

MIDWEST LAND GROUP PRESENTS



HOWARD COUNTY, MO

176.7 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HOWARD COUNTY MISSOURI FARM GROUND AND HUNTING

The 176.79 acre farm being offered in Howard County, Missouri is a farm that offers so much to its next owner. With around 110 acres in crop production now, the ability to farm it or rent it out for income is present. The creek and timber on the farms allow for recreational uses such as hunting and nature watching.

Located just minutes north of Glasgow, Missouri, the 176.79 acres is along County Road 248 off of Highway V and has Doxies Creek as its north line for over 2/3 of a mile. The 110 +/- acres of tillable land is made up of three different silt loams. The overall NCCPI rating is 74.5 making it a strong farm for valuable production of your corn or soybeans. The farm has a couple of small barns on it to park equipment on-site.

The topography of the farm and the existing timber sets

this farm up for a great hunting piece, with the current owners enjoying the hunting for many years with great success. The hunting rights are currently leased out on a year-to-year basis and are just another stream of income if you choose to continue leasing. The whitetail deer are present and sign is everywhere. We saw numerous deer while photographing the property. The timber along Doxies Creek looks to be a great area for mushroom hunting or simply enjoying a hike through the mature timber or even a great place to put your back against a large trunk and wait for that turkey to come strutting by in search of his lonely hen.

So if you are on the search for expanding your farming footprint or even looking for a farm to invest in and enjoy the multiple streams of income, this one is worth the look.



PROPERTY FEATURES

PRICE: **\$1,645,000** | COUNTY: **HOWARD** | STATE: **MISSOURI** | ACRES: **176.7**

- 176.79 acres
- 110 +/- acres tillable land
- 74.5 NCCPI rating
- Small pond
- 50+ acres of timber and draws
- Whitetail deer and eastern turkey hunting
- 3 outbuildings
- Doxies Creek
- Silt Loam soils
- 5 minutes north of Glasgow, Missouri
- 35 miles from Columbia, Missouri
- Howard County Missouri



176.79 ACRES



SMALL POND



110 +/- ACRES TILLABLE LAND



DOXIES CREEK



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 39° 16' 10.38, -92° 48' 27.93

0ft 829ft 1658ft



Maps Provided By:



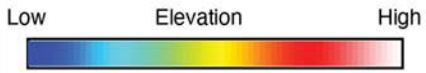
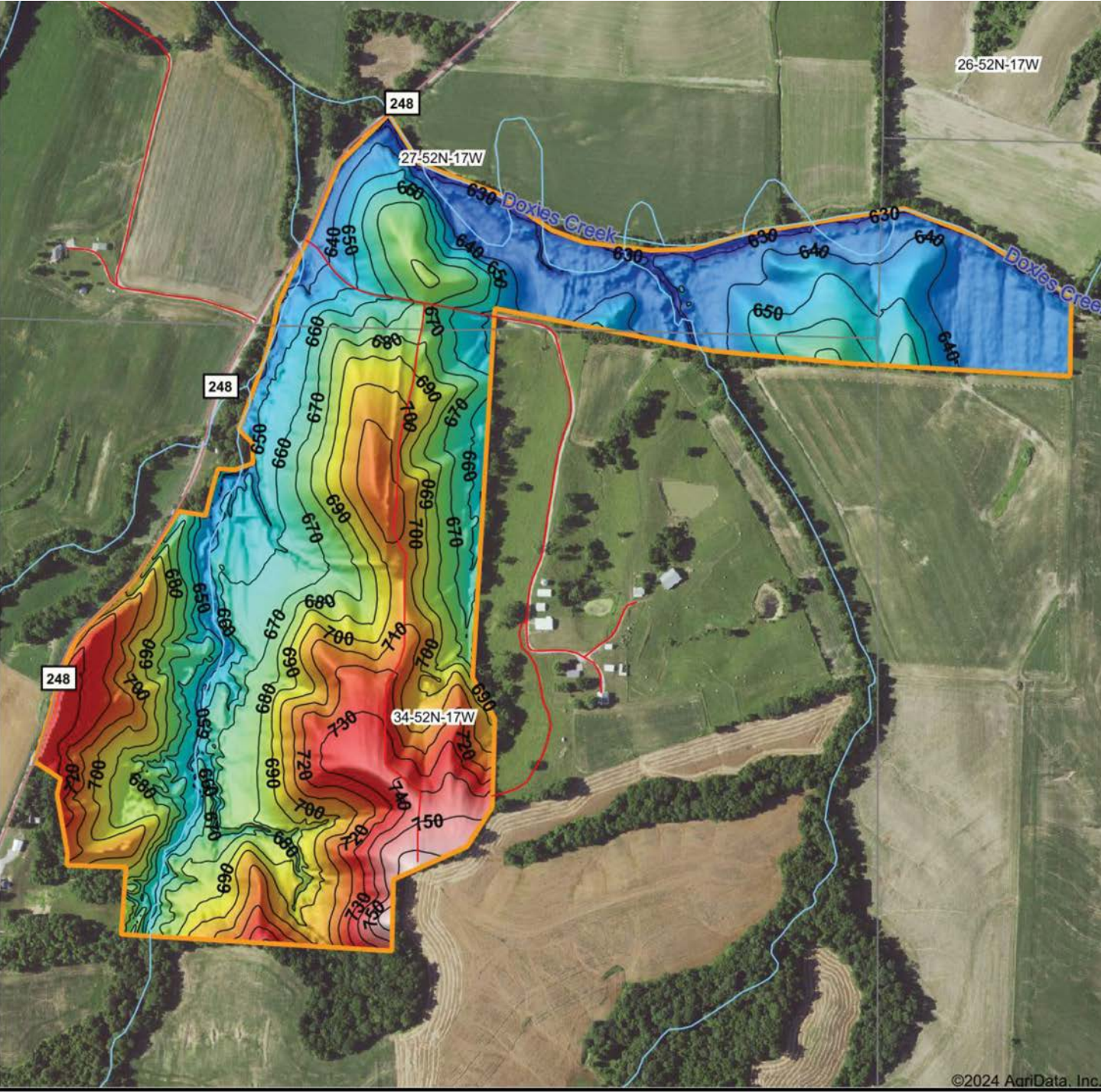
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34-52N-17W
Howard County
Missouri

