

MIDWEST LAND GROUP PRESENTS



87 ACRES
LAFAYETTE COUNTY, MO

14625 Shady Lane, Wellington, Missouri, 64097

MIDWEST LAND GROUP IS HONORED TO PRESENT

IDEALLY LOCATED MULTIPLE USE FARM IN LAFAYETTE COUNTY

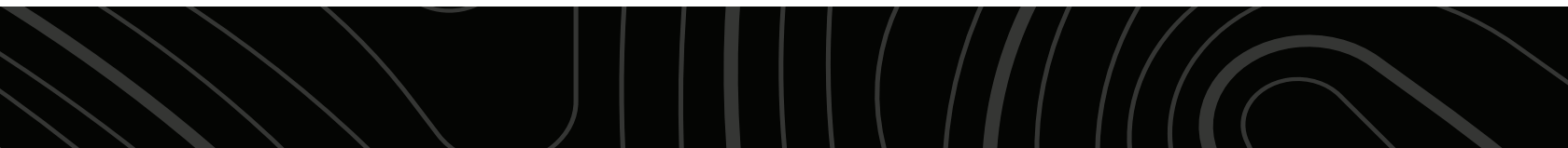
Lafayette County, Missouri has historically been one of the highly sought-after locations in the area, with its rich soils, rolling hills, and nearly its entire northern boundary consisting of river bluffs or river bottoms. It's easy to see the attraction.

This farm contains most of those features and is set up to be so much more. Located just outside of Wellington, Missouri, these 87 +/- acres consist of 52 +/- tillable acres, currently in corn. The Sni-A-Bar Creek, which is a direct tributary to the Missouri River, is the western and northern boundary of the farm for over 1.1 miles. The fishing opportunities and beautiful views that the creek provides are a great bonus. Along the creek and nearly the entire perimeter of the two tracts is treed. With a large area on both tracts available, the mature timber provides a great habitat for wildlife to live and venture across the land. With nearly 30 +/- acres of trees on the property, the opportunity of harvesting some for income is there

along with the ability to use these areas for the secluded building spot so many are after. The two tracts are split by US Highway 24 running east and west nearly through the center of the 87 acres, providing highly desirable highway frontage to the tune of over 3,000 feet on the north tract and over 3,200 on the south tract.

The property also has an older home on the land that could be lived in or rented out for additional income. The home is just over 750 square feet with 3 bedrooms and 1 bathroom. An additional shed on the land provides an opportunity to store your toys and/or equipment on the farm.

With so many different uses and diversity of the farm, this should garner the attention of most buyers looking in the area. Keep the current operation of farming and renting the home or use your imagination and take this farm to the next level and start your next chapter.



