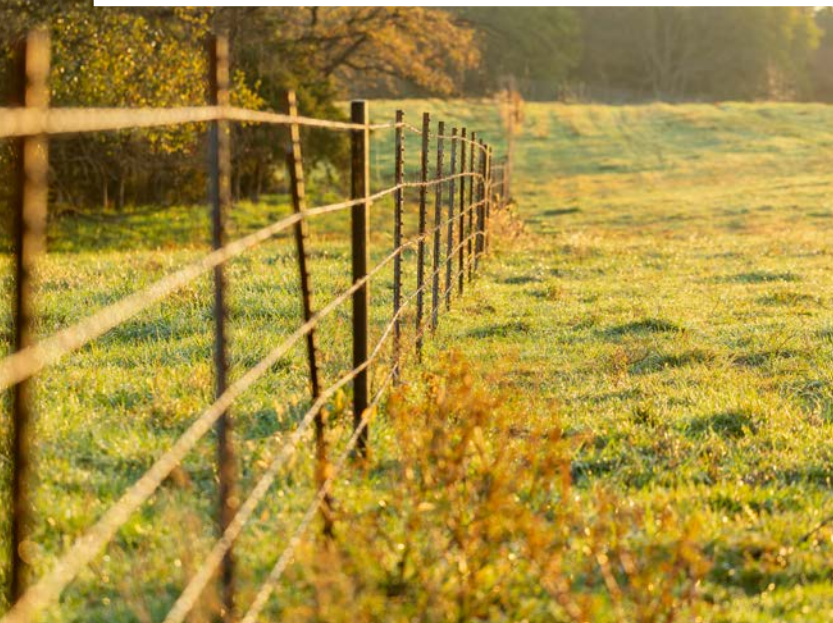


MIDWEST LAND GROUP PRESENTS



114 ACRES
COOPER COUNTY, MO

Cherokee Lane, Blackwater, Missouri, 65322



MIDWEST LAND GROUP IS HONORED TO PRESENT

MULTI-USE PRODUCTION FARM

When thinking of your next land purchase, what goals do you hope to achieve with that acquisition? Do you want income? Are you looking for a premier build site for your forever home on that list? Do you want to expand your livestock herd and grazing ground? Do you want to be able to hunt deer and turkey? Are you looking for a way to become your own boss? This property can fit all those needs!

With the county line nearly splitting the property in half from northeast to southwest, this farm is made up of land in Saline and Cooper Counties. The farm sits nearly at the end of not one but two dead-end roads, one on the south side and one on the north side. So seclusion is there but access is not an issue.

Currently, the farm is being used to graze a cattle herd and the two 8,200-square-foot production barns are occupied by swine. The barns were built in 2000 and

have some age, but with the maintenance they have been kept in production. The contract now is a private contract but a recent inquiry has had a large commercial producer offering a two-year contract with the barns. So here is your chance to become your own boss and work the barns yourself or get the contact and hire someone to oversee. The barns have a 2 +/- acre lagoon, well, heaters, and a nice loading area that is accessible.

Once you pull into the driveway the first thing you notice is the driveway going across the dam of a nearly 4 +/- acre lake. With the hillside above the lake in grass, this along with the high ridge on the south side of the farm, prove to be beautiful areas to build a home. The timber and topography on the farm provide plenty of travel and safe areas for the wildlife in the area, upon visits the turkey and deer prove to be prevalent. So checking boxes is easy for this farm.



PROPERTY FEATURES

PRICE: **\$856,800** | COUNTY: **COOPER** | STATE: **MISSOURI** | ACRES: **114**

- 114 +/- acres
- 57.77 +/- acres in Cooper County, Missouri
- 56.32 +/- acres in Saline County, Missouri
- Two 8,200 square feet of production barns
- Around 6 +/- acres of water on 3 structures
- Build sites
- Abundant wildlife
- Grazing acres
- Mature trees
- Good fencing
- Pipe corral
- Seclusion
- Located between historic Arrow Rock and Blackwater, Missouri
- 15 minutes off Interstate 70



PRODUCTION BARN

Currently, the farm is being used to graze a cattle herd and the two 8,200-square-foot production barns are occupied by swine. The barns were built in 2000 and have some age, but with the maintenance they have been kept in production.



