

MIDWEST LAND GROUP PRESENTS

65 ACRES IN

COOPER COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

65 +/- ACRES OF RECREATION IN COOPER COUNTY, MISSOURI

This mostly timbered 65 +/- acres in Cooper County, Missouri is sure to garner the attention of the buyer looking for a versatile recreation property. With nearly 10 acres of small brush around the old homestead, the remaining land consists of timber with a few small clearings and two power line right-of-ways that are cleared.

With nearly 4,500 feet of county road frontage, the possibility of a build site is available in a couple of locations. Ideally where the old home and shed are located now as clearing it would be much easier than removing the mature timber and leveling the

contoured land. One of the neatest features of the property is that it boasts over 3,200 feet of Lamine River frontage on the south boundary, what is not touching the Lamine River borders the Lamine River Conservation Area along its southern border. Opening the possibility to access to 1,000's of more acres. The ground along the Lamine River is unprotected and offers a very neat low-lying area that has "travel corridor" written all over it, especially come rut time when that cold north wind starts to blow and the wildlife is looking for protection from the elements. The rock cliff on the north side of the river bottom will provide just that!!



PROPERTY FEATURES

PRICE: **\$357,500** | COUNTY: **COOPER** | STATE: **MISSOURI** | ACRES: **65**

- 65 +/- acres in Cooper County, Missouri
- Nearly 10 acres of old pasture and homestead site
- 4,500+ feet of road frontage
- 2 power line clearings
- Over 200 feet of elevation change
- Lamine River frontage
- 7 miles from Otterville, Missouri
- Located on dead end road
- 40 miles from Jefferson City, Missouri
- 20 miles from Sedalia, Missouri



10 ACRES OF PASTURE & HOMESTEAD SITE

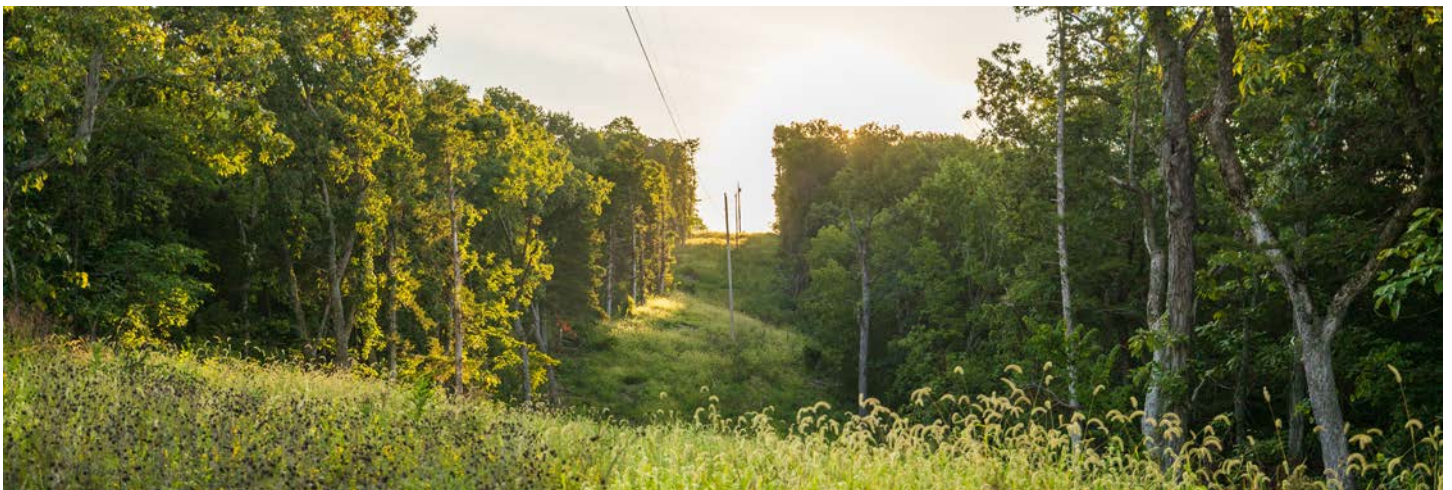
With nearly 4,500 feet of county road frontage, the possibility of a build site is available in a couple of locations. Ideally where the old home and shed are located now as clearing it would be much easier than removing the mature timber and leveling the contoured land.



