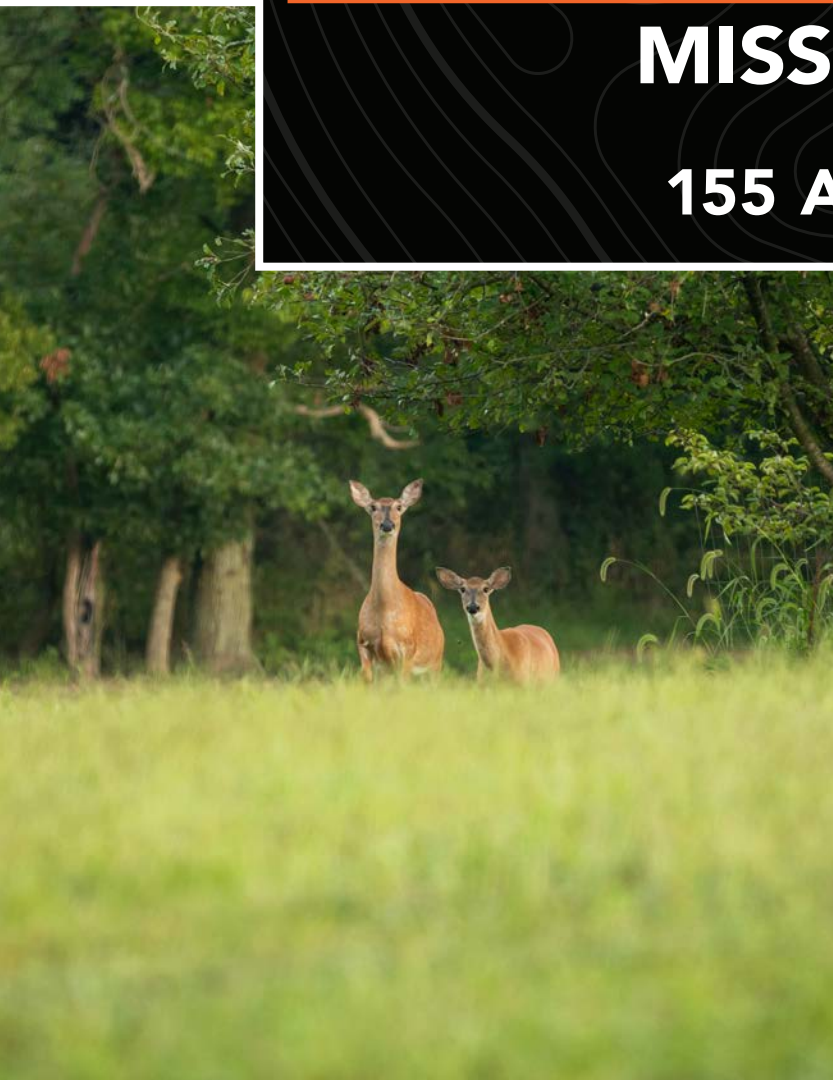




MIDWEST LAND GROUP
PRESENTS
BOONE COUNTY
MISSOURI
155 ACRES



MIDWEST LAND GROUP IS HONORED TO PRESENT

155 +/- TRANQUIL ACRES IN BOONE COUNTY, MISSOURI

From the moment you pull up to the pine gates, you get the feeling you are about to experience one of those properties that's just unique. The location of the property is ideal, as it's so close to Interstate 70 and Columbia, Missouri, yet when on the property you would swear you were miles from anywhere. With the farm located nearly at the end of a dead-end road and the big mature timber that completely encompasses the perimeter, the peace and tranquility is mind easing.

Once you pass through the gate, you see the trail on your right that will lead you along the south line to the east side of the farm and allow access to the entire east side of the farm. The east side of the farm consists of a wet weather creek crossing in the southeast corner and one open grass area that is about a little over 1.5 acres, the ideal spot for a late-season food plot, and over 80 acres of solid timber. The road leading into the heart of the property will take you on the ridge top through a bean field that is showing signs of plentiful wildlife presence, with the tops of the bean plants all eaten out by the deer and a few fresh dusting areas for the turkeys.