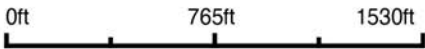


2/12/2024

HILLSHADE MAP



Source: USGS 3 meter dem
 Interval(ft): 10
 Min: 619.2
 Max: 767.2
 Range: 148.0
 Average: 676.8
 Standard Deviation: 31.96 ft



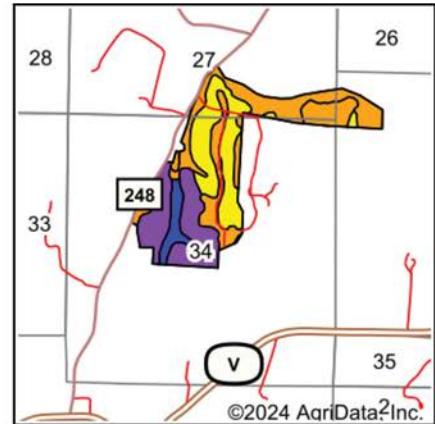
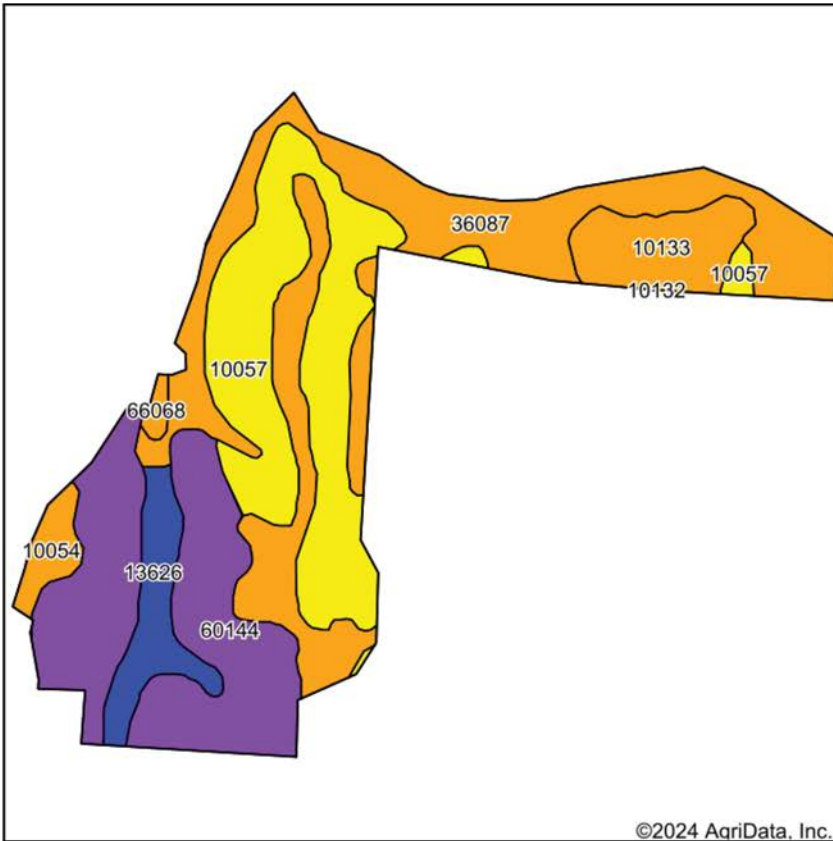
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34-52N-17W
Howard County
Missouri

Boundary Center: 39° 16' 10.38, -92° 48' 27.93

SOIL MAP



State: **Missouri**
 County: **Howard**
 Location: **34-52N-17W**
 Township: **Chariton**
 Acres: **162.66**
 Date: **2/12/2024**



Maps Provided By:

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Soils data provided by USDA and NRCS.

