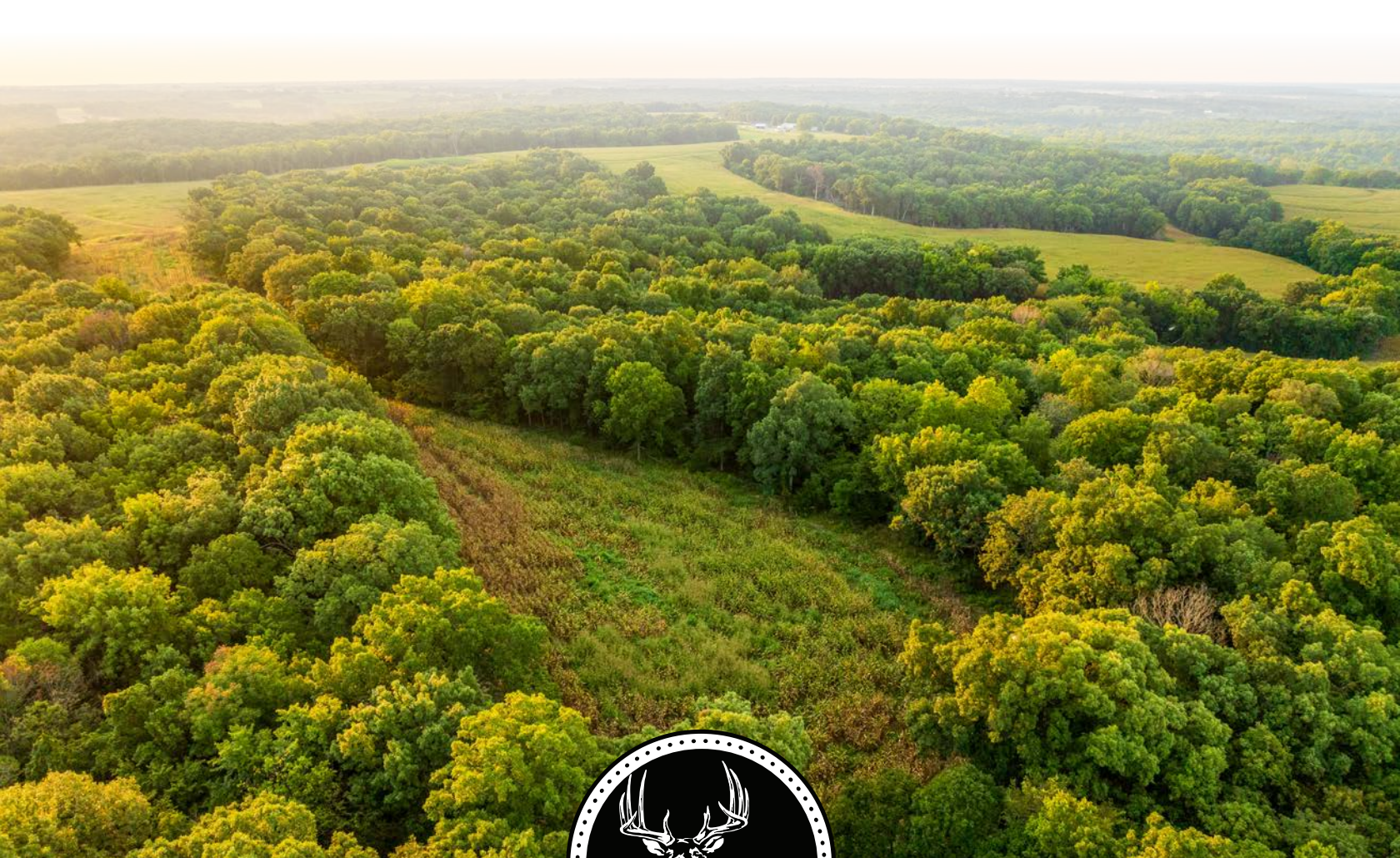


MIDWEST LAND GROUP PRESENTS

121 ACRES IN

COOPER COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SOUTHERN COOPER COUNTY MISSOURI RECREATION

When looking for that ideal recreation property, what comes to mind? Is it seclusion? Size? Income? Location? History? Accessibility? Located near the end of a scarcely used county road, this farm doesn't see much road traffic. The 121 +/- acres lay in an L shape that allows the farm to span a great vast of land that consists of favorable contract in topography and allows the farm to border the Lamine River on the back of the farm.