Once you reach the end of that field you are led to

another opening in a timber section, this is where 14 acres owned by Boone County, Missouri are located. The 14 acres split the farm into 2 parcels and run all the way from east to west side. The property is believed to be an abandoned Boone's Lick trail system. With restrictions on the land being no structures of any kind, the best part is the owner has access to hunt and use the land as their own. Once through the timber opening and off the Boone County property, you find the heart of the farm and fully experience what it truly has to offer. The open field that lays to your right and extends north and eventually wraps back around to the west side of the land. This is where you will find the shed, orchard, and pond that offer up so many possibilities for recreation and enjoyment.

The hunting that has been enjoyed and will continue to be, is just the icing on the cake for this property. Opportunities to own something of this stature, in this area, don't come around often and with the proximity to the interstate and Columbia, the farm can be easily accessed from just about anywhere across the area. To truly understand the opportunity, don't hesitate to see it for yourself.



PROPERTY FEATURES

PRICE: **\$1,581,000** | COUNTY: **BOONE** | STATE: **MISSOURI** | ACRES: **155**

- 155 +/- acres in Boone County, MO
- 34+ acres in crop production
- Fruit orchard
- Shed for storage
- Abundant wildlife
- Seclusion
- Electricity on farm
- Trail
- Open fields with food plot potential
- Pond
- Columbia School Districts
- 14 additional acres of use within the farm being sold
- 5 miles from Interstate 70
- 20 minutes from Columbia, MO



34+ ACRES IN CROP PRODUCTION

The road leading into the heart of the property will take you on the ridge top through a bean field that is showing signs of plentiful wildlife presence, with the tops of the bean plants all eaten out by the deer and a few fresh dusting areas for the turkeys.