GOOD FENCING



6 +/- ACRES OF WATER SOURCES

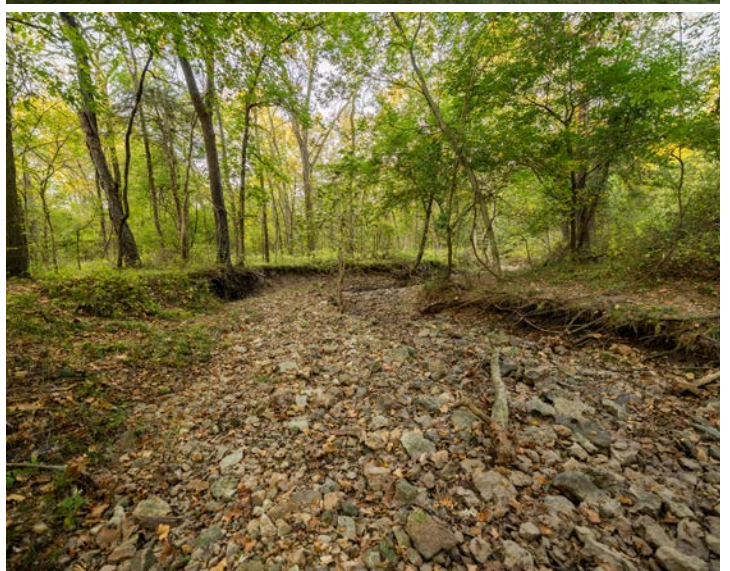


MATURE TREES

The timber and topography on the farm provide plenty of travel and safe areas for the wildlife in the area, upon visits the turkey and deer prove to be prevalent.



ADDITIONAL PHOTOS



AERIAL MAP



©2024 AgriData, Inc.

Map Center: 39° 0' 57.57, -92° 59' 40.4

0ft 452ft 904ft



Maps Provided By:



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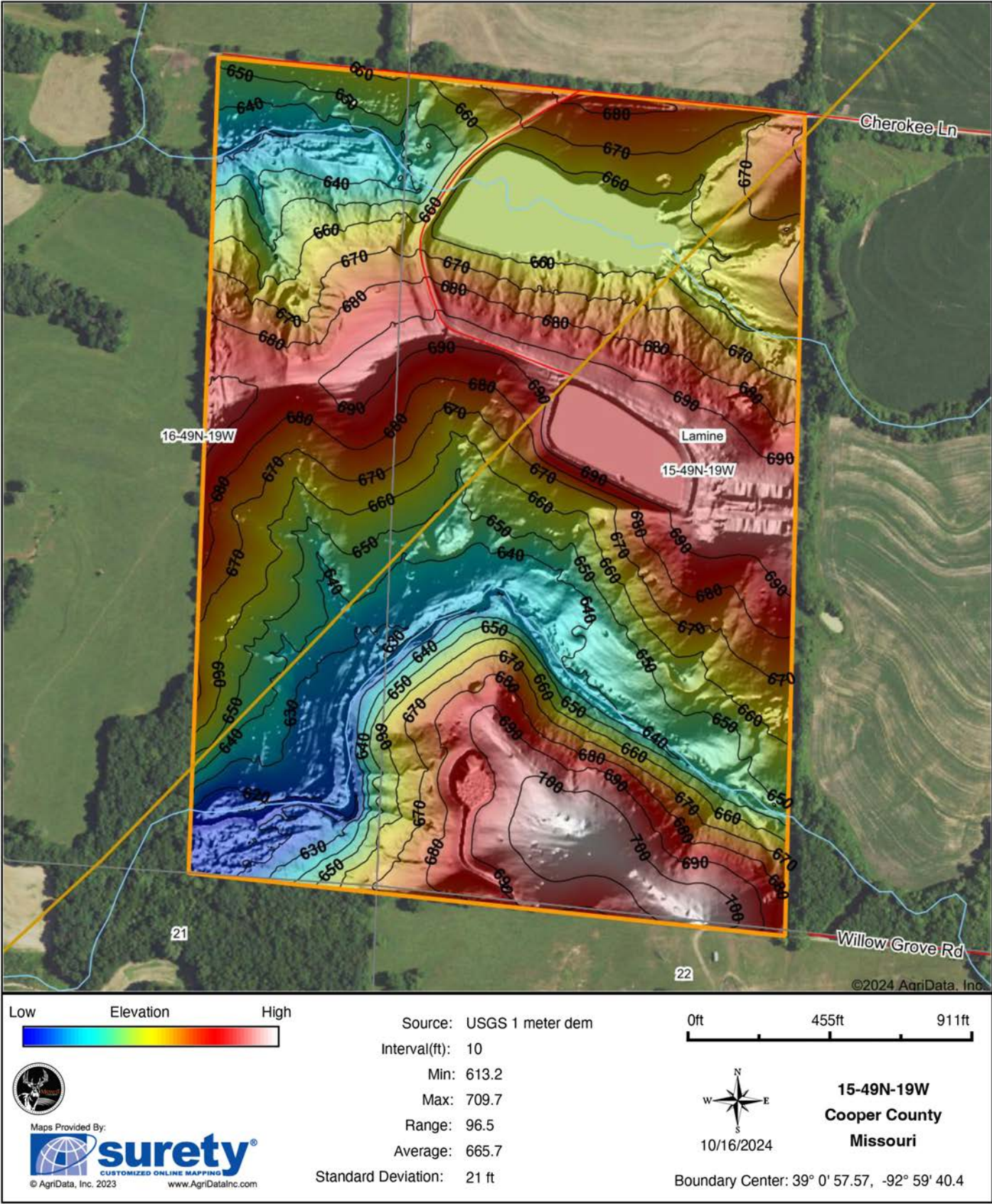
www.AgriDataInc.com