4,500+ FEET OF ROAD FRONTAGE

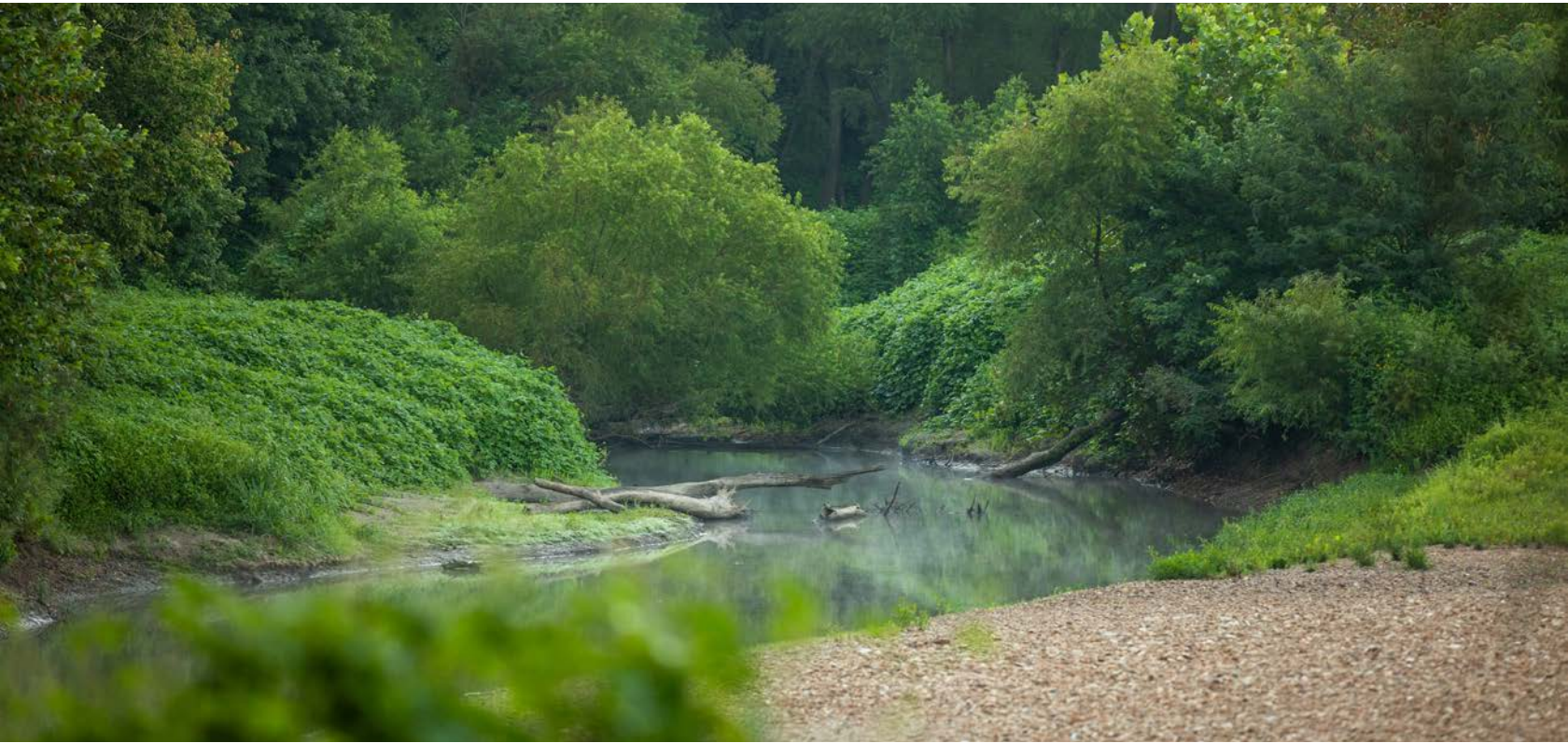


2 POWER LINE CLEARINGS