FRUIT ORCHARD



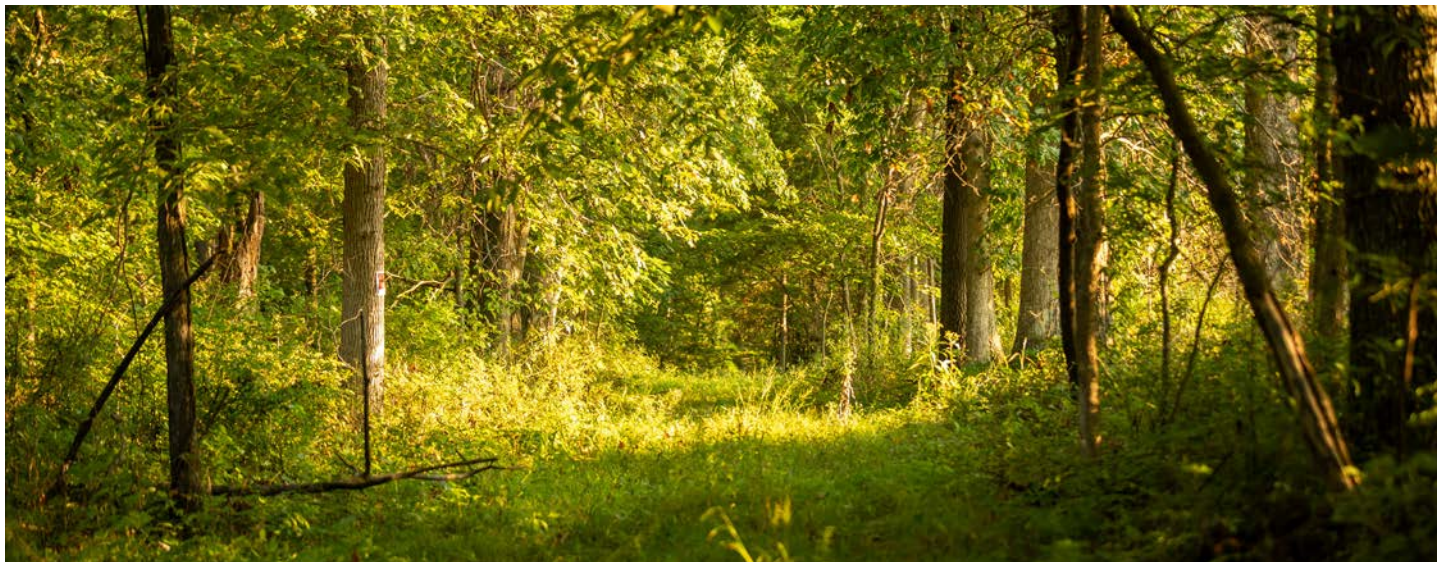
SHED FOR STORAGE



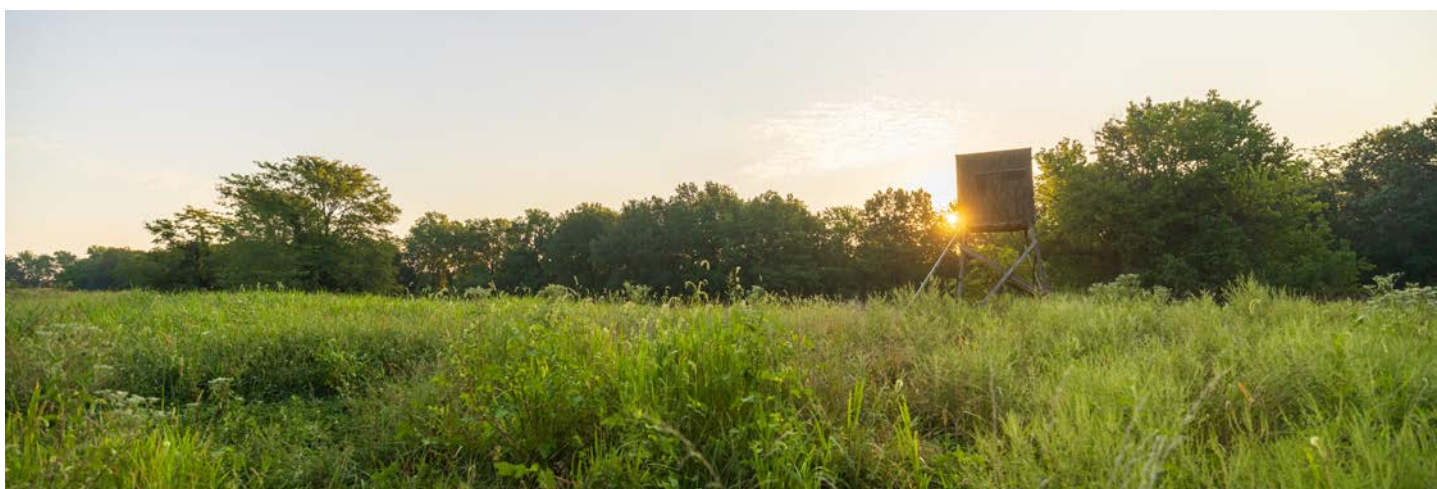
POND



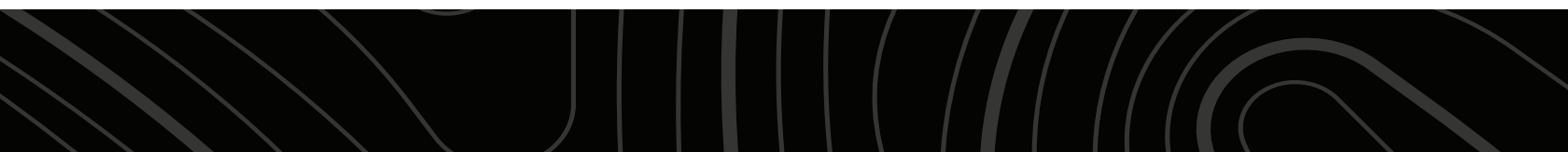
