

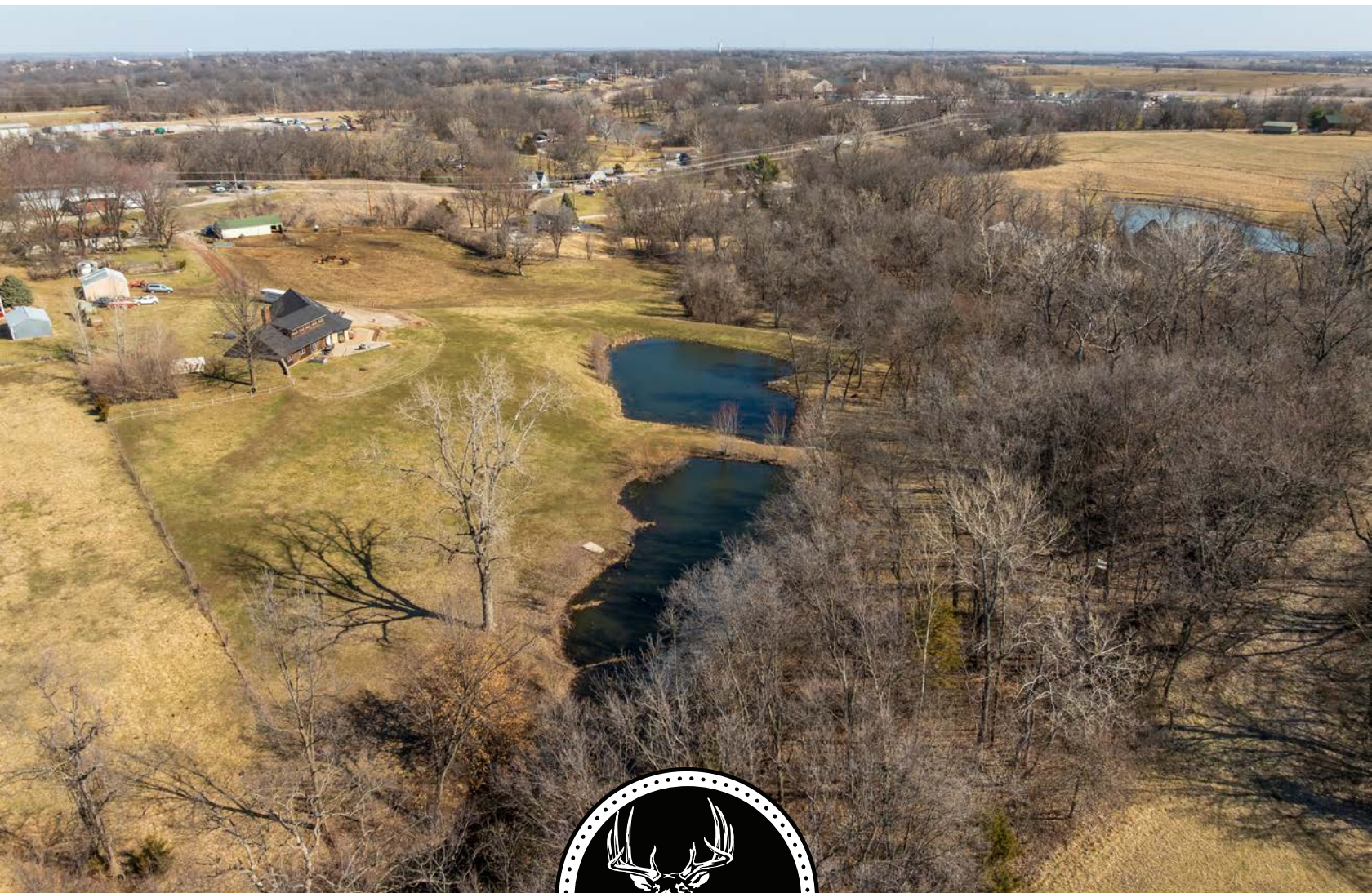
MIDWEST LAND GROUP PRESENTS

8 ACRES IN

---

# LAFAYETTE COUNTY MISSOURI

11564 MARSHALL SCHOOL ROAD, LEXINGTON, MO 64067



[MidwestLandGroup.com](http://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

# COUNTRY LIVING CLOSE TO LEXINGTON, MISSOURI

If a home on small acreage is what you are after, this is the one! Located in Lafayette County, Missouri, just outside the historic town of Lexington, Missouri, this earth contact home has the views and feels of country living.

