

MIDWEST LAND GROUP PRESENTS

77 ACRES IN

MORGAN COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRODUCTION BARNS WAITING FOR THEIR NEXT ASSIGNMENT

Location!! Location!! Location!! Wow, located right on 50 Highway just outside of Syracuse, Missouri, is 77 +/- acres made up of tillable acres, pasture acres, a manufactured home, 7 former chicken barns, and multiple outbuildings. The property could easily stay the way it's set up now or with minimal work could be converted to mostly tillable or mostly pasture.

I'll start with the 25 year old barns that are in generally good shape. Not currently under contract with any producers, so the future direction is up to the new owner. The 7 barns are 42'x460' each with wood trusses and a clear span on concrete footings. They have enclosed sidewalls, tunnel ventilation, insulated drop ceilings, and sidewall fans. The barns are computer-controlled with Rotem computers, primarily dirt floors with some concrete. The barns have been used for research, broilers, pullets, and cage-free layers previously. Any of those options or others like cattle feeding or indoor growing are possible future uses also. The area of the barns has many other buildings and structures that aid in the production of the barns. Each barn has 2 feed bins that each hold 18 tons. There are 2 diesel ran backup generators on the property to ensure power during

outages. There is an egg collection house on-site that includes an egg packer, a refrigerated storage room, and a load-out dock. Equipment for the cage-free layers is in 3 of the barns currently but hasn't been maintained for several years. There is a heated well house that includes a restroom, a manure shed, a composter, and a storage/maintenance shed that includes feed mixers.

The land consists of 25 +/- acres currently in crop production. 33 +/- acres of grass which includes a small amount of trees and a steel pipe working pen for working up the cattle herd. The majority of that land is already terraced and could easily be put into production if someone wanted more crop ground. A 14 year old manufactured home sits on 2.5 acres on the property with 3 bedrooms and 2 bathrooms. As you can tell from the makeup of the property, it has all the layers needed to be a nice income-producing farm on many levels, pure investment with on-site residence for the facility manager, working the farm yourself and rent the home out, or simply farm the land and rent out the barns and home. So many different options with this one. You won't find many properties like this that include land and a home with production barns.



PROPERTY FEATURES

PRICE: **\$1,269,500** | COUNTY: **MORGAN** | STATE: **MISSOURI** | ACRES: **77**

- 7 42'x460' former chicken barns
- Multiple future use options
- 25 +/- acres in crop production
- 33 +/- acres in grass/pasture
- Steel pipe cattle working pen
- Building with egg packer, refrigerated storage room, and load-out dock
- Maintenance/storage shed to house equipment and tools for the production barns
- Manure shed
- 18 ton feed bins (14)
- Diesel backup generators
- 3 bed, 2 bath manufactured home
- Highway 50 frontage allows for easy feed delivery and load in/out access
- 15 miles east of Sedalia, Missouri
- 25 miles from Tyson Feed Mill at Dresden



7 42'X460' FORMER CHICKEN BARNS

They have enclosed sidewalls, tunnel ventilation, insulated drop ceilings, and sidewall fans. The barns have been used for research, broilers, pullets, and cage-free layers previously. Any of those options or others like cattle feeding or indoor growing are possible future uses also.



25 +/- ACRES IN CROP PRODUCTION



33 +/- ACRES IN GRASS/PASTURE



STEEL PIPE CATTLE WORKING PEN



ADDITIONAL BUILDINGS & STRUCTURES



AERIAL MAP



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Boundary Center: 38° 40' 12.65, -92° 54' 10.42



Maps Provided By:



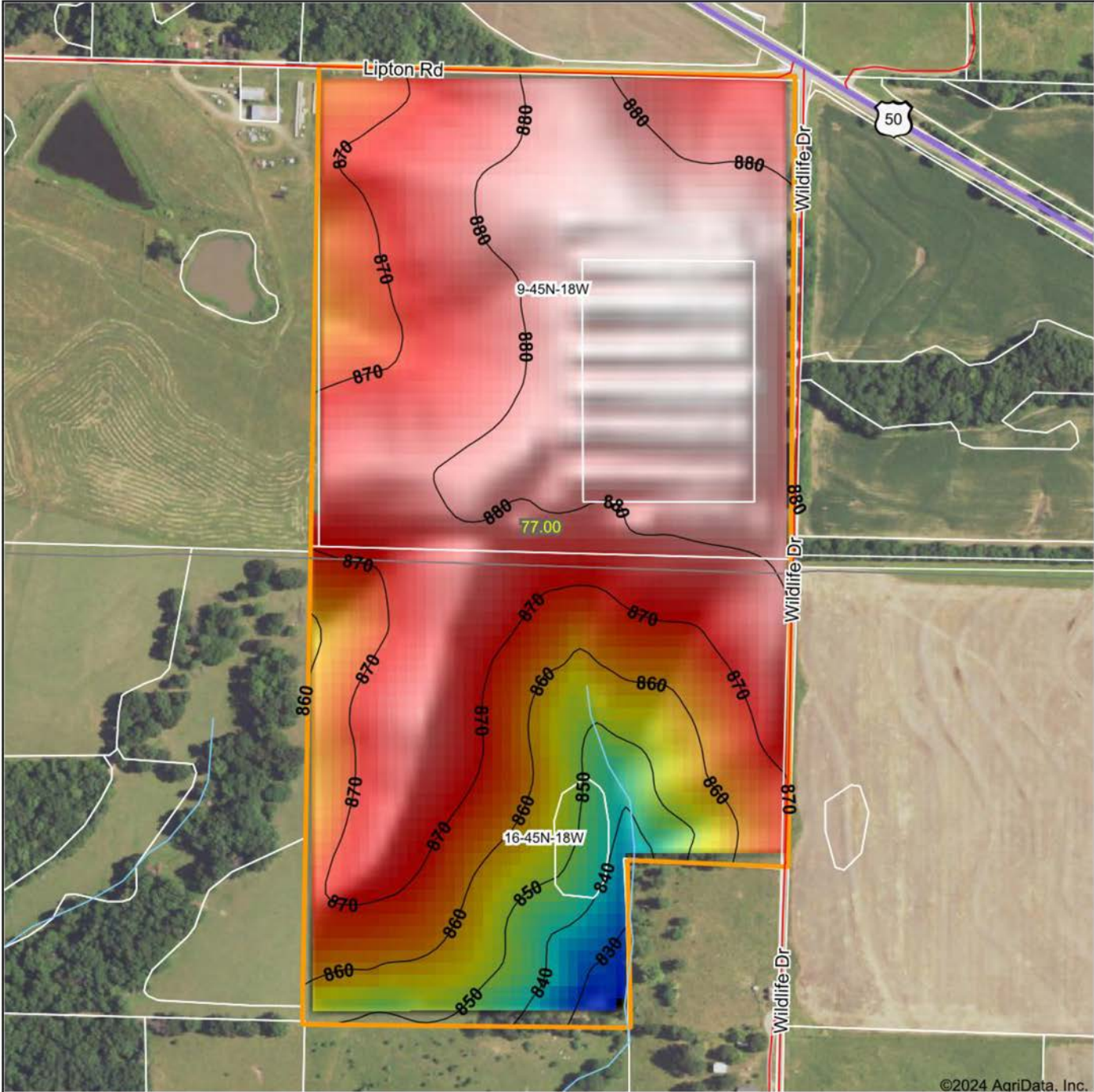
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9-45N-18W
Morgan County
Missouri

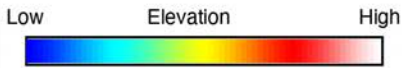


12/19/2023

HILLSHADE MAP



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Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 822.9
 Max: 887.5
 Range: 64.6
 Average: 871.7
 Standard Deviation: 12.14 ft