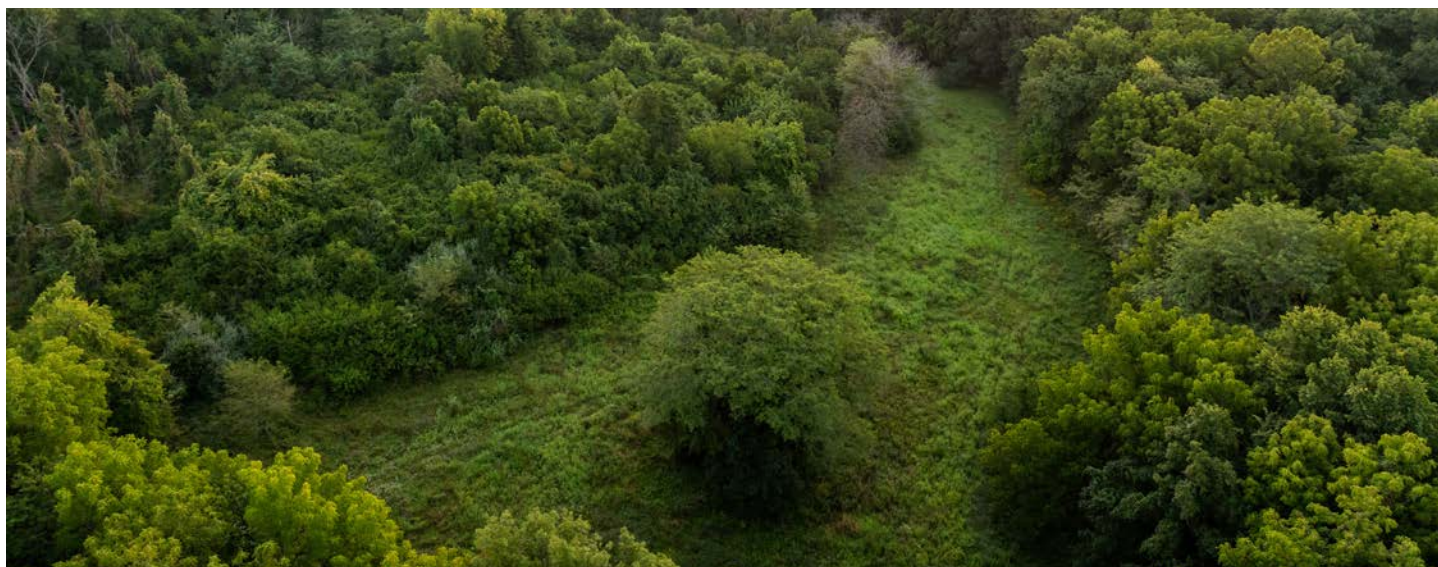
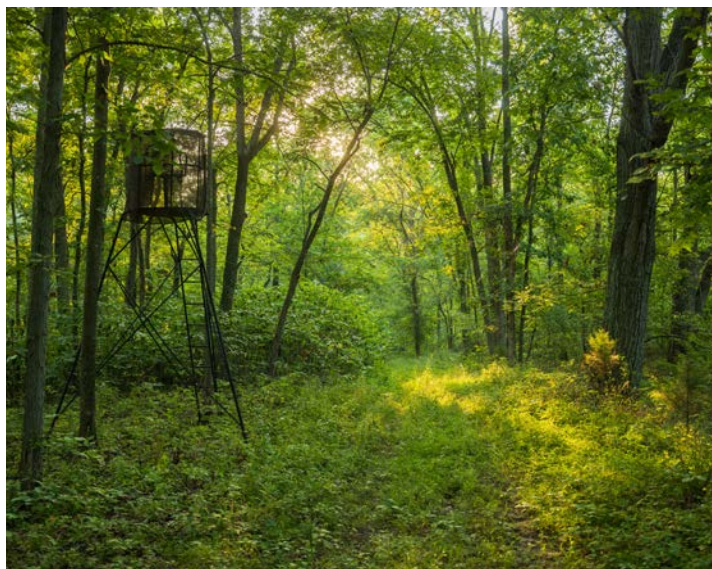
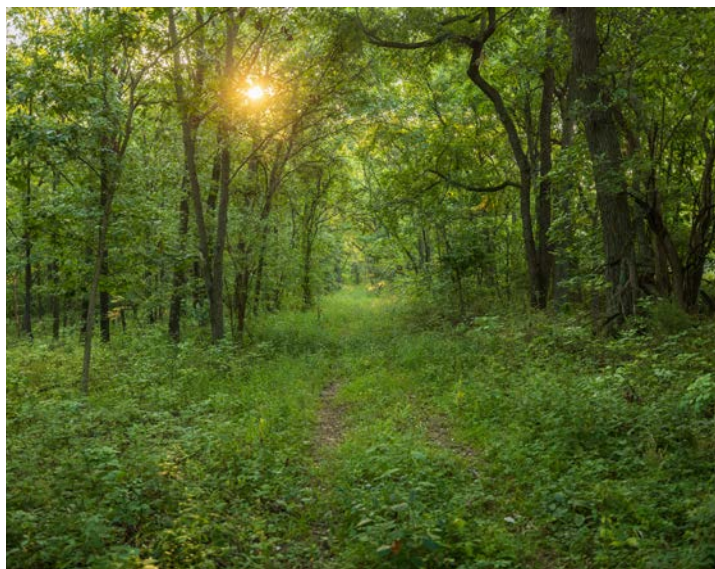
TRAIL



