

MIDWEST LAND GROUP PRESENTS

8.8 ACRES IN

LAFAYETTE COUNTY MISSOURI



MidwestLandGroup.com

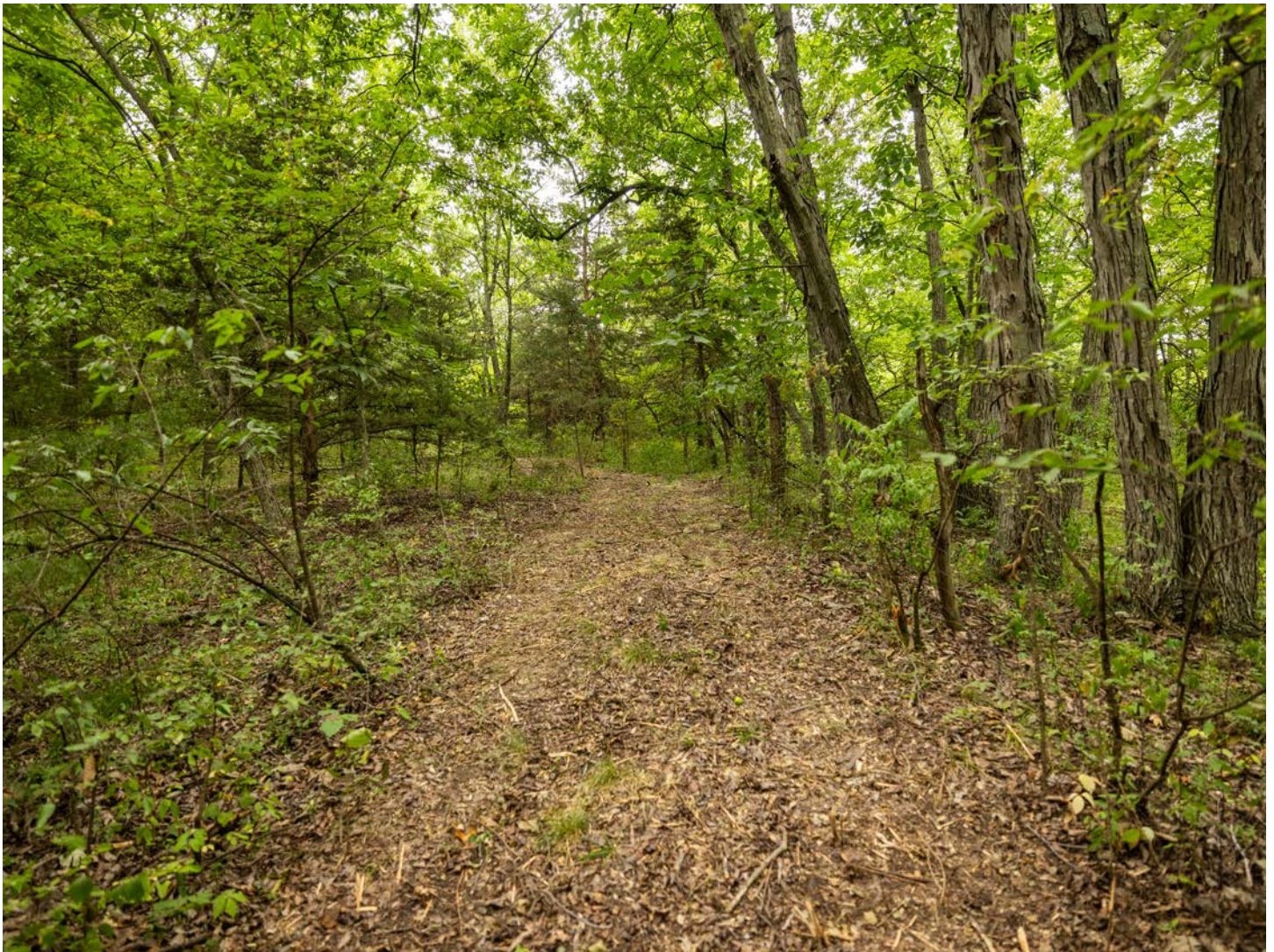
MIDWEST LAND GROUP IS HONORED TO PRESENT

HIDDEN GEM IN LAFAYETTE COUNTY MISSOURI

Looking for that perfect build site or getaway spot, close to town and amenities but still having great seclusion? This 8.8 acres in Lafayette County, Missouri is just that and more. The location is ideal as it is only 1/3 of a mile south of Interstate 70 and along 13 Highway. Inside the city limits of Higginsville, Missouri, the property is only subject to city zoning regulations.