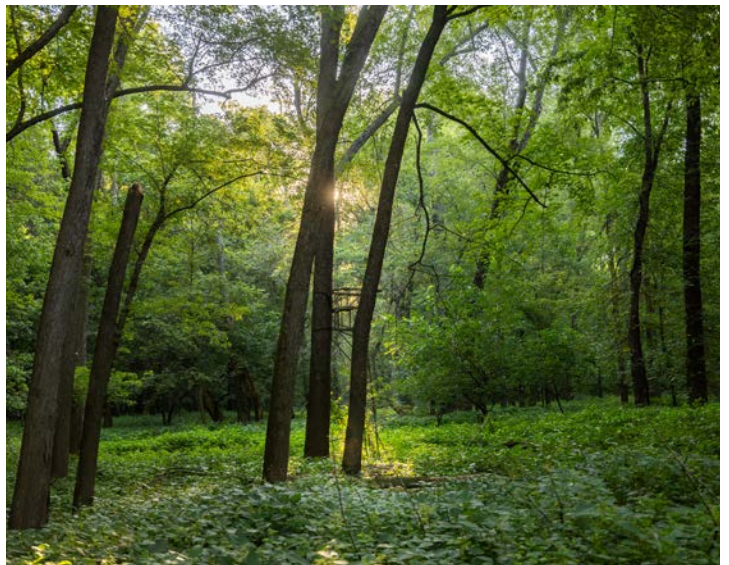
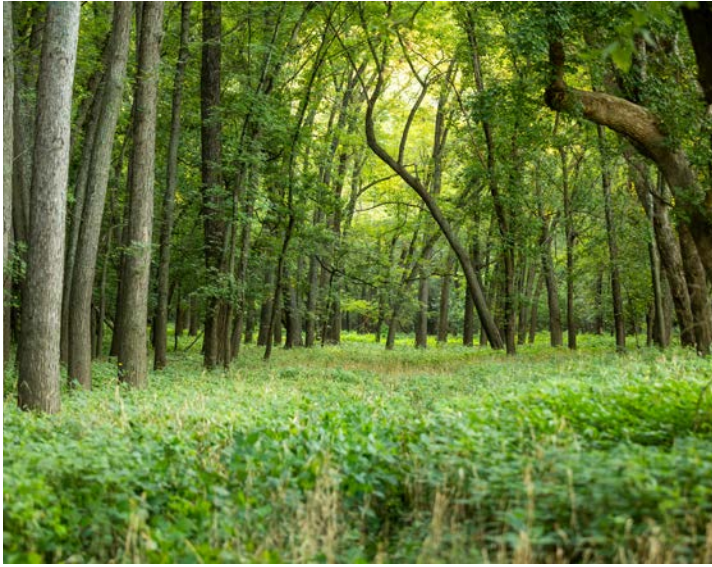