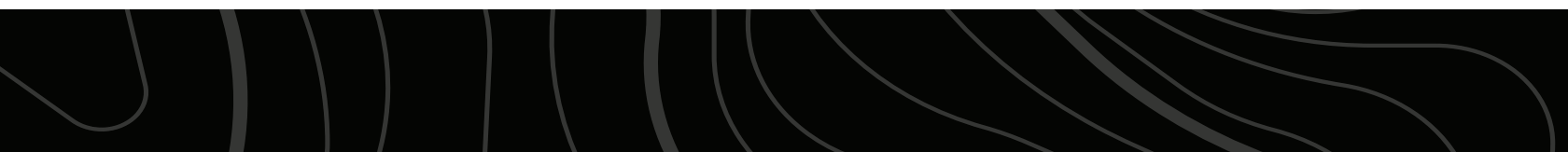
HUNTING



BIG MATURE TIMBER



OPEN FIELDS WITH FOOD PLOT POTENTIAL



SECLUSION

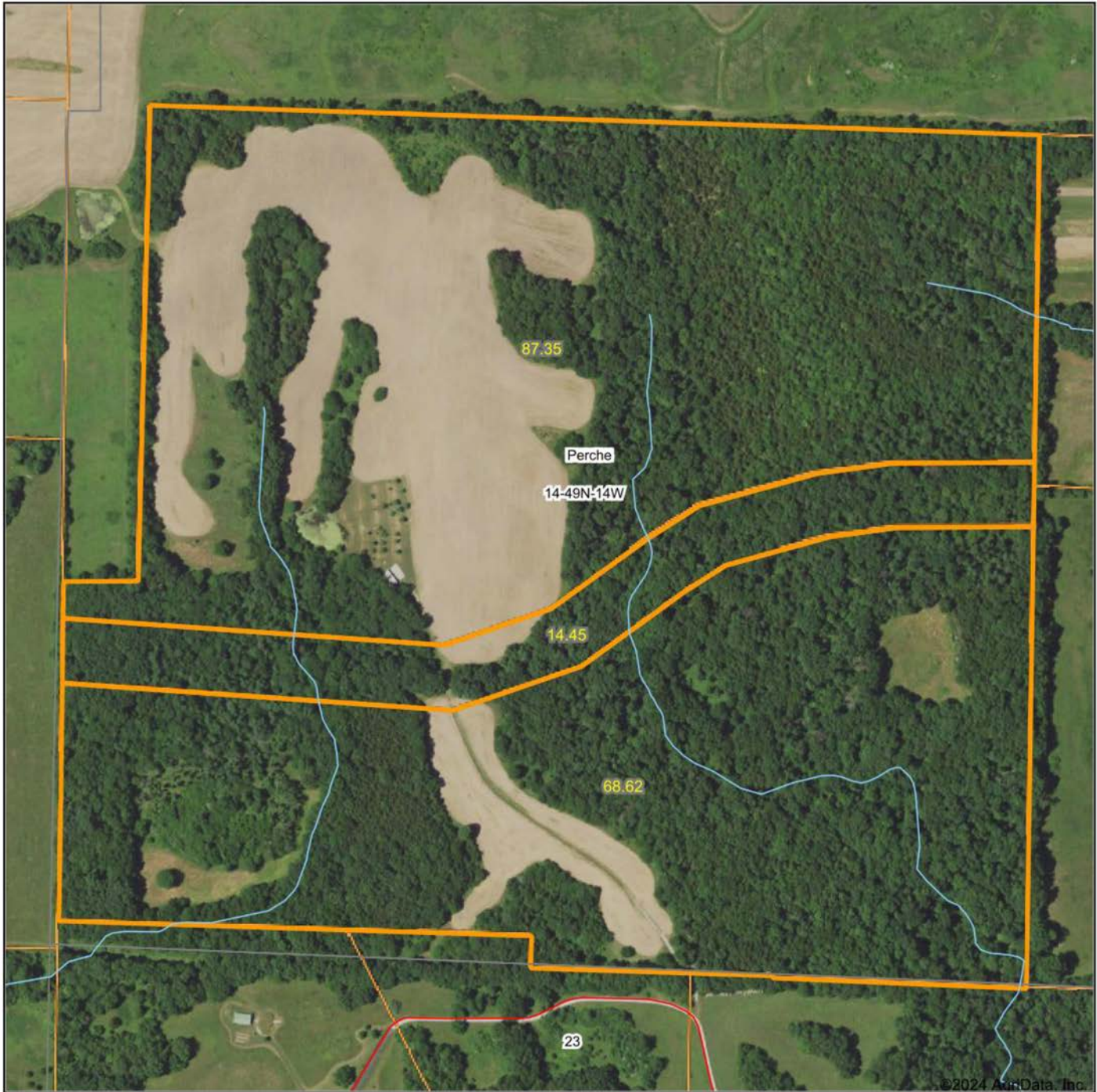
The location of the property is ideal, as it's so close to Interstate 70 and Columbia, Missouri, yet when on the property you would swear you were miles from anywhere.



