

MIDWEST LAND GROUP PRESENTS

117.1 ACRES IN

HOWARD COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TOP NOTCH GRASS FARM AND HOME

The Alpha-Omega Farm was purchased 33 years ago and has been a work in progress. The quality and quantity of grass used for hay and forage over the years are rivaled by few. With the owner being a grass and range specialist for his chosen career, the canvas he used to create his masterpiece came in the form of 117.1 +/- acres in Howard County, Missouri.

Once established on the farm the transformation of the pasture ground was set in place and the seeding began in 1993 continuing for 5 plus years to fully transform all the acres in production. The seeding includes big bluestem grass, indian grass, switchgrass, alfalfa, bird's-foot trefoil, and eastern gamagrass. With all of those in place, the livestock was happy and the balers were busy. With livestock not being on the farm the last few years the land has been used primarily for baling of the grass hay.

But with all great grazing farms, the food is only half the battle, and a plan had to be put into place to get water to all the animals. That's when the plan to pipe water

underground from a pond to a centrally located hydrant, to allow multiple paddocks access to the same water source. Beyond that several other hydrants were spaced out throughout the land to provide other locations with additional hydrants.

The 2,500+ square foot home on the property is perfectly located near the junction of 2 paved roads that intersect on the edge of the property. From the porch, you can look south over the grassy acres and enjoy the sounds of the country while taking in some of the breathtaking views. The 3 bedroom, 3 bathroom home has several upgraded rooms in the recent history including a new master suite. The kitchen, which includes a gas-burning stove has a modern touch. The home also has a wood-burning furnace outside the house that can be used to heat the home if one chooses to cut and burn the wood. Several outbuildings round out the homestead that has been cared for over the years with proven results. Someone looking for a turnkey livestock operation will have no trouble seeing the value that comes with the Alpha-Omega Farm.



PROPERTY FEATURES

PRICE: **\$995,777** | COUNTY: **HOWARD** | STATE: **MISSOURI** | ACRES: **117.1**

- 2,500+ square foot home
- 3 bedroom, 3 bathroom
- Wood-burning outdoor furnace
- Several outbuilding
- High-quality grass acres
- Multiple ponds in place
- Several hydrants
- Wildlife
- Over 1 mile of paved road frontage
- 5 miles from Higbee, Missouri
- 40 minutes from Columbia, Missouri
- Great location for development



3 BED, 3 BATH UPGRADED HOME

The 2,500+ square foot home on the property is perfectly located near the junction of 2 paved roads that intersect on the edge of the property. The home also has a wood-burning furnace outside the house that can be used to heat the home if one chooses to cut and burn the wood.



ADDITIONAL INTERIOR PHOTOS



MULTIPLE PONDS

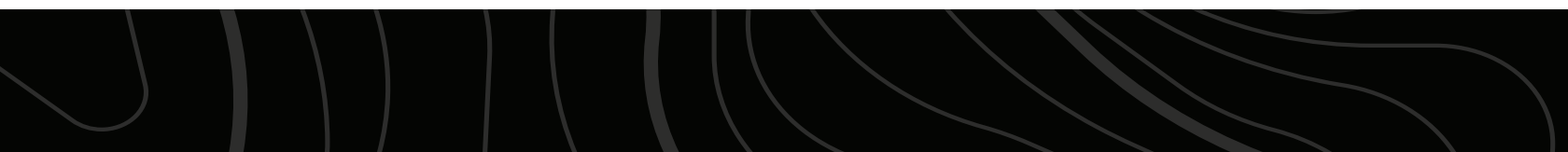
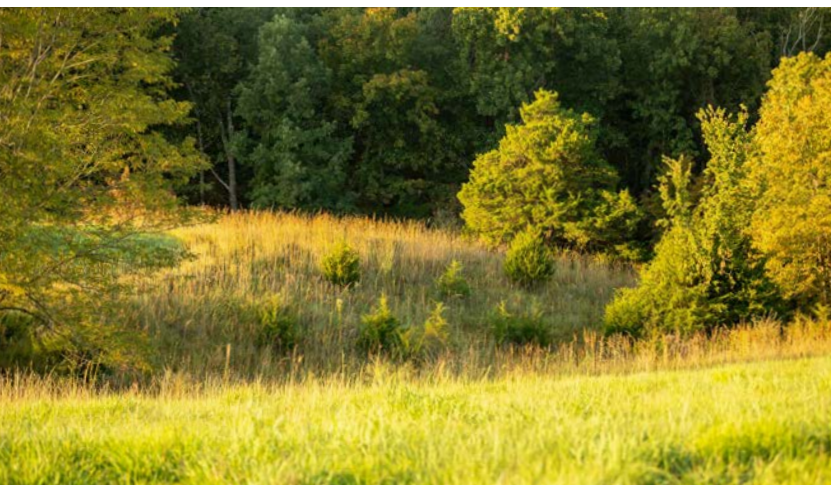