The property has a 60-foot by 720-foot entrance that

leads back to 7+/- acres of fully wooded blank canvas. The owner recently cut a trail on the property to have access to almost all of the acreage. A wet weather creek runs through the timber, providing a great travel area for the wildlife in the area and a place for the area rains to drain. With over 40 feet of topography difference on the property, the southwest corner of the property would be the ideal spot for the clearing and leveling of land to build that great getaway place.



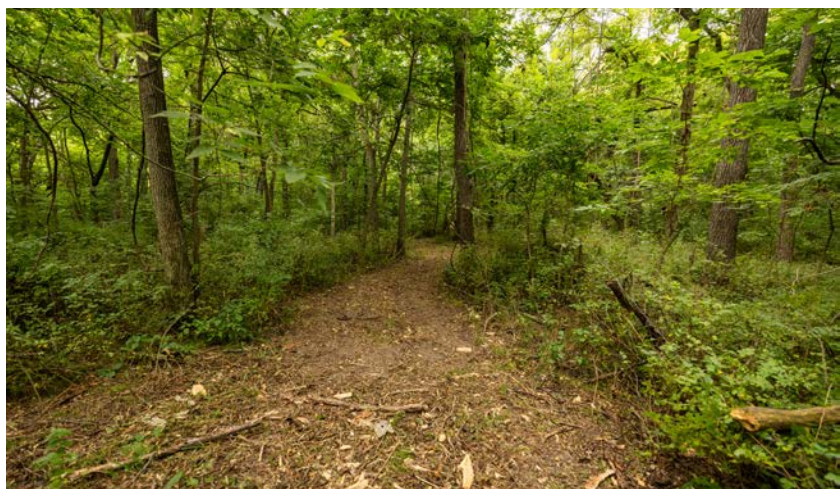
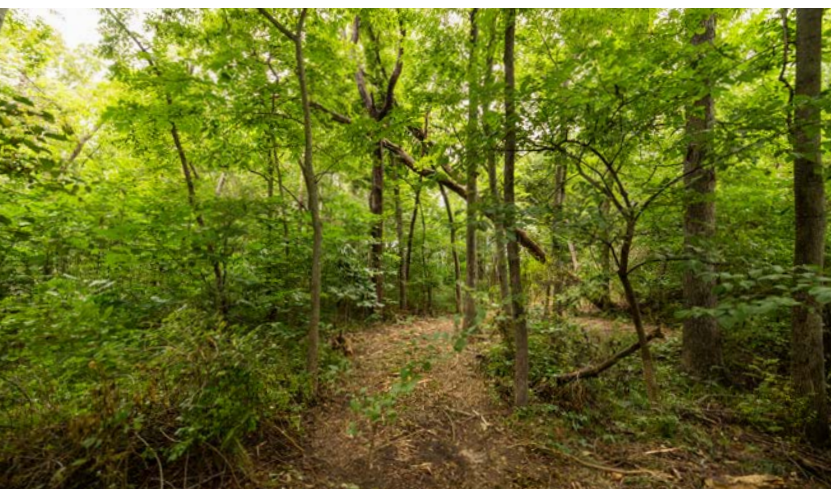
PROPERTY FEATURES

PRICE: **\$115,440** | COUNTY: **LAFAYETTE** | STATE: **MISSOURI** | ACRES: **8.8**

- 8.8 +/- acres in Lafayette County, Missouri
- Within Higginsville, Missouri city limits
- 1/3 mile from Interstate 70
- Highway 13 access
- 7 +/- acres of wooded land
- Great topography
- Seclusion at its best
- Wet weather creek
- Fully staked boundaries
- Trail in place
- 40 miles from Kansas City, Missouri
- 75 miles from Columbia, Missouri