ADDITIONAL PHOTOS



AERIAL MAP



Map Center: 39° 2' 10.57, -92° 28' 10.98

0ft 482ft 965ft



Maps Provided By:



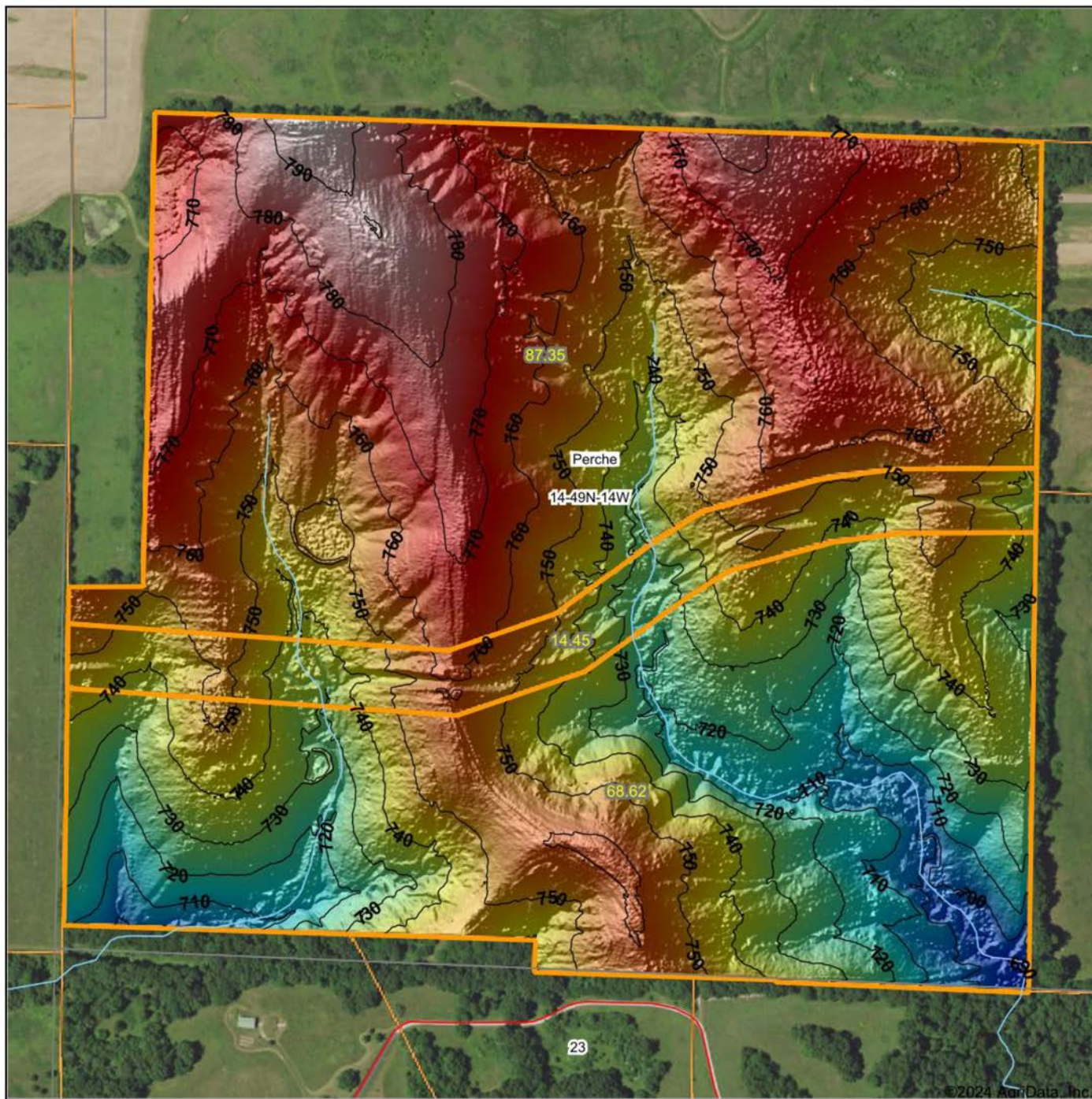
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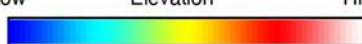