OUTBUILDINGS



HIGH-QUALITY GRASS ACRES

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AERIAL MAP



Map Center: 39° 14' 48.26, -92° 29' 58.97

0ft 464ft 928ft



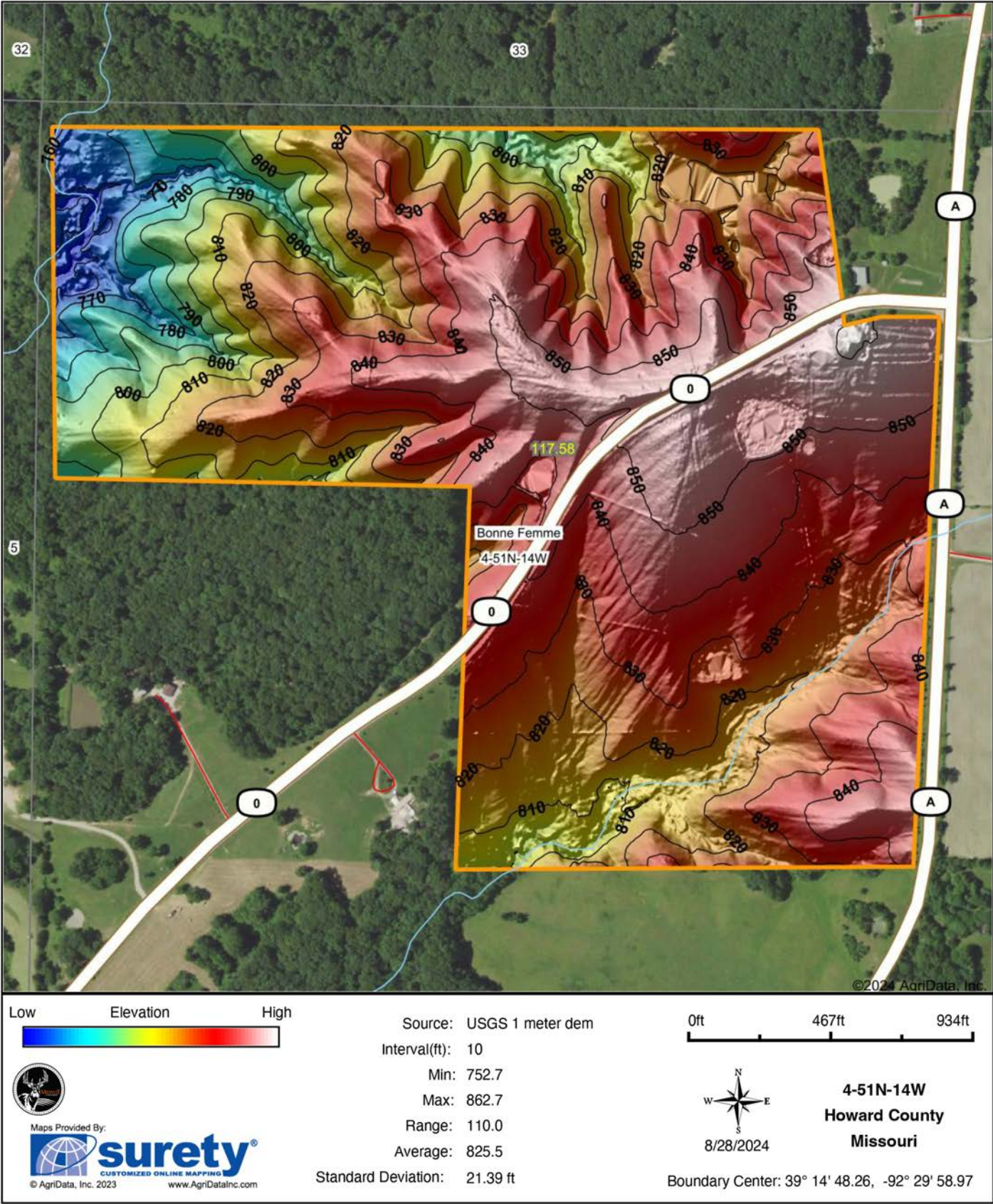
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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4-51N-14W
Howard County
Missouri