PROPERTY FEATURES

PRICE: **\$1,044,000** | COUNTY: **LAFAYETTE** | STATE: **MISSOURI** | ACRES: **87**

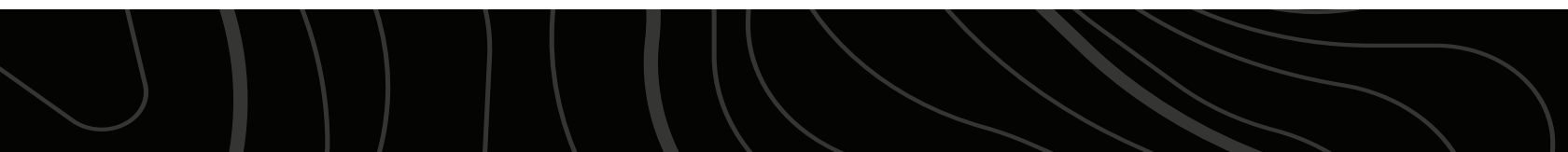
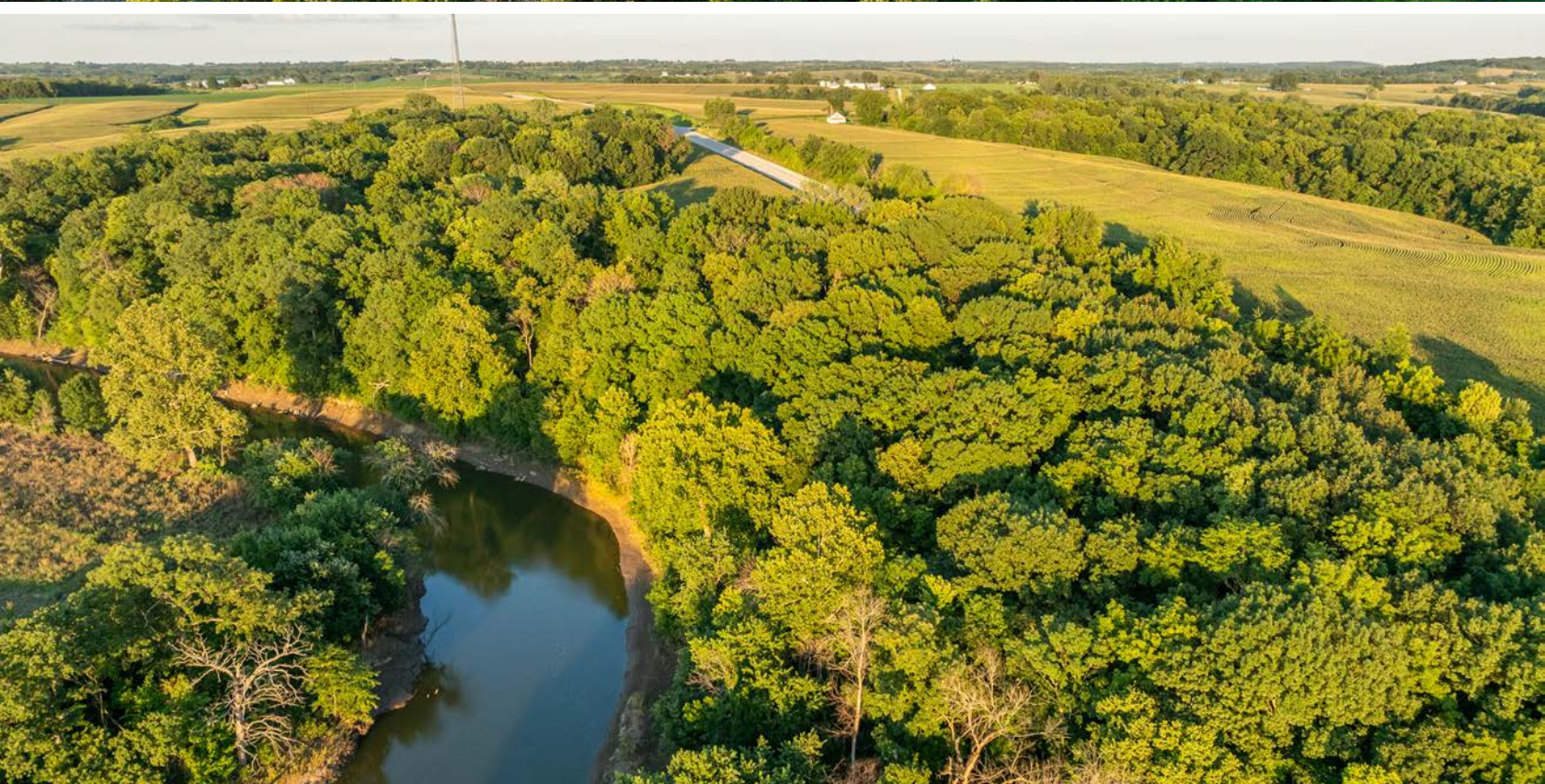
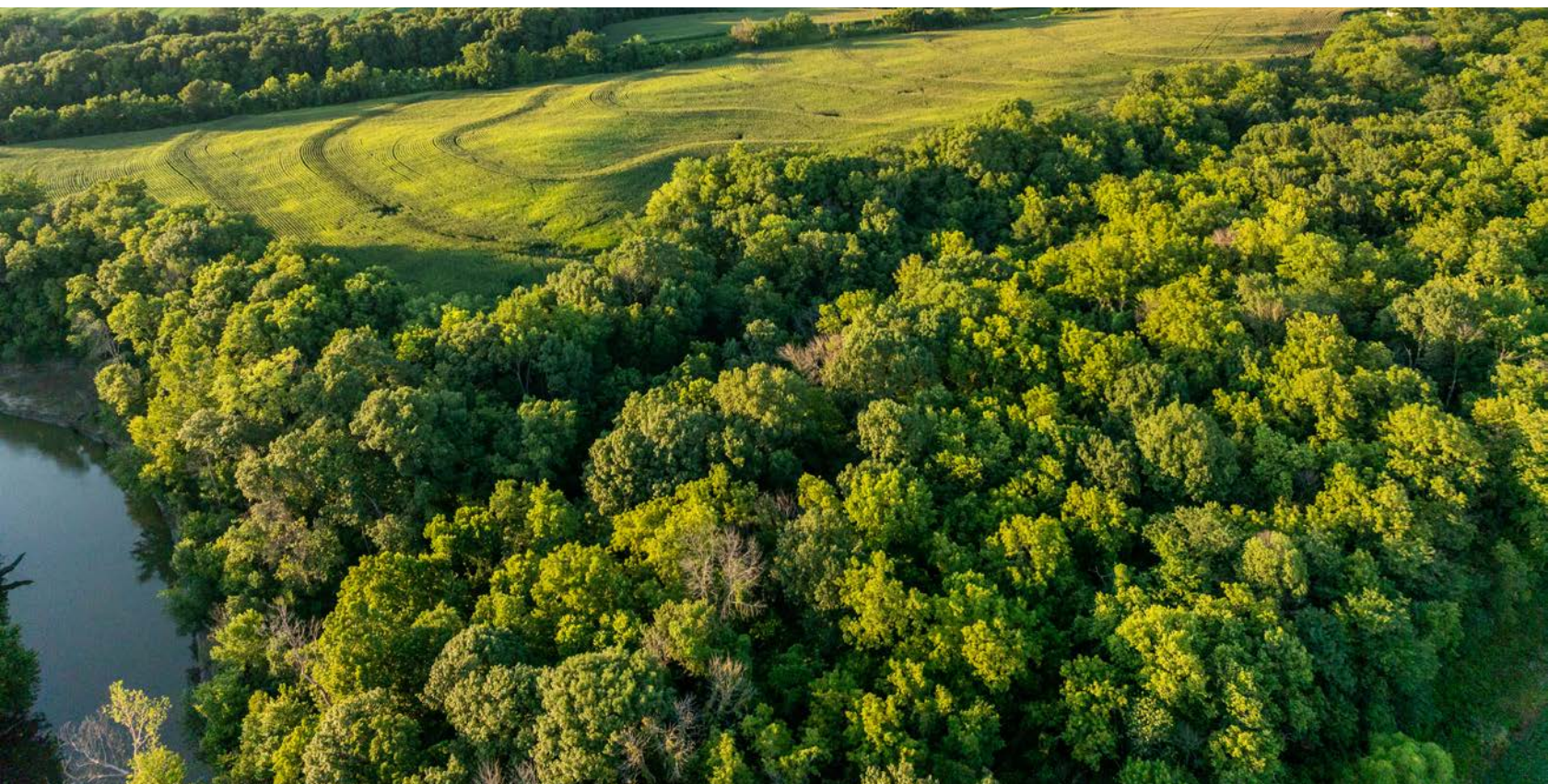
- 87 +/- total acres in Lafayette County Missouri
- 52 +/- acres tillable
- 30 +/- acres in trees
- 3 bedroom, 1 bathroom home
- 1.2 miles of Highway 24 frontage
- Over 1 mile of Sni-A-Bar Creek frontage
- Deer hunting
- Fishing
- Mature timber
- Outside of Wellington, Missouri
- 22 miles from Independence, Missouri
- Minutes from boat ramp at Missouri River