9-45N-18W
Morgan County
Missouri

Boundary Center: 38° 40' 12.73, -92° 54' 10.53



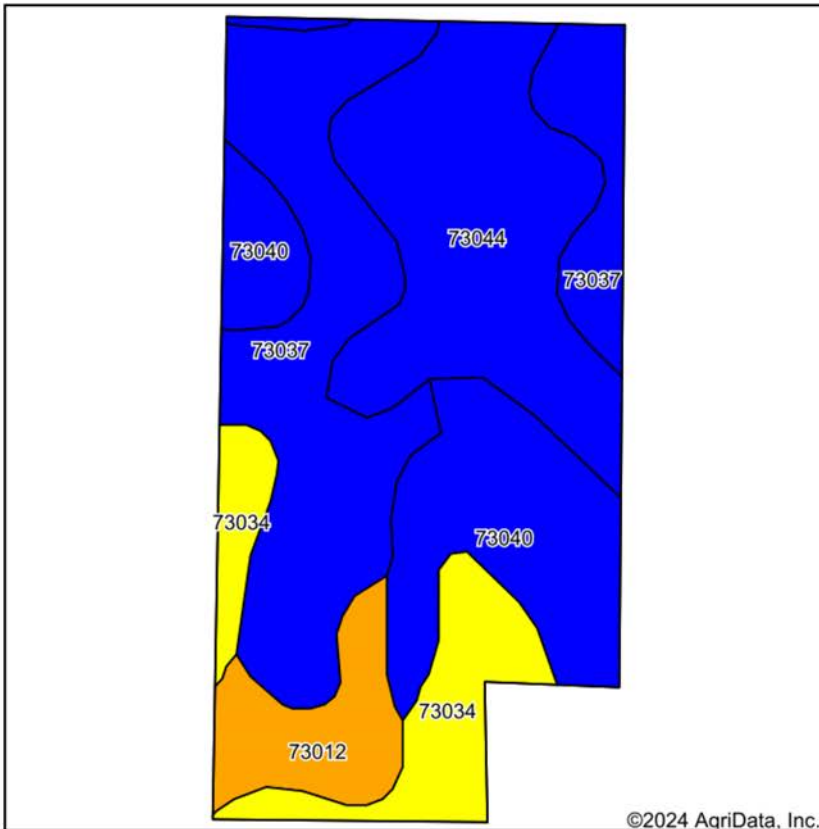
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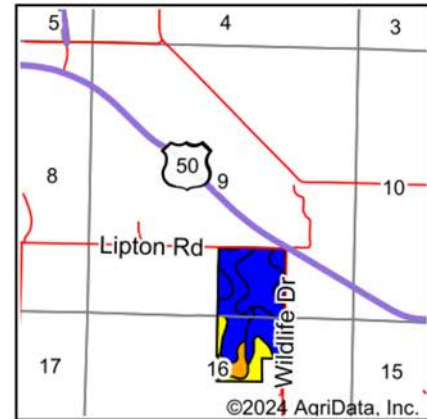
Field borders provided by Farm Service Agency as of 5/21/2008.

SOIL MAP



Soils data provided by USDA and NRCS.

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State: **Missouri**
 County: **Morgan**
 Location: **16-45N-18W**
 Township: **Mill Creek**
 Acres: **77**
 Date: **2/3/2024**