LAMINE RIVER FRONTAGE

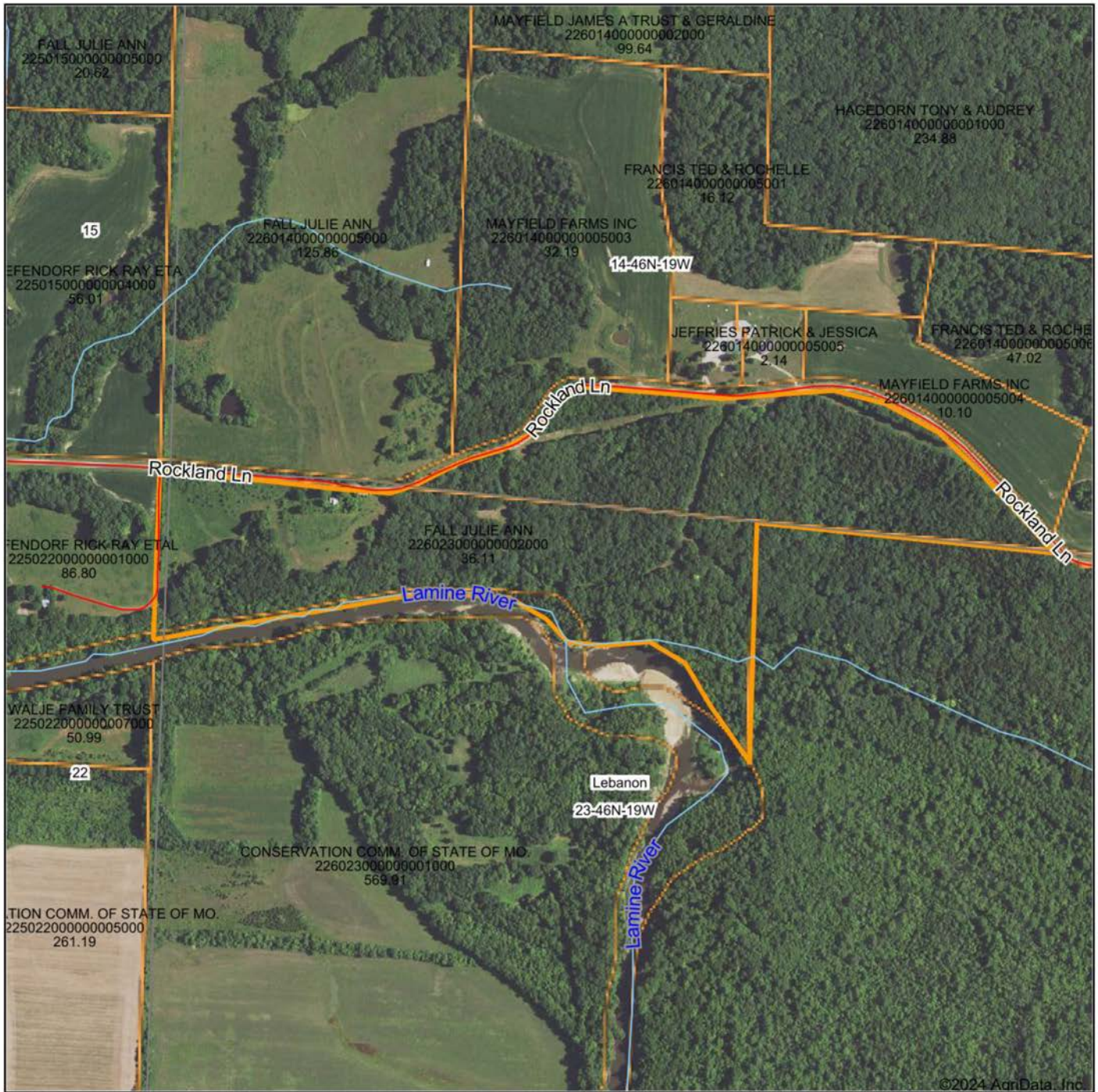
One of the neatest features of the property is that it boasts over 3,200 feet of Lamine River frontage on the south boundary, what is not touching the Lamine River borders the Lamine River Conservation Area along its southern border.



VERSATILE RECREATION PROPERTY



AERIAL MAP



©2024 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2023 www.AgridataInc.com