14-49N-14W
Boone County
Missouri



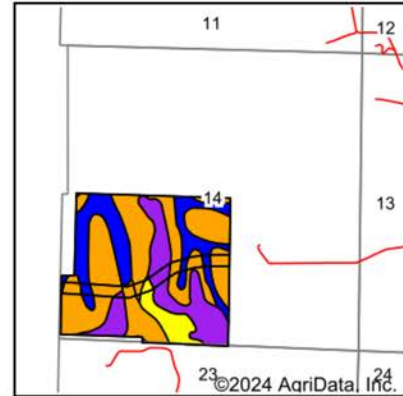
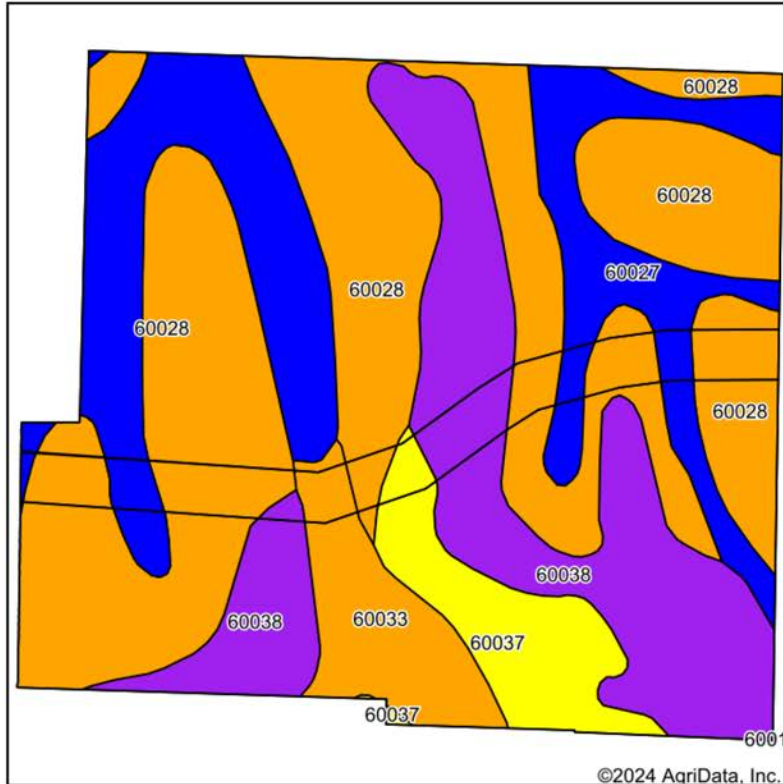
8/1/2024

HILLSHADE MAP



<p>Low Elevation High</p> 	<p>Source: USGS 1 meter dem</p>	<p>0ft 486ft 971ft</p> 
	<p>Interval(ft): 10</p>	
<p>Maps Provided By: surety CUSTOMIZED ONLINE MAPPING © AgriData, Inc. 2023 www.AgriDataInc.com</p>	<p>Min: 687.1 Max: 796.1 Range: 109.0 Average: 748.3 Standard Deviation: 20.01 ft</p>	<p>14-49N-14W Boone County Missouri 8/1/2024 Boundary Center: 39° 2' 10.57, -92° 28' 10.98</p>

SOILS MAP



State: **Missouri**
 County: **Boone**
 Location: **14-49N-14W**
 Township: **Perche**
 Acres: **170.55**
 Date: **8/1/2024**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