With around 40 acres of the farm being row-cropped by a local farmer, the potential for income and food sources are both there. The corn currently on the farm is providing the local wildlife with plenty of food for the summer. In the southeast corner of the farm appears to

be an old homestead that would provide a great place to set up camp when spending extended periods at the farm. An old barn is there and could provide a dry place to store machinery or equipment from the elements. The fields on the farm are set up great and a couple of the smaller open fields would make great food plot fields. They are off the road and even have natural pinch points already in place. Another great feature of the farm is that the Lamine River borders the westernmost portion of the property and has over 1,100 feet of riverfrontage. The farm is also adjacent to 6,000 acres of public use Lamine River Conservation Area. The potential for turning this property into a family recreational retreat for many years is at your fingertips.



PROPERTY FEATURES

PRICE: **\$629,200** | COUNTY: **COOPER** | STATE: **MISSOURI** | ACRES: **121**

- 8 miles off of 50 Highway
- 40 +/- acres tillable
- Lamine River frontage
- 7 miles from Otterville, Missouri
- 3.5 acres of open land for a campsite
- Balance in timber
- Great food plot openings
- Natural pinch points
- Located on dead end road
- 40 miles from Jefferson City, Missouri
- 20 miles from Sedalia, Missouri



40 +/- ACRES TILLABLE

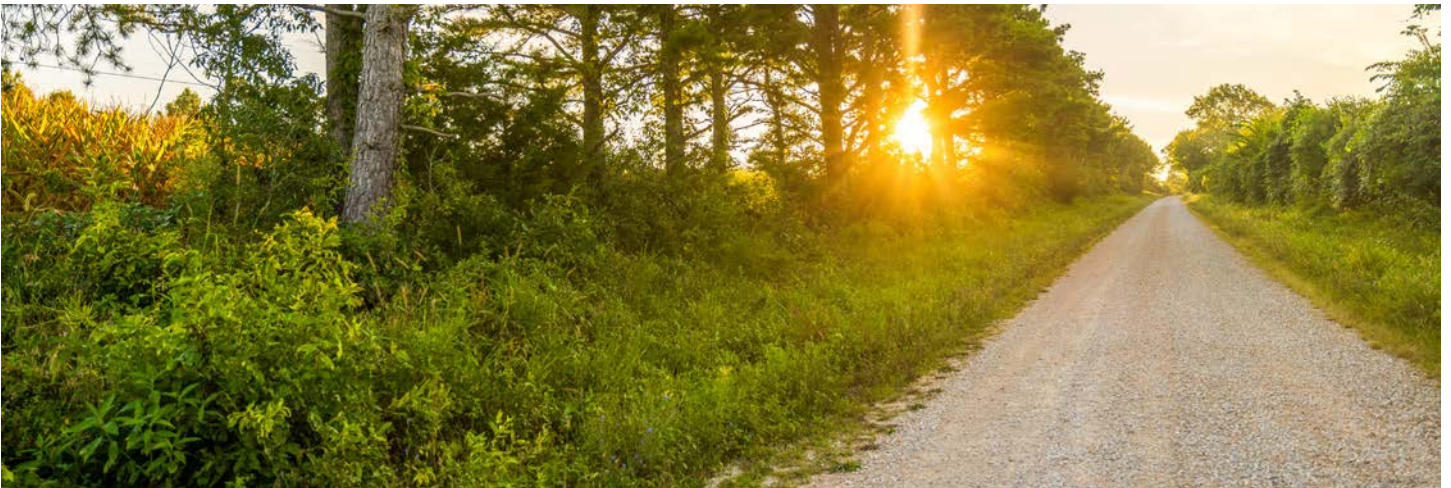
With around 40 acres of the farm being row-cropped by a local farmer, the potential for income and food sources are both there. The corn currently on the farm is providing the local wildlife with plenty of food for the summer.