Boundary Center: 38° 44' 43.53, -92° 58' 46.45

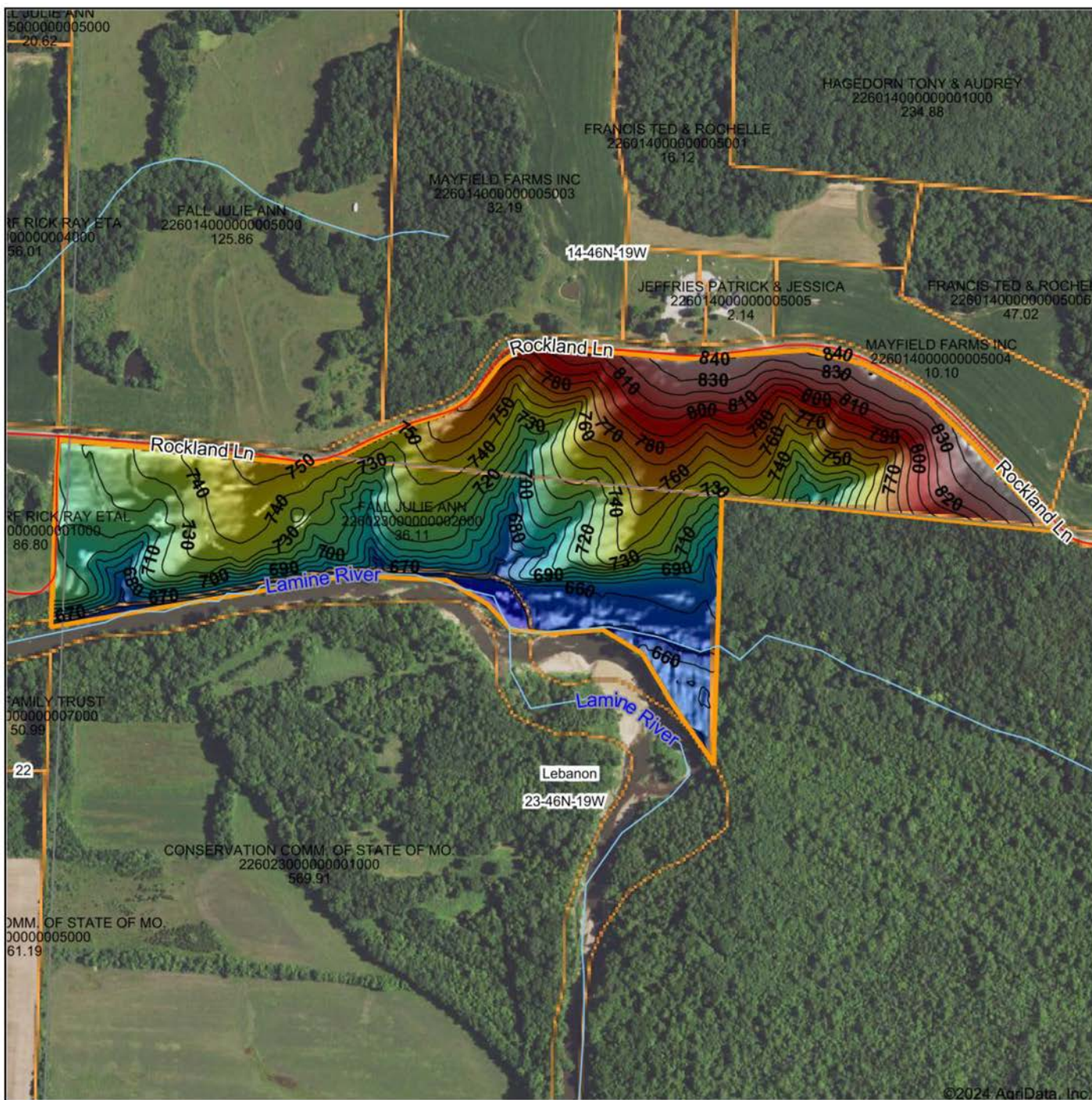


23-46N-19W
Cooper County
Missouri



8/26/2024

HILLSHADE MAP



©2024 AgriData, Inc.



Source: USGS 3 meter dem
 Interval(ft): 10
 Min: 641.8
 Max: 849.0
 Range: 207.2
 Average: 735.1
 Standard Deviation: 51.12 ft