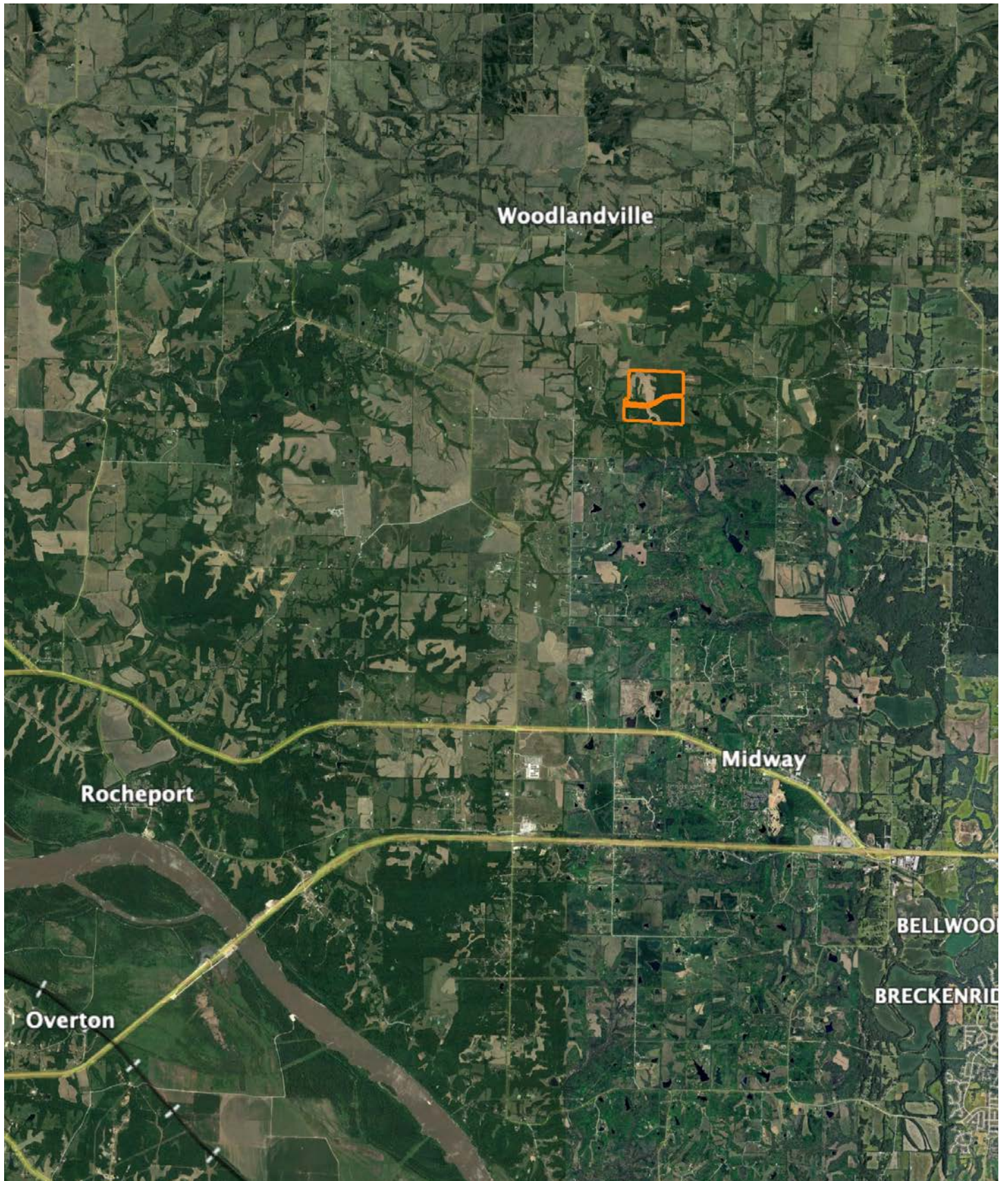
Area Symbol: MO019, Soil Area Version: 29											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
60028	Weller silt loam, 5 to 9 percent slopes, eroded	77.85	45.6%		> 6.5ft.	IIIe	74	74	62	54	
60038	Rocheport-Bonnefemme complex, 14 to 25 percent slopes	36.11	21.2%		4ft. (Paralithic bedrock)	VIe	47	47	40	35	
60027	Weller silt loam, 2 to 5 percent slopes, eroded	36.05	21.1%		> 6.5ft.	Ile	68	68	62	54	
60037	Wrengart silt loam, 8 to 15 percent slopes, eroded	10.67	6.3%		2.4ft. (Fragipan)	IVe	53	53	46	33	
60033	Wrengart silt loam, 5 to 9 percent slopes, eroded	9.87	5.8%		2.8ft. (Undefined)	IIIe	76	76	63	62	
Weighted Average						3.49	*n 65.8	*n 65.8	*n 56.4	*n 49.1	

*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

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MidwestLandGroup.com

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