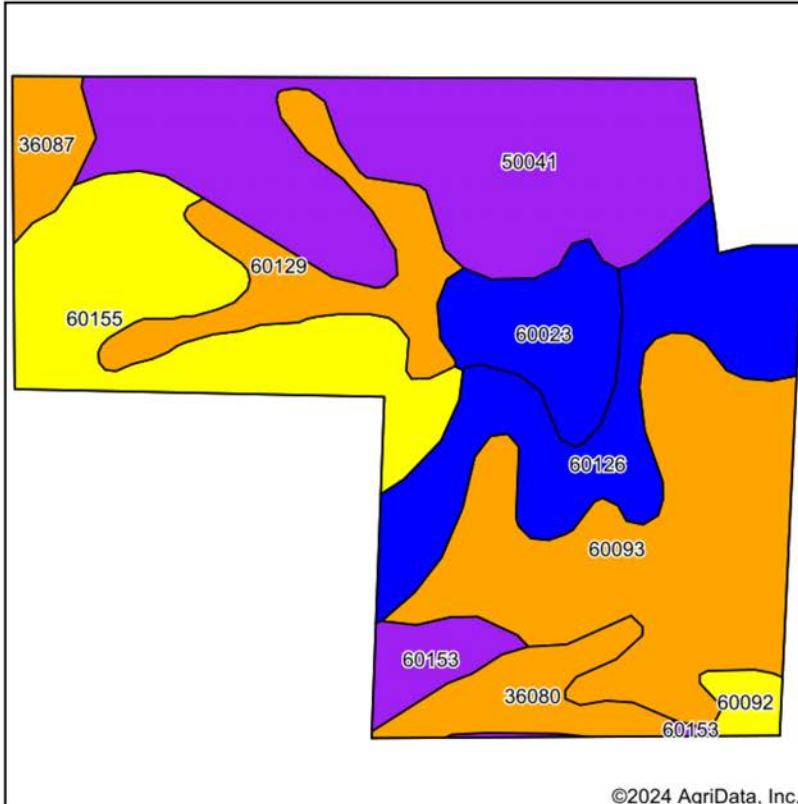


8/28/2024

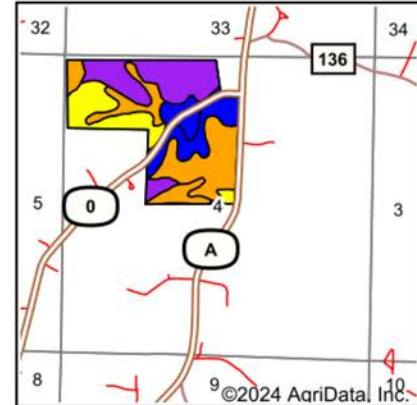
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Howard**
Location: **4-51N-14W**
Township: **Bonne Femme**
Acres: **117.58**
Date: **8/28/2024**



Maps Provided By:

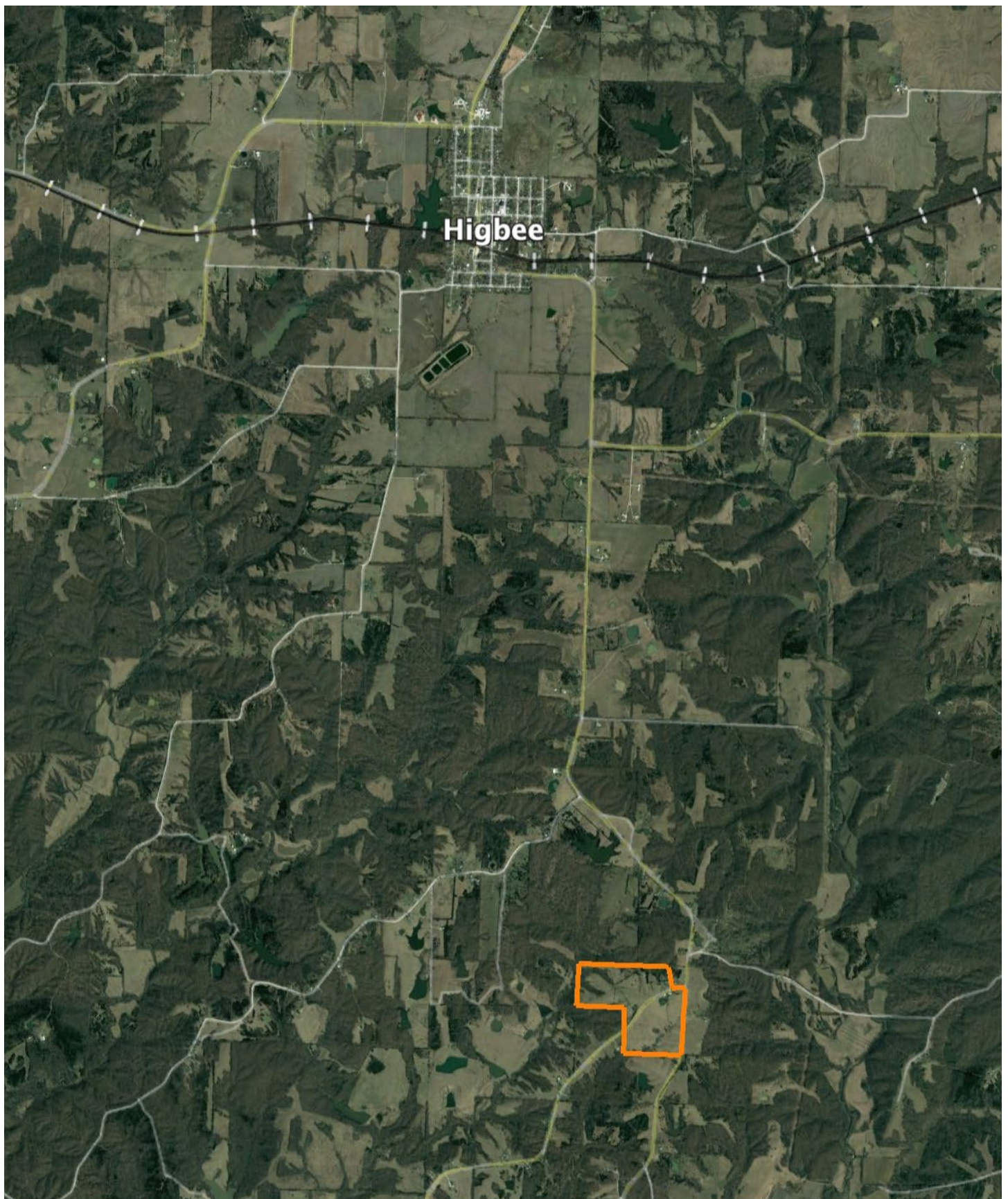


Area Symbol: MO089, Soil Area Version: 26										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
50041	Lindley loam, 14 to 40 percent slopes	29.24	24.8%		> 6.5ft.	Vle	22	22	19	12
60093	Gara-Armstrong complex, 5 to 9 percent slopes	24.73	21.0%		1ft. (Abrupt textural change)	IIle	85	85	66	68
60155	Lindley-Keswick complex, 9 to 14 percent slopes	18.01	15.3%		> 6.5ft.	IVe	61	61	58	51
60126	Hatton silt loam, 2 to 5 percent slopes	16.33	13.9%		> 6.5ft.	Ile	63	59	63	52
60129	Hatton silt loam, 5 to 9 percent slopes	9.00	7.7%		2.6ft. (Undefined)	IIle	60	54	60	52
60023	Marion silt loam, 1 to 3 percent slopes	7.06	6.0%		0.9ft. (Abrupt textural change)	Ile	59	59	57	53
36080	Fatima silt loam, 1 to 3 percent slopes, frequently flooded	5.36	4.6%		> 6.5ft.	IIIw	72	71	66	69
60153	Lindley-Keswick complex, 9 to 14 percent slopes, severely eroded	3.30	2.8%		> 6.5ft.	Vle	56	56	49	43
36087	Nodaway silt loam, 1 to 3 percent slopes, frequently flooded	3.13	2.7%		> 6.5ft.	IIIw	70	68	59	59
60092	Gara-Armstrong complex, 5 to 9 percent slopes, severely eroded	1.42	1.2%		1ft. (Abrupt textural change)	IVe	73	73	55	49
Weighted Average						3.80	*n 57.2	*n 56.1	*n 50.9	*n 46

*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.



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