8/26/2024

23-46N-19W
Cooper County
Missouri

Boundary Center: 38° 44' 43.53, -92° 58' 46.45

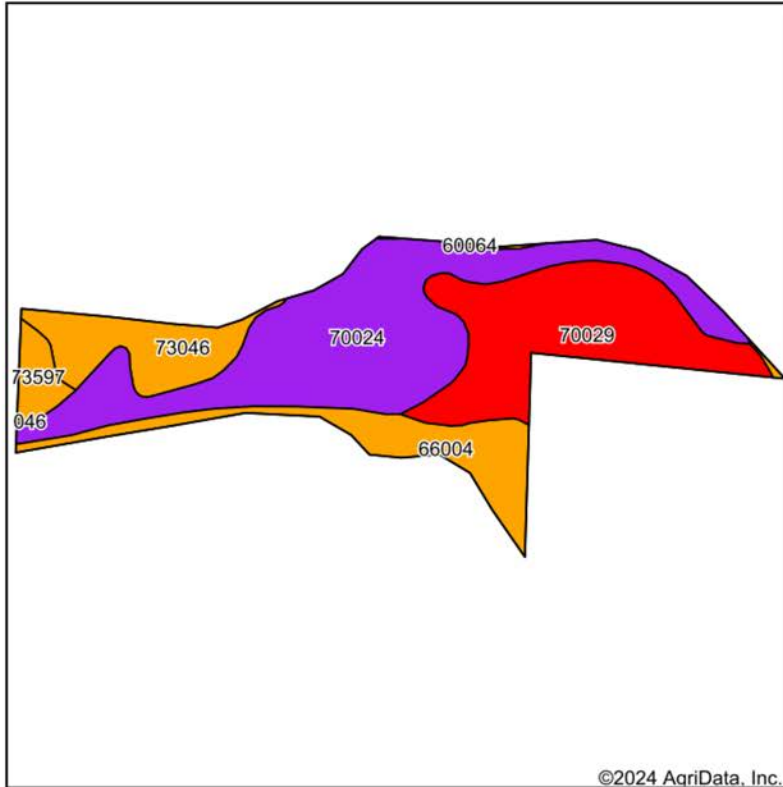


Maps Provided By:

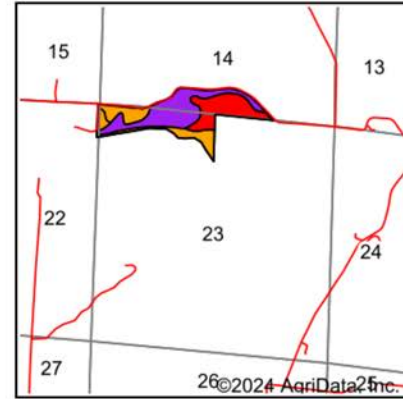
surety
 CUSTOMIZED ONLINE MAPPING
 www.AgriDataInc.com

© AgriData, Inc. 2023

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Cooper**
 Location: **23-46N-19W**
 Township: **Lebanon**
 Acres: **63.19**
 Date: **8/26/2024**



Maps Provided By:



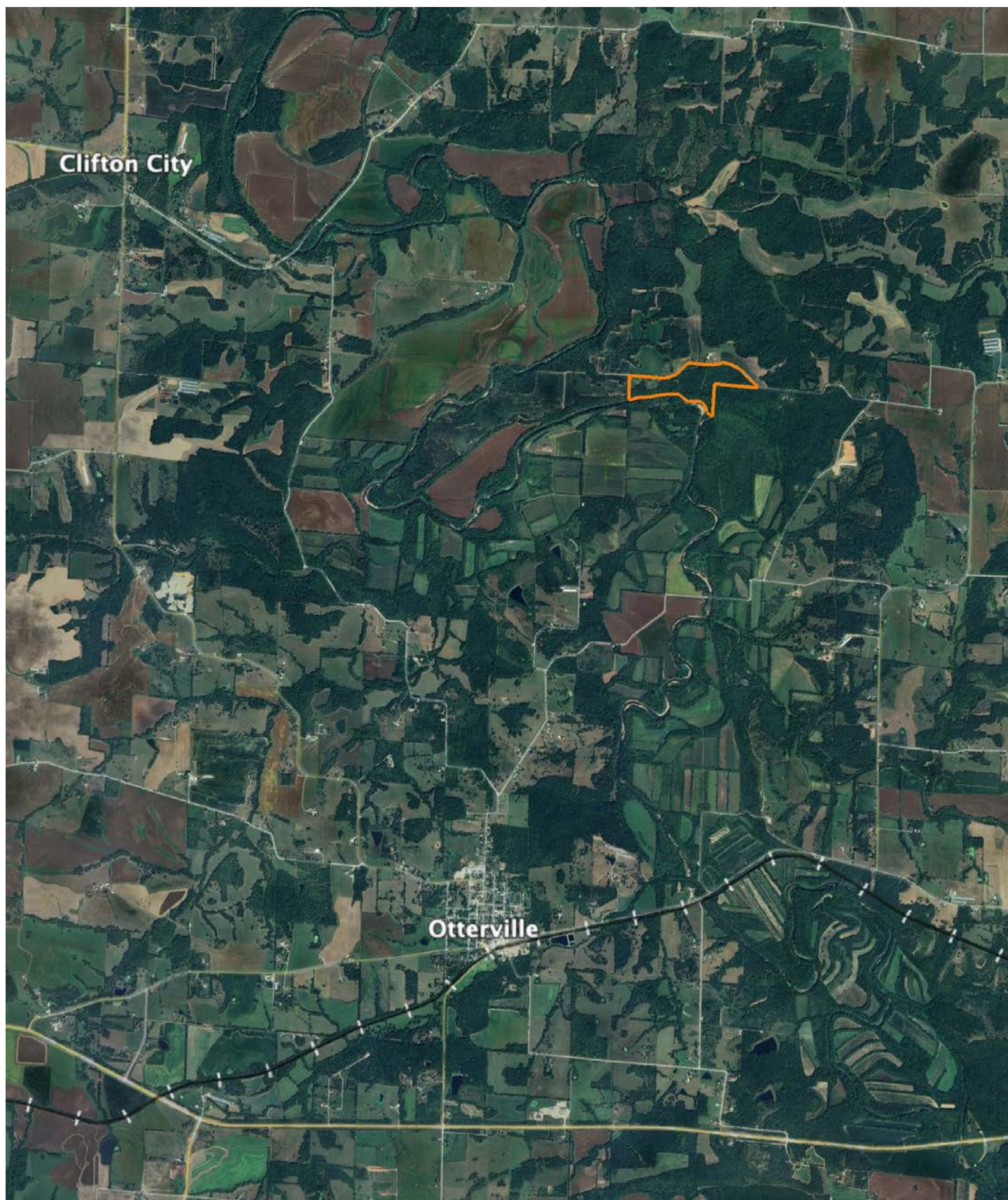
| Area Symbol: MO053, Soil Area Version: 27 | | | | | | | | | | | |
|---|---|-------|------------------|----------------------|-------------------------|------------------|------------------|----------------|-----------------------|-------------------|----------------|
| Code | Soil Description | Acres | 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 | |
| 70024 | Goss very gravelly silt loam, 15 to 35 percent slopes, very stony | 27.48 | 43.4% | | > 6.5ft. | Vle | 12 | 12 | 9 | 3 | |
| 70029 | Moko-Rock outcrop complex, 15 to 50 percent slopes, very stony | 17.81 | 28.2% | | 0.6ft. (Lithic bedrock) | Vllls | 4 | 4 | 3 | 1 | |
| 66004 | Dockery silt loam, 0 to 2 percent slopes, frequently flooded | 8.28 | 13.1% | | > 6.5ft. | lllw | 60 | 59 | 42 | 47 | |
| 73046 | Wrengart silt loam, 3 to 8 percent slopes, eroded | 7.24 | 11.5% | | 2.1ft. (Undefined) | llle | 66 | 66 | 54 | 55 | |
| 73597 | Cotton silt loam, 5 to 8 percent slopes, eroded | 2.07 | 3.3% | | 2.2ft. (Undefined) | llle | 69 | 69 | 50 | 56 | |
| 60064 | Bluelick silt loam, 3 to 8 percent slopes, eroded | 0.31 | 0.5% | | > 6.5ft. | llle | 65 | 65 | 55 | 49 | |
| Weighted Average | | | | | | | 5.71 | *n 24.3 | *n 24.2 | *n 18.4 | *n 16.1 |

*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

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

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.