POND

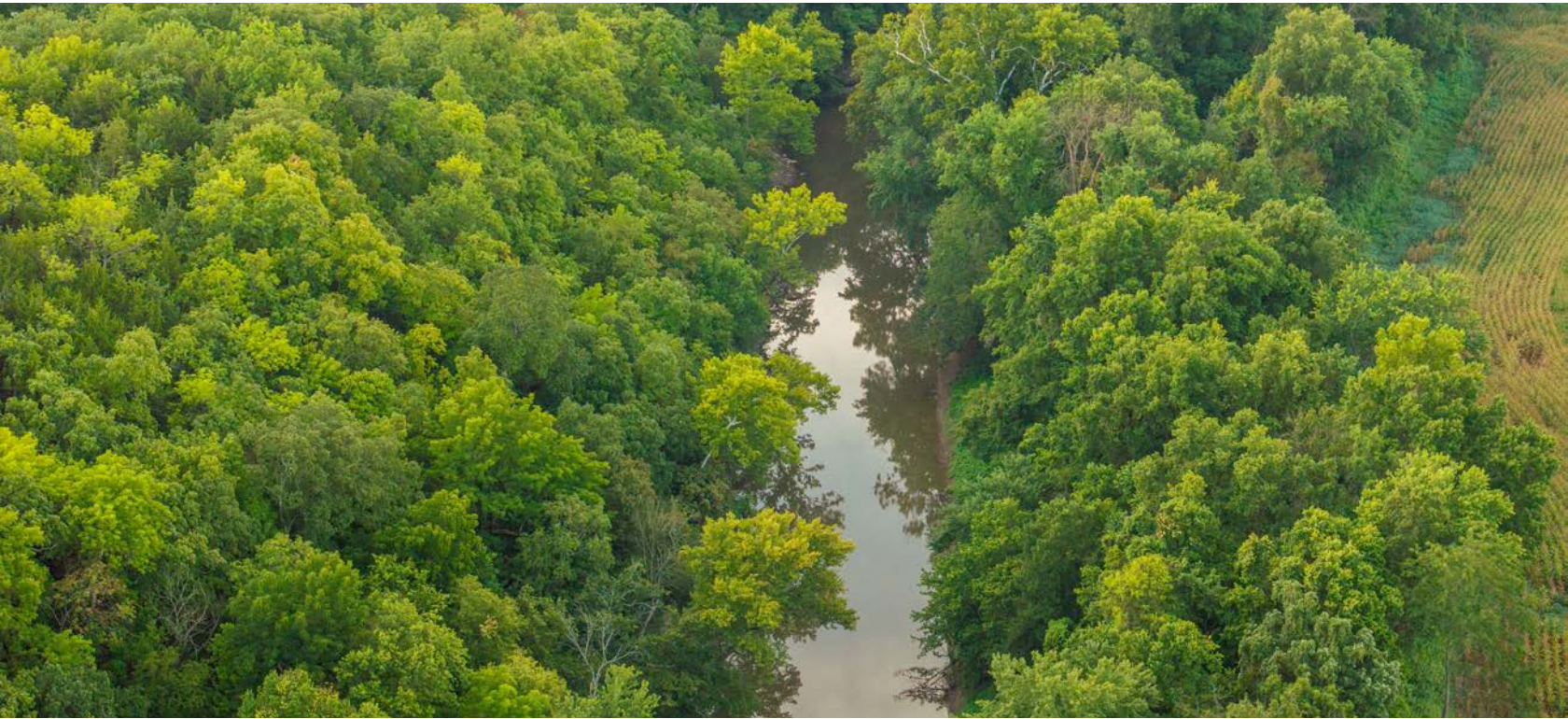


ROAD ACCESS



LAMINE RIVER FRONTAGE

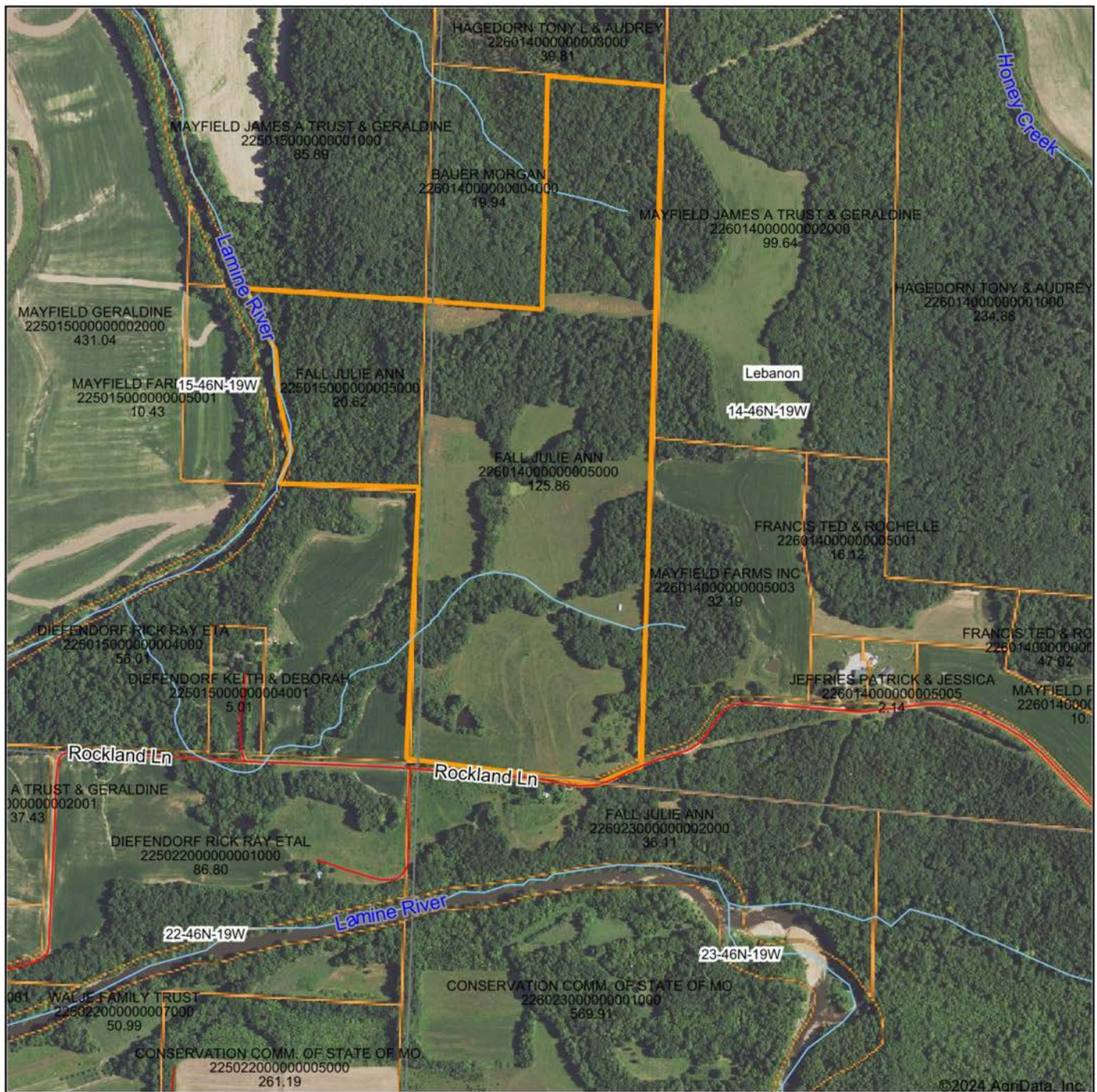
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ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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Boundary Center: 38° 45' 7.06, -92° 59' 8.06