8.8 +/- ACRES IN LAFAYETTE COUNTY



WITHIN HIGGINSVILLE, MISSOURI CITY LIMITS



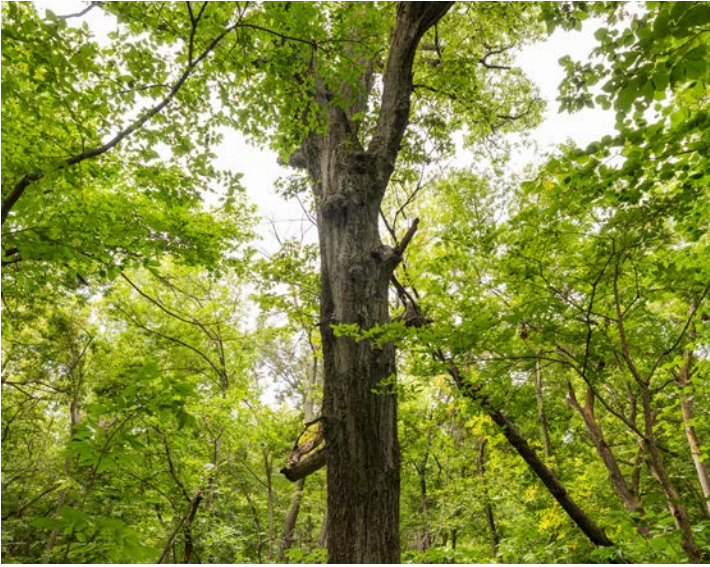
1/3 MILE FROM INTERSTATE 70



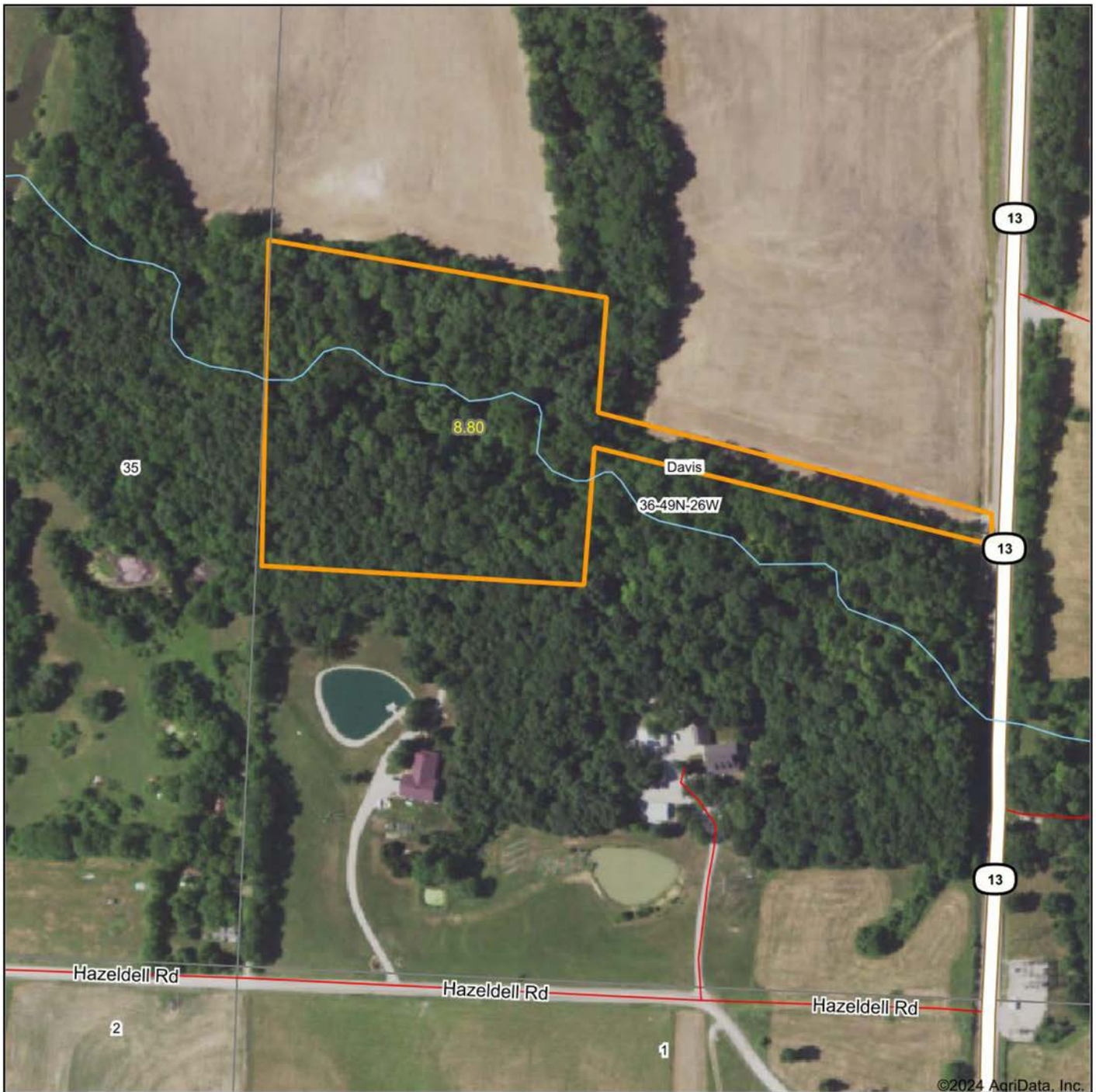
WET WEATHER CREEK



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 38° 59' 46.48, -93° 44' 16.6