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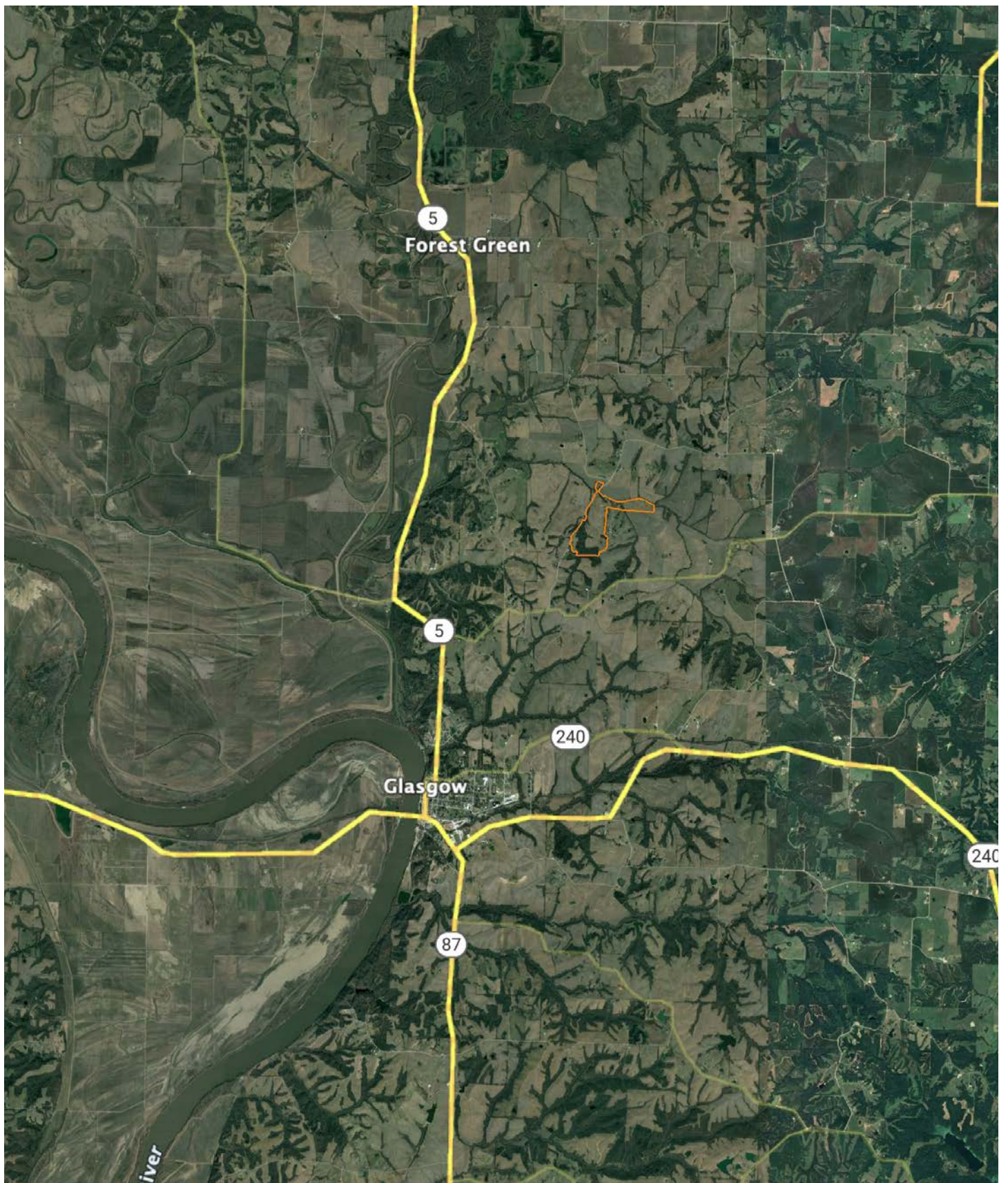
Area Symbol: MO089, Soil Area Version: 26

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
10057	Knox silt loam, 9 to 14 percent slopes, severely eroded	41.99	25.8%		> 6.5ft.	IVe	73	73	62	58
60144	Knox silt loam, 14 to 30 percent slopes, severely eroded	41.70	25.6%		> 6.5ft.	VIe	61	61	38	42
36087	Nodaway silt loam, 1 to 3 percent slopes, frequently flooded	37.74	23.2%		> 6.5ft.	IIIw	70	68	59	59
10054	Knox silt loam, 5 to 9 percent slopes	19.63	12.1%		> 6.5ft.	IIIe	85	85	73	75
10133	Sibley silt loam, 5 to 9 percent slopes	10.97	6.7%		> 6.5ft.	IIIe	90	90	76	81
13626	Nodaway silt loam, 1 to 3 percent slopes, occasionally flooded	9.61	5.9%		> 6.5ft.	IIw	74	72	65	64
66068	Carlow silty clay, 0 to 2 percent slopes, occasionally flooded	1.02	0.6%		> 6.5ft.	IIIw	55	50	54	46
Weighted Average						3.97	*n 71.8	*n 71.2	*n 57.5	*n 58

*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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