15-49N-19W
Cooper County
Missouri

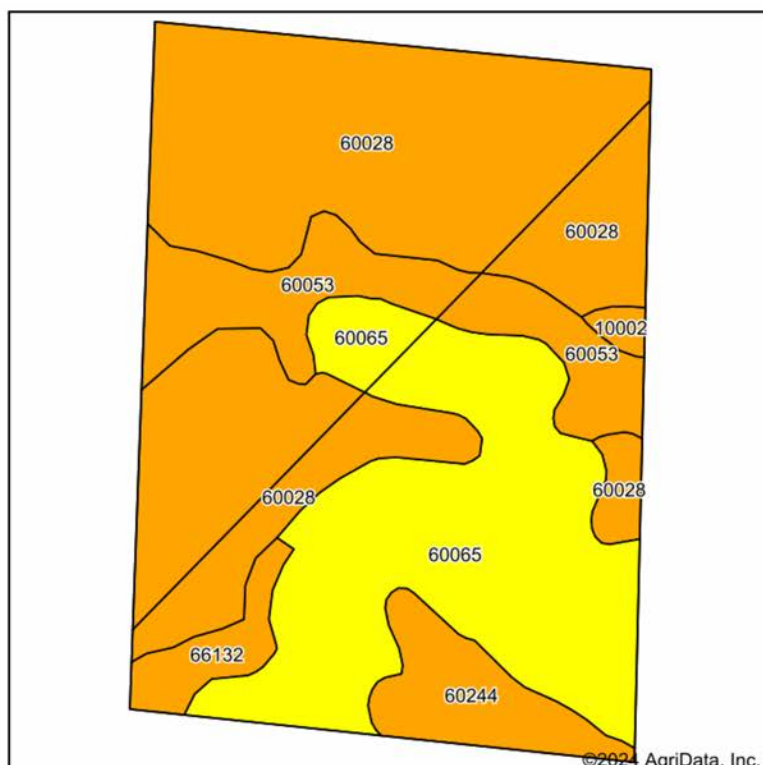


10/16/2024

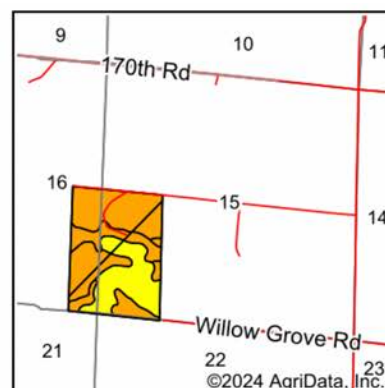
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Cooper**
Location: **15-49N-19W**
Township: **Lamine**
Acres: **115.62**
Date: **10/16/2024**



Maps Provided By:



Area Symbol: MO053, Soil Area Version: 27
Area Symbol: MO195, 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	*n NCCPI Cotton
60028	Weller silt loam, 5 to 9 percent slopes, eroded	42.07	36.4%		> 6.5ft.	IIle	74	74	62	54	
60065	Bluelick silt loam, 8 to 15 percent slopes, eroded	32.50	28.1%		> 6.5ft.	IVe	62	62	52	45	5
60028	Weller silt loam, 5 to 9 percent slopes, eroded	14.41	12.5%		> 6.5ft.	IIle	74	74	62	54	
60053	Winfield silt loam, 3 to 9 percent slopes, eroded	8.40	7.3%		> 6.5ft.	IIle	75	75	69	67	
60244	Winfield silt loam, 5 to 10 percent slopes, eroded	6.76	5.8%		> 6.5ft.	IIle	79	79	68	65	
60053	Winfield silt loam, 3 to 9 percent slopes, eroded	4.74	4.1%		> 6.5ft.	IIle	75	75	69	67	
66132	Dockery silt loam, 1 to 3 percent slopes, frequently flooded	3.38	2.9%		> 6.5ft.	IIIw	70	70	51	59	
60065	Bluelick silt loam, 8 to 15 percent slopes, eroded	2.63	2.3%		> 6.5ft.	IVe	62	62	52	45	5
10002	Arisburg silt loam, 5 to 9 percent slopes, eroded	0.73	0.6%		> 6.5ft.	IIle	72	72	66	58	
Weighted Average						3.30	*n 70.6	*n 70.6	*n 59.8	*n 53.6	*n 1.5

Soils data provided by USDA and NRCS.

*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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MidwestLandGroup.com

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