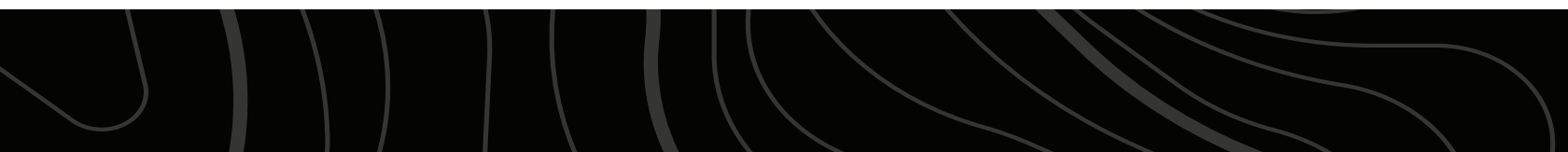
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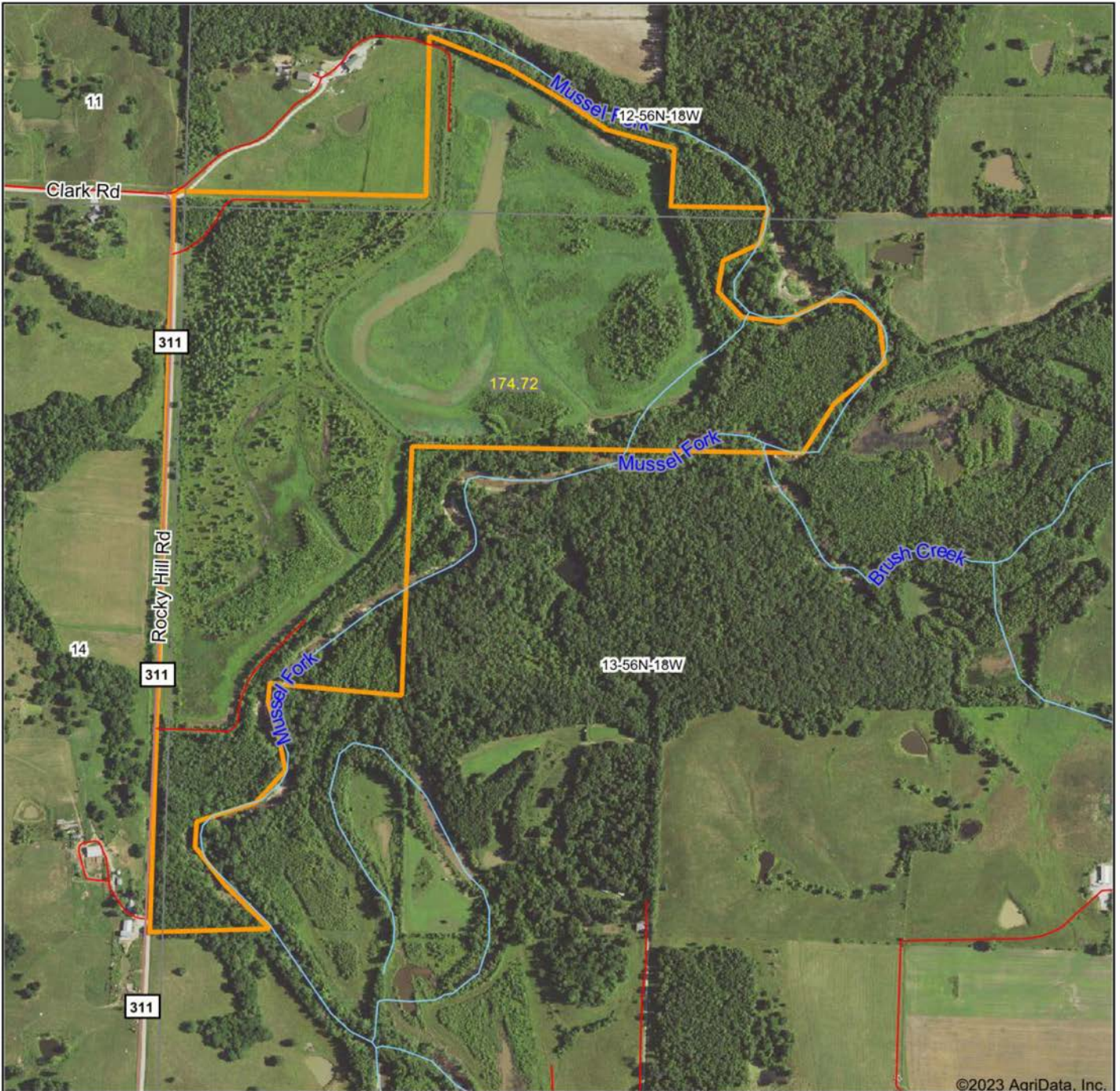
# GREAT NEIGHBORHOOD FOR HUNTING