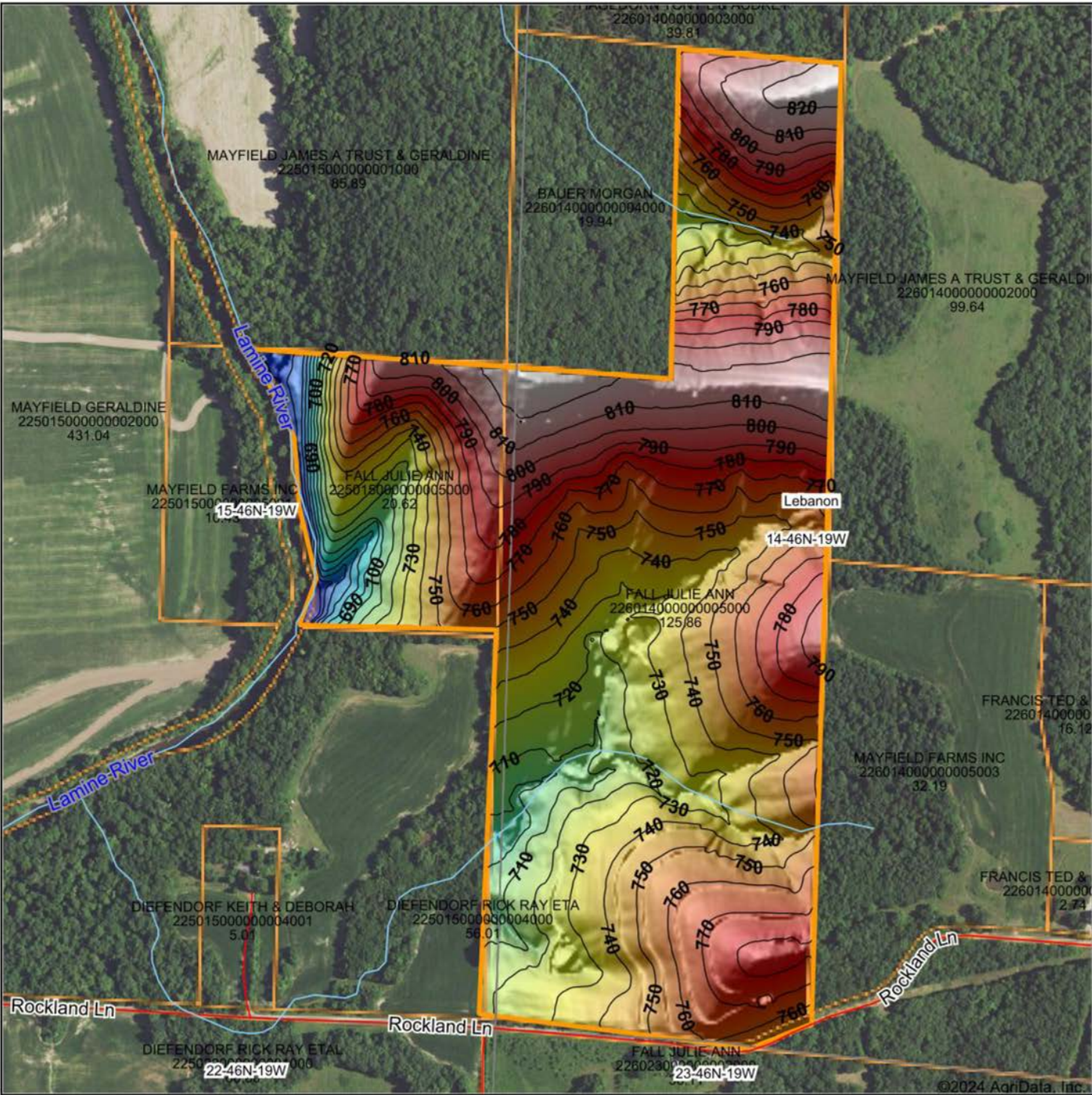
14-46N-19W
Cooper County
Missouri

0ft 874ft 1749ft



8/26/2024

HILLSHADE MAP



Low Elevation High

Source: USGS 3 meter dem

Interval(ft): 10

Min: 631.9

Max: 828.6

Range: 196.7

Average: 754.4

Standard Deviation: 35.1 ft