Once you turn off Marshall School Road and into the driveway, the first thing you encounter on the property is the 30'x50' livestock barn that includes multiple stalls to separate your animal and even a tack/feed room. This barn is on its own electric meter, allowing to separate home and farm expenses. Continuing down the driveway towards the home, you will notice a 3 bay shed on the west side, allowing shelter for equipment or vehicles. Next you arrive at the centerpiece of the property, the 3 bed, 2.5 bath home.

The earth-contact, east-facing home offers some incredible views from the eat-in kitchen and its big windows that overlook the deck and two ponds that sit below the home. The kitchen also includes a nicely finished peninsula countertop providing ample eating or

gathering space. A double oven, large refrigerator, and even a pantry to go along with the great natural lighting and views that the 4 large windows provide. The family room is where most of the time is spent in the home, and this one is sure to please. The room features a stone wall that includes a wood-burning fireplace, vaulted ceiling throughout, a wet bar and storage area, and a loft area with windows allowing for more natural lighting. The master includes a bathroom and a large walk-in closet. The upstairs of the home has a nice office space, a couple of bedrooms, a half bath, and a large room that could be used for multiple things. The storage area above the garage could be finished to allow another room or just continue for storage area.

The 8+ acres consists of pasture, ponds, and a yard. The current owners have horses on the property, taking advantage of the ample space this property provides. The ponds lay next to each other just before the wooded area that provides this property with the privacy many are after from the neighbors. This truly is a property that has to be seen to appreciate all that it provides.





# PROPERTY FEATURES

PRICE: **\$390,000** | COUNTY: **LAFAYETTE** | STATE: **MISSOURI** | ACRES: **8**

---

- 2,400+ sq. ft. 3 bed, 2.5 bath earth-contact home
- 8+ acres in Lafayette County, Missouri
- 30'x50' livestock shed
- 3-bay storage shed
- 2 ponds
- Minutes outside Lexington city limits
- New roof
- High-efficiency, low-cost home
- Wood-burning fireplace
- 2-car attached garage





# 3 BED, 2.5 BATH EARTH-CONTACT HOME

The earth-contact, east-facing home offers some incredible views from the eat-in kitchen and its big windows that overlook the deck and two ponds that sit below the home.





# 30'X50' LIVESTOCK SHED





## 3-BAY STORAGE SHED

---



## 2 PONDS

---





# 8+ ACRES

---

The 8+ acres consists of pasture, ponds, and a yard. The current owners have horses on the property, taking advantage of the ample space this property provides.





# ADDITIONAL PHOTOS

---





# AERIAL MAP



©2025 AgriData, Inc.