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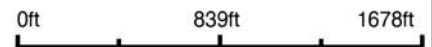


# AERIAL MAP



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Boundary Center: 39° 40' 1.75, -92° 52' 15.29



Maps Provided By:



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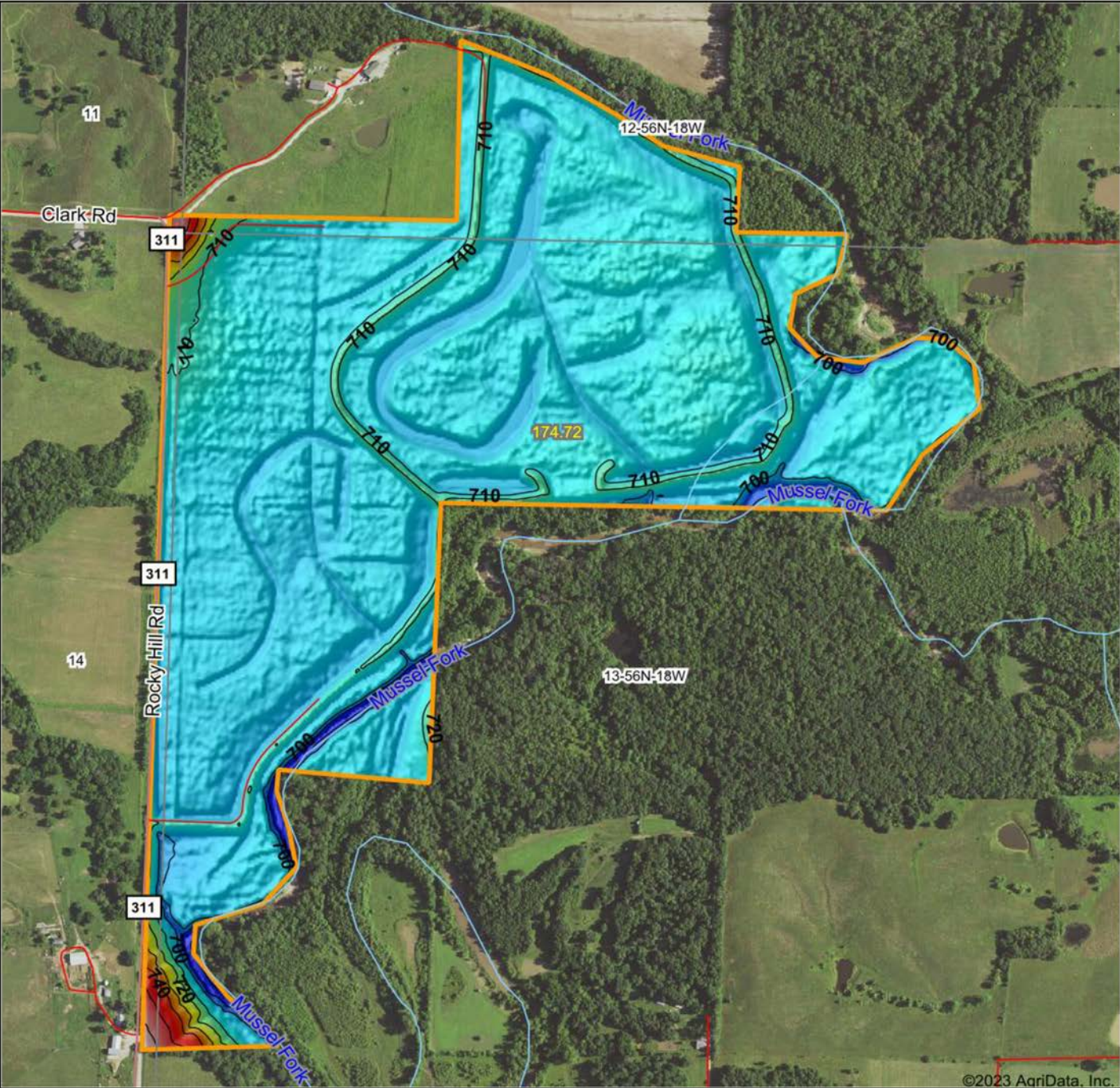
**13-56N-18W**  
**Chariton County**  
**Missouri**



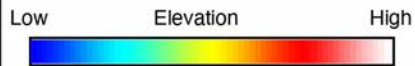
9/1/2023



# HILLSHADE MAP



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Source: USGS 3 meter dem  
 Interval(ft): 10  
 Min: 686.6  
 Max: 766.3  
 Range: 79.7  
 Average: 705.7  
 Standard Deviation: 5.91 ft