0ft 621ft 1242ft

14-46N-19W

Cooper County

Missouri

8/26/2024

Boundary Center: 38° 45' 7.06, -92° 59' 8.06

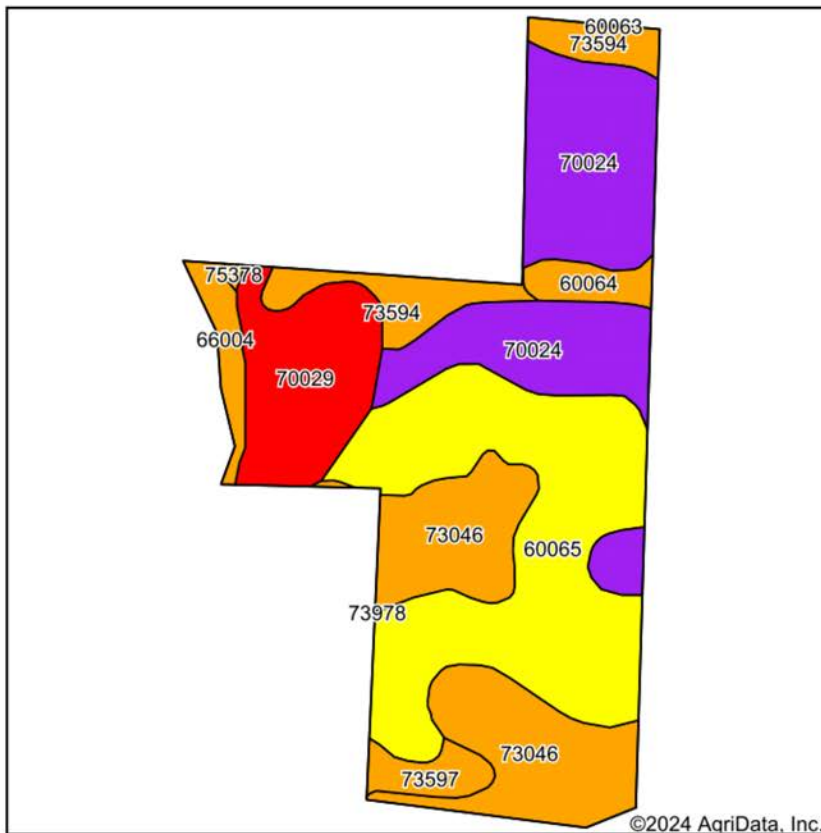
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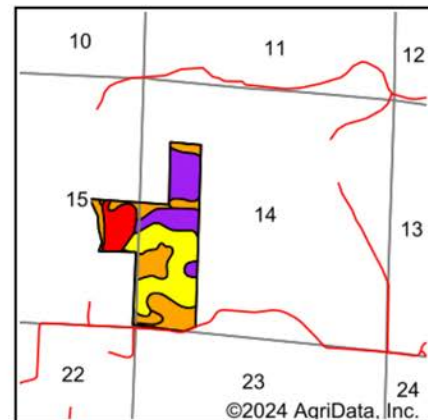
CUSTOMIZED ONLINE MAPPING