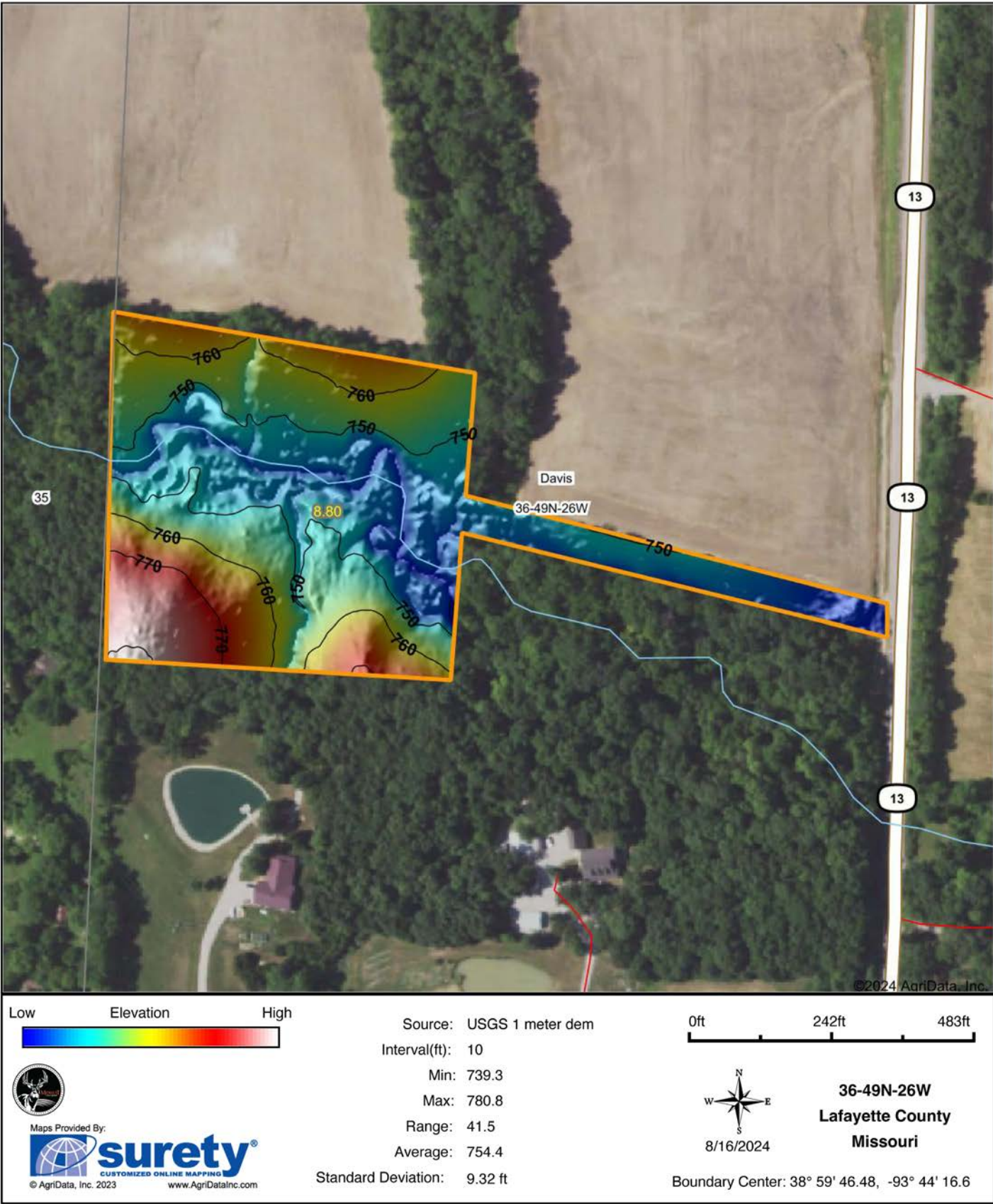
36-49N-26W
Lafayette County
Missouri

0ft 283ft 567ft

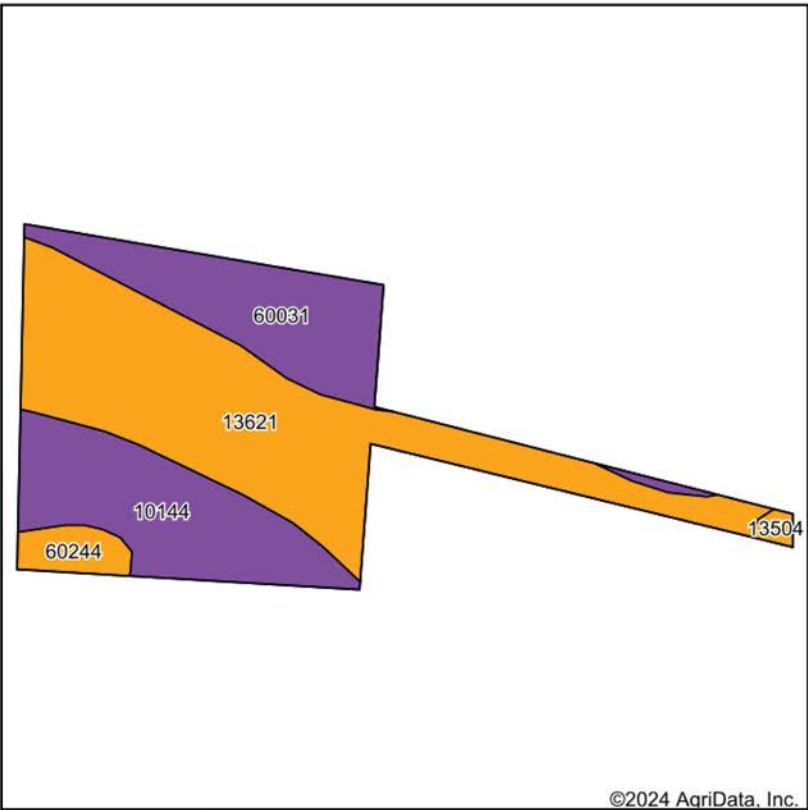


8/16/2024

HILLSHADE MAP

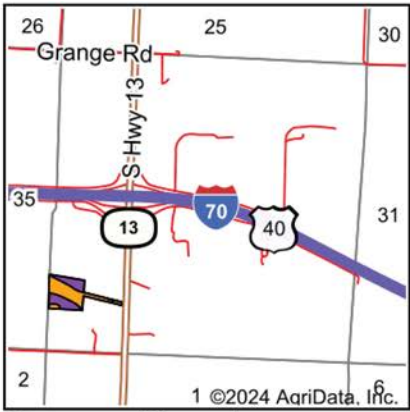


SOILS MAP



Soils data provided by USDA and NRCS.

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State: **Missouri**
County: **Lafayette**
Location: **36-49N-26W**
Township: **Davis**
Acres: **8.8**
Date: **8/16/2024**