Map Center: 39° 9' 22.43, -93° 53' 21.91

0ft 170ft 341ft



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

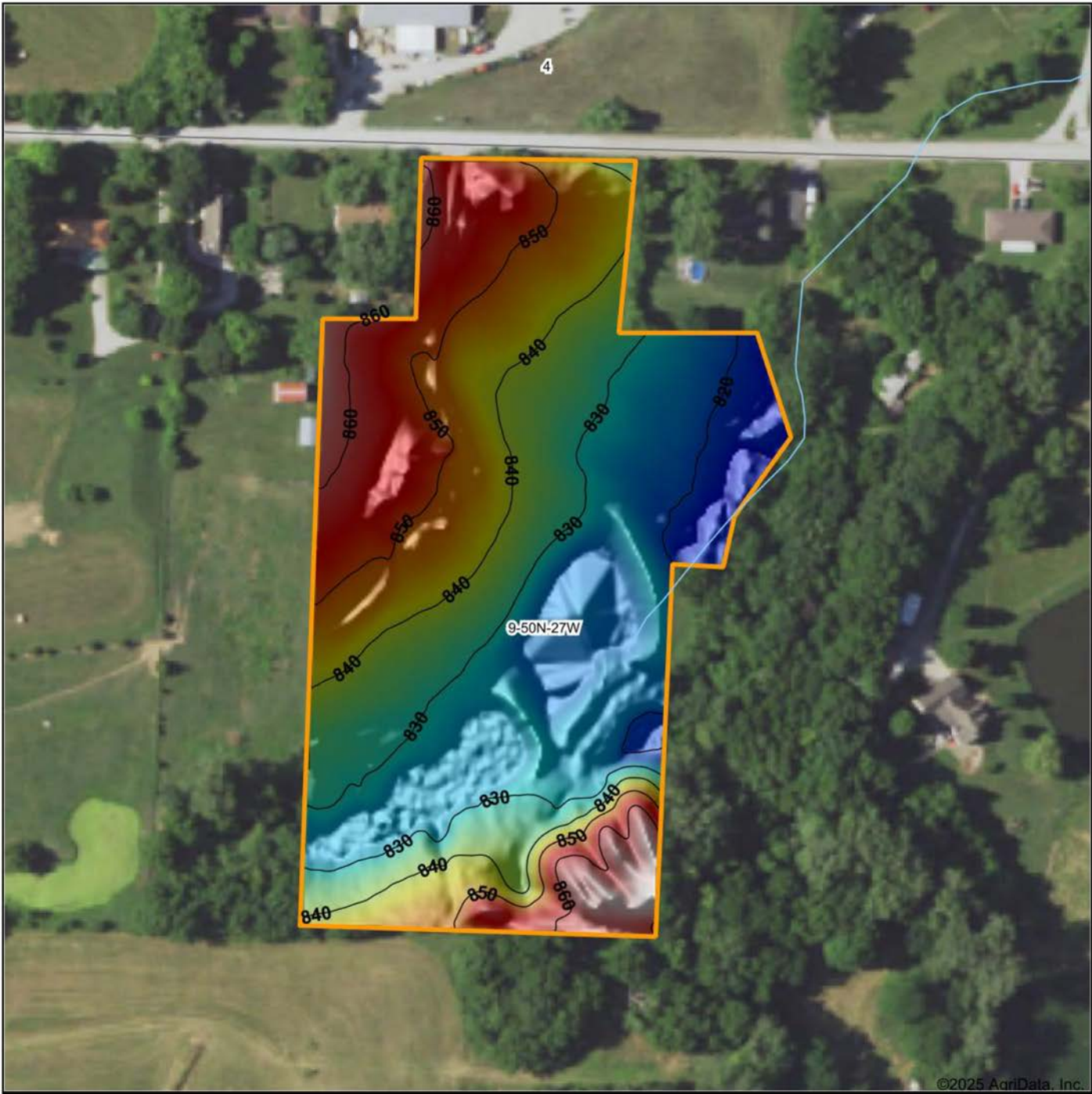
**9-50N-27W**  
**Lafayette County**  
**Missouri**



3/12/2025



# HILLSHADE MAP



©2025 AgriData, Inc.