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SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Cooper**
 Location: **14-46N-19W**
 Township: **Lebanon**
 Acres: **117.9**
 Date: **8/26/2024**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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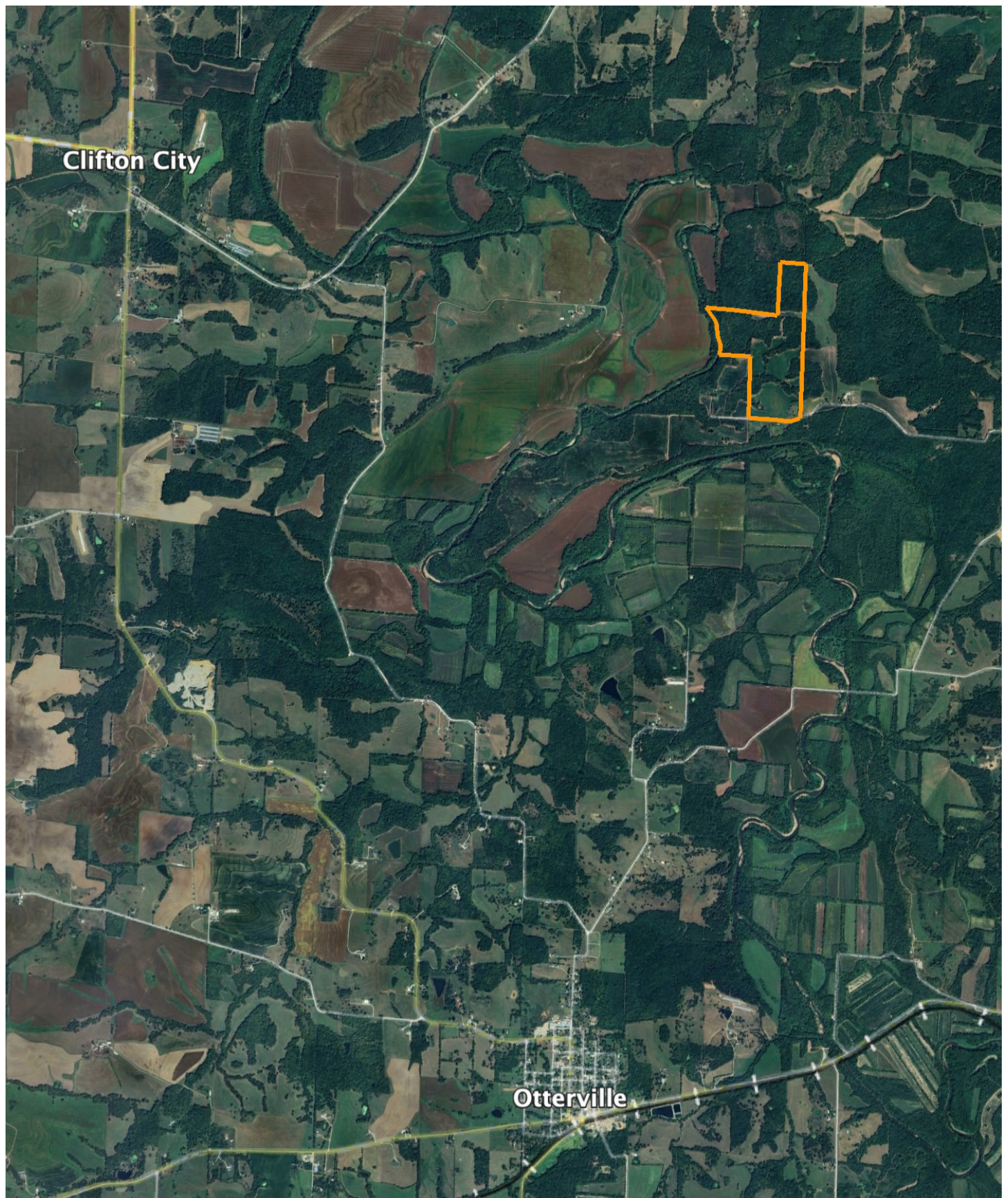


Area Symbol: MO053, Soil Area Version: 27										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
60065	Bluelick silt loam, 8 to 15 percent slopes, eroded	37.74	31.9%		> 6.5ft.	IVe	62	62	52	45
70024	Goss very gravelly silt loam, 15 to 35 percent slopes, very stony	27.96	23.7%		> 6.5ft.	VIe	12	12	9	3
73046	Wrengart silt loam, 3 to 8 percent slopes, eroded	22.67	19.2%		2.1ft. (Undefined)	IIle	66	66	54	55
70029	Moko-Rock outcrop complex, 15 to 50 percent slopes, very stony	13.52	11.5%		0.6ft. (Lithic bedrock)	VIIIs	4	4	3	1
73594	Goss silt loam, 3 to 8 percent slopes	7.43	6.3%		> 6.5ft.	IIle	63	63	54	49
66004	Dockery silt loam, 0 to 2 percent slopes, frequently flooded	2.90	2.5%		> 6.5ft.	IIIw	60	59	42	47
73597	Cotton silt loam, 5 to 8 percent slopes, eroded	2.84	2.4%		2.2ft. (Undefined)	IIle	69	69	50	56
60064	Bluelick silt loam, 3 to 8 percent slopes, eroded	2.66	2.3%		> 6.5ft.	IIle	65	65	55	49
75378	Sturkie silt loam, 0 to 2 percent slopes, frequently flooded	0.18	0.2%		> 6.5ft.	IIIw	80	79	74	79
Weighted Average						4.60	*n 44.5	*n 44.5	*n 36.5	*n 32.6

*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.



JASON HILBRENNER, LAND AGENT
660.770.3165

JHilbrenner@MidwestLandGroup.com



MidwestLandGroup.com

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