52 +/- ACRES TILLABLE



30 +/- ACRES IN TREES



1.2 MILES OF HIGHWAY 24 FRONTAGE



3 BEDROOM, 1 BATHROOM HOME



1+ MILE OF SNI-A-BAR CREEK FRONTAGE



AERIAL MAP



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Maps Provided By:



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Boundary Center: 39° 7' 30.49, -93° 58' 12.47

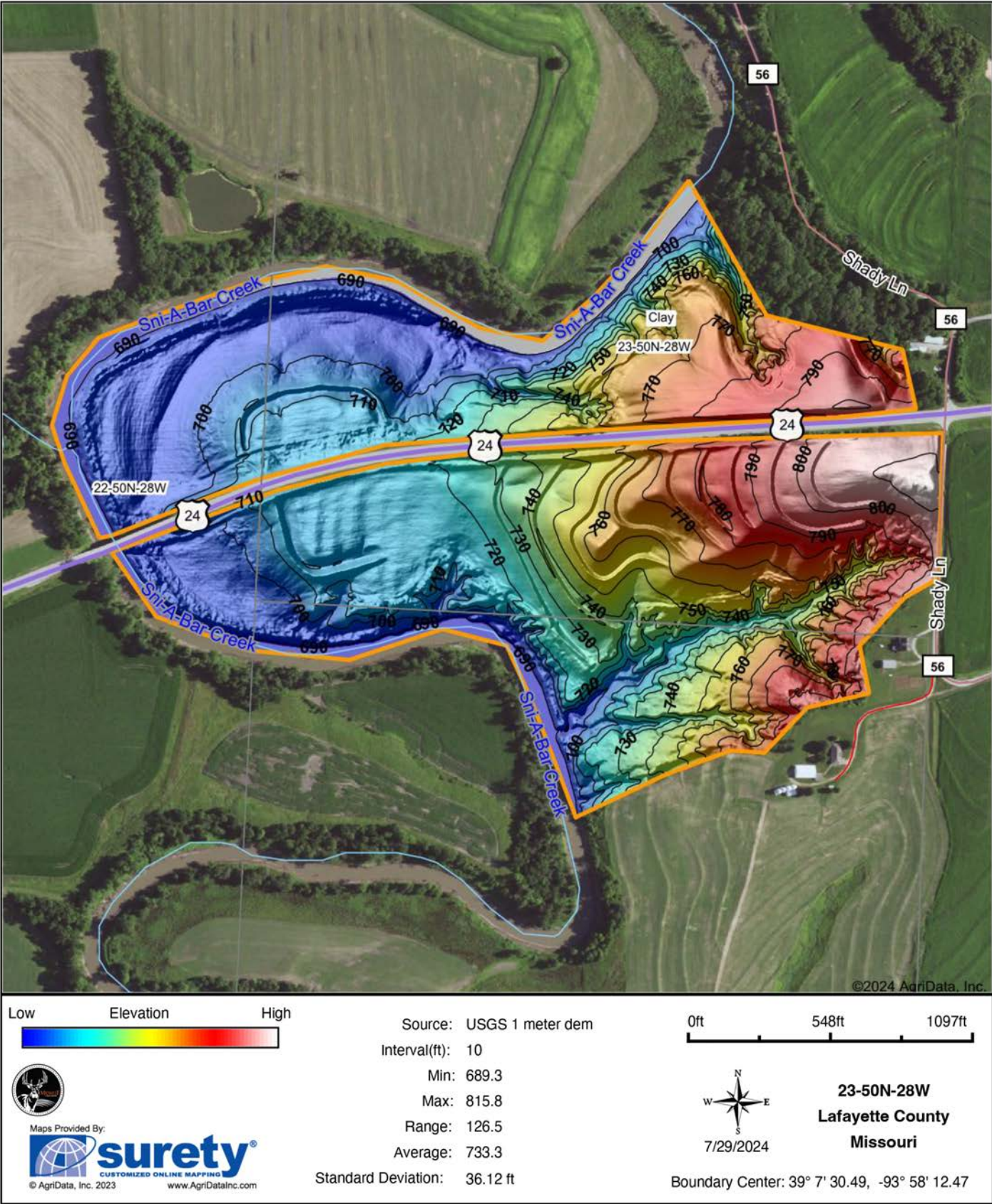
23-50N-28W
Lafayette County
Missouri

0ft 640ft 1281ft

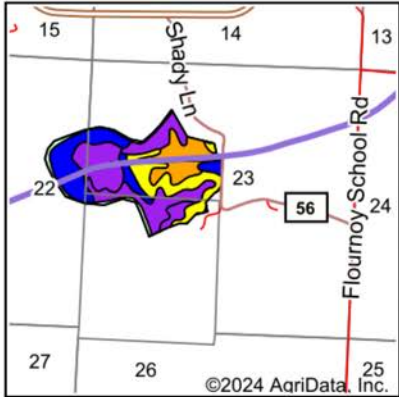
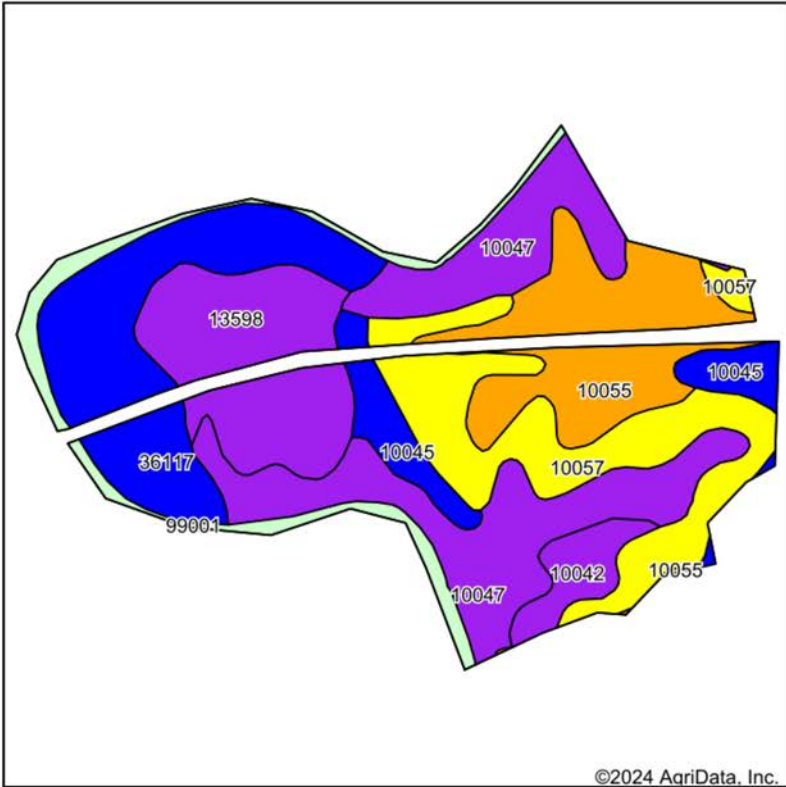


7/29/2024

HILLSHADE MAP



SOIL MAP



State: **Missouri**
County: **Lafayette**
Location: **23-50N-28W**
Township: **Clay**
Acres: **107.25**
Date: **7/29/2024**



Maps Provided By: **surety**
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MO107, Soil Area Version: 25										
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
10047	Knox silt loam, 20 to 25 percent slopes, severely eroded	24.79	23.2%		> 6.5ft.	Vle	48	48	32	33
10057	Knox silt loam, 9 to 14 percent slopes, severely eroded	18.31	17.1%		> 6.5ft.	IVe	73	73	62	58
36117	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	18.16	16.9%		> 6.5ft.	IIw	80	80	74	78
10055	Knox silt loam, 5 to 9 percent slopes, eroded	15.38	14.3%		> 6.5ft.	IIIe	81	81	68	67
13598	Booker silty clay, frequently ponded, 0 to 2 percent slopes, occasionally flooded	15.26	14.2%		> 6.5ft.	Vw	23	22	22	15
10045	Knox silt loam, 2 to 5 percent slopes	6.04	5.6%		> 6.5ft.	Ile	87	87	78	81
99001	Water	5.81	5.4%		> 6.5ft.					
10042	Knox silt loam, 14 to 20 percent slopes, severely eroded	3.50	3.3%		> 6.5ft.	Vle	69	69	56	53
Weighted Average						*-	*n 59.1	*n 59	*n 49.6	*n 48.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

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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