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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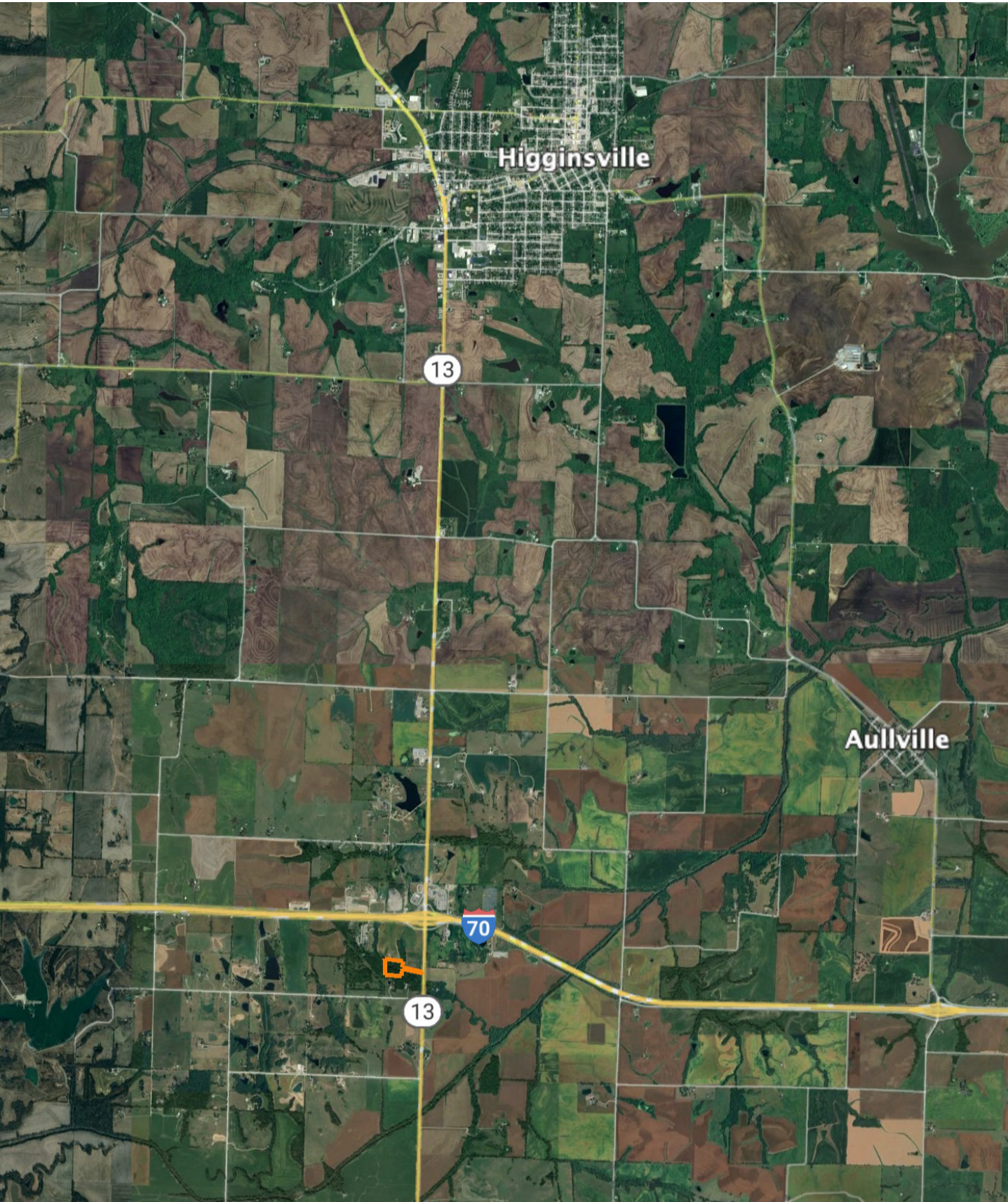


Area Symbol: MO107, Soil Area Version: 25										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
13621	Blackoar and Otter silt loams, 1 to 3 percent slopes and frequently flooded soils	4.50	51.1%		> 6.5ft.	IIIw	65	58	46	64
10144	Bendena silty clay loam, 14 to 25 percent slopes	2.08	23.6%		0.4ft. (Lithic bedrock)	VIIIs	17	17	13	10
60031	Winfield silt loam, 9 to 14 percent slopes, eroded	1.81	20.6%		> 6.5ft.	VIe	73	73	57	57
60244	Winfield silt loam, 5 to 10 percent slopes, eroded	0.33	3.8%		> 6.5ft.	IIIe	79	79	68	65
13504	Blackoar and Otter silt loams, 0 to 2 percent slopes, occasionally flooded	0.08	0.9%		> 6.5ft.	IIIw	65	64	50	58
Weighted Average						4.56	*n 55.8	*n 52.2	*n 41.3	*n 49.8

*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
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