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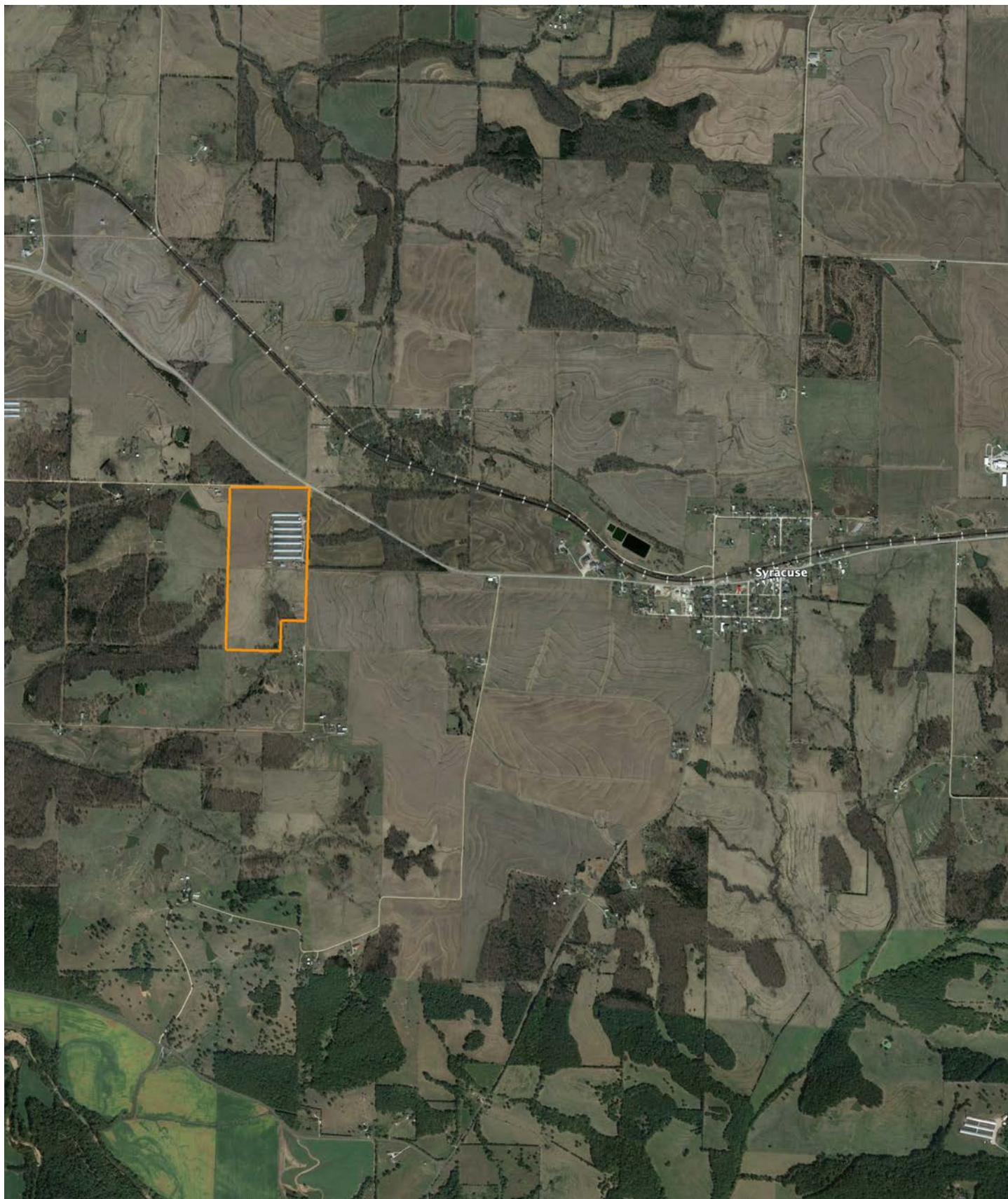
Area Symbol: MO141, Soil Area Version: 27

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
73037	Friendly silt loam, 1 to 3 percent slopes	25.42	33.0%		2.4ft. (Densic material)	Ile	65	65	50	44
73044	Crestmeade silt loam, 0 to 2 percent slopes	20.44	26.5%		1ft. (Abrupt textural change)	Ilw	77	77	69	63
73040	Maplewood silt loam, 2 to 5 percent slopes, eroded	15.77	20.5%		1.4ft. (Undefined)	Ile	59	53	45	45
73034	Gravois silt loam, 3 to 8 percent slopes, eroded	9.18	11.9%		2.1ft. (Undefined)	IVe	65	62	47	51
73012	Gravois silt loam, 3 to 8 percent slopes	6.19	8.0%		2.1ft. (Fragipan)	IIIc	55	53	45	39
Weighted Average						2.32	*n 66.2	*n 64.4	*n 53.3	*n 49.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

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.



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