Low      Elevation      High

Source: USGS 1 meter dem  
Interval(ft): 10  
Min: 815.8  
Max: 868.9  
Range: 53.1  
Average: 838.1  
Standard Deviation: 13.02 ft

0ft      173ft      347ft

**9-50N-27W**  
**Lafayette County**  
**Missouri**

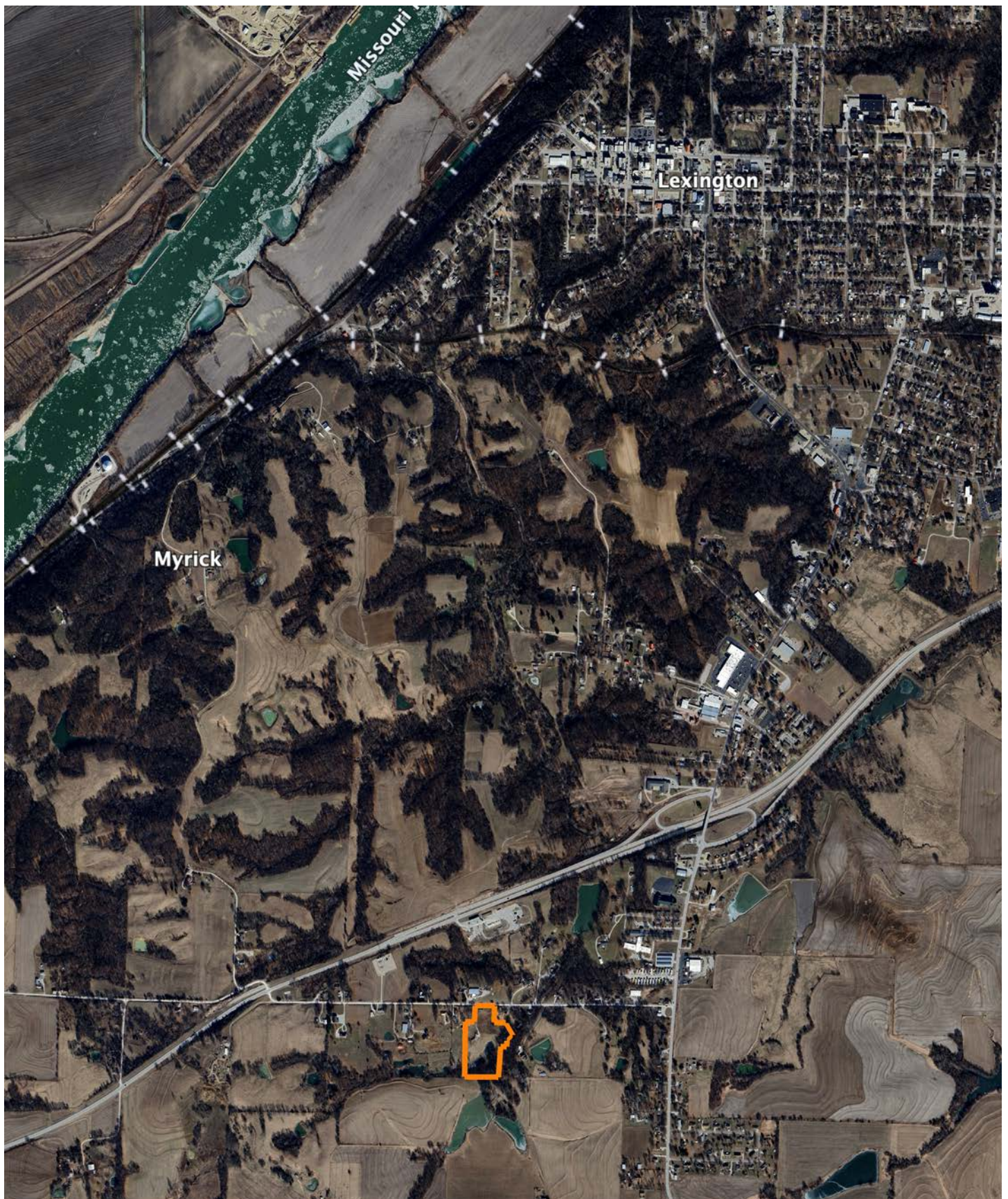
3/12/2025

Boundary Center: 39° 9' 22.43, -93° 53' 21.91

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023      www.AgriDataInc.com



# 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](mailto: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.