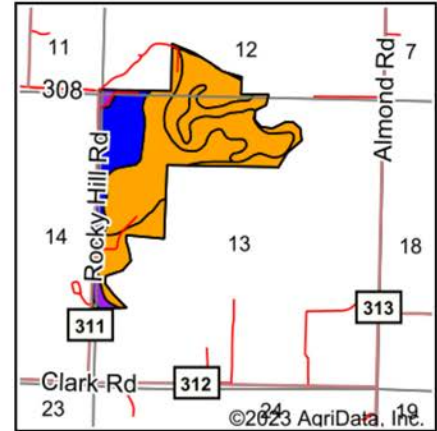
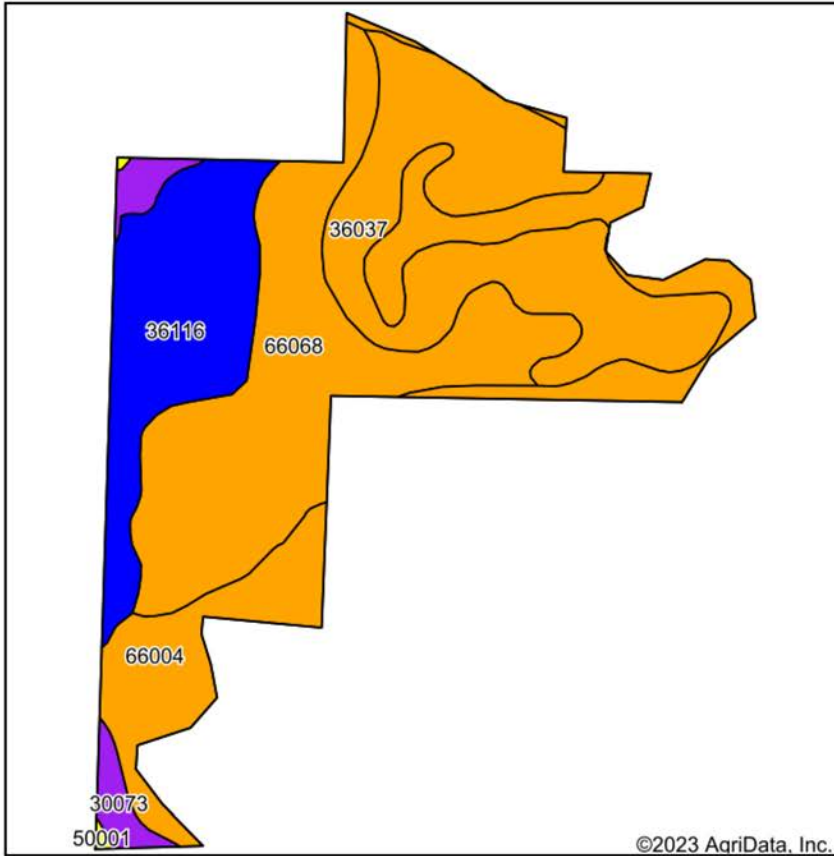
9/1/2023

**13-56N-18W**  
**Chariton County**  
**Missouri**

Boundary Center: 39° 40' 1.75, -92° 52' 15.29



# SOIL MAP



State: **Missouri**  
 County: **Chariton**  
 Location: **13-56N-18W**  
 Township: **Clark**  
 Acres: **174.72**  
 Date: **9/1/2023**



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Soils data provided by USDA and NRCS.

Area Symbol: MO041, Soil Area Version: 25													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Corn Bu	Soybeans Bu	Winter wheat Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
66068	Carlow silty clay, 0 to 2 percent slopes, occasionally flooded	54.92	31.4%		> 6.5ft.	Illw				55	50	53	46
36037	Tice silt loam, 0 to 2 percent slopes, frequently flooded	46.41	26.6%		> 6.5ft.	Illw				57	55	56	49
66004	Dockery silt loam, 0 to 2 percent slopes, frequently flooded	37.38	21.4%		> 6.5ft.	Illw	5	1	2	60	59	42	47
36116	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	30.46	17.4%		> 6.5ft.	Ilw				74	74	62	68
30073	Gosport silty clay loam, 14 to 30 percent slopes	5.22	3.0%		3ft. (Paralithic bedrock)	Vle				18	17	18	15
50001	Armstrong loam, 5 to 9 percent slopes, eroded	0.33	0.2%		> 6.5ft.	IVe				66	66	59	49
<b>Weighted Average</b>						<b>2.92</b>	<b>1.1</b>	<b>0.2</b>	<b>0.4</b>	<b>*n 58.8</b>	<b>*n 56.5</b>	<b>*n 52</b>	<b>*n 49.9</b>

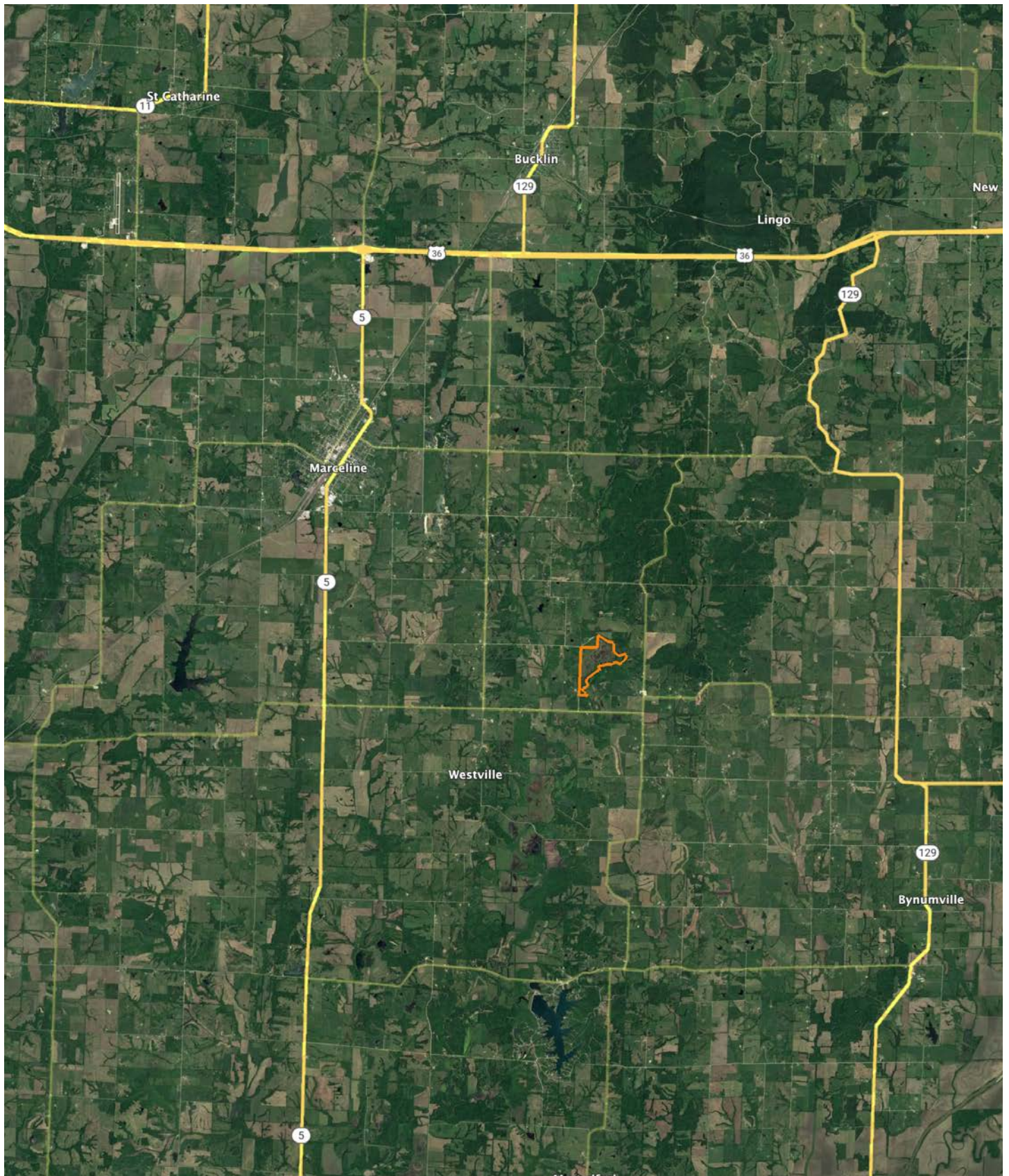
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# OVERVIEW MAP





# AGENT CONTACT

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Jason Hilbrenner has been hunting his whole life, everything from waterfowl, turkey, and deer to mushrooms and just about anything in between. Born in Lexington, MO, he graduated from Santa Fe High School in Alma, MO, where he played football, basketball, and baseball. He went on to study at Missouri Valley College in Marshall, MO, earning a Bachelor's degree in business administration with an emphasis in finance.

For 20 years, Jason worked in agriculture for Central Missouri AgriService holding several jobs, including those of a custom applicator and agronomy salesman. Here, at Midwest Land Group, he's able to realize his passion for working in the outdoors and sharing that love with his clients. With great appreciation for the land, this hard-working agent is able to serve his clients greatly and make their real estate dreams come true for buyers and sellers alike.

Jason serves on the MU Extension Council (Lafayette County), is a member of the Waverly JC's, and also coaches little league baseball. When he's not working, you can most likely find him hunting, golfing, fishing, riding ATVs and spending time with his family. Jason lives with his wife Kristen, and children Maryn and Myles, in Waverly, MO.



**JASON HILBRENNER, LAND AGENT**  
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**MidwestLandGroup.com**

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