

MIDWEST LAND GROUP PRESENTS

33 ACRES IN

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# LIVINGSTON COUNTY MISSOURI



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# LIVINGSTON COUNTY MISSOURI RECREATION

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Located just a couple miles from Hale, Missouri is a recreation property that is as close to turn-key as you will find. The southern Livingston County location is along a quiet unmaintained County Road, with BNSF rail line running through the property. With agricultural crop fields on 3 sides and a cattle pasture on the remaining side, the property is set up well to house and hold the wildlife.

The property is made up of mostly trees with a creek and rail line running through the property at different angles. A few small openings in the trees set up well for

the strategically placed food plots, with a couple on the north and south sides, you are sure to find a place to hunt with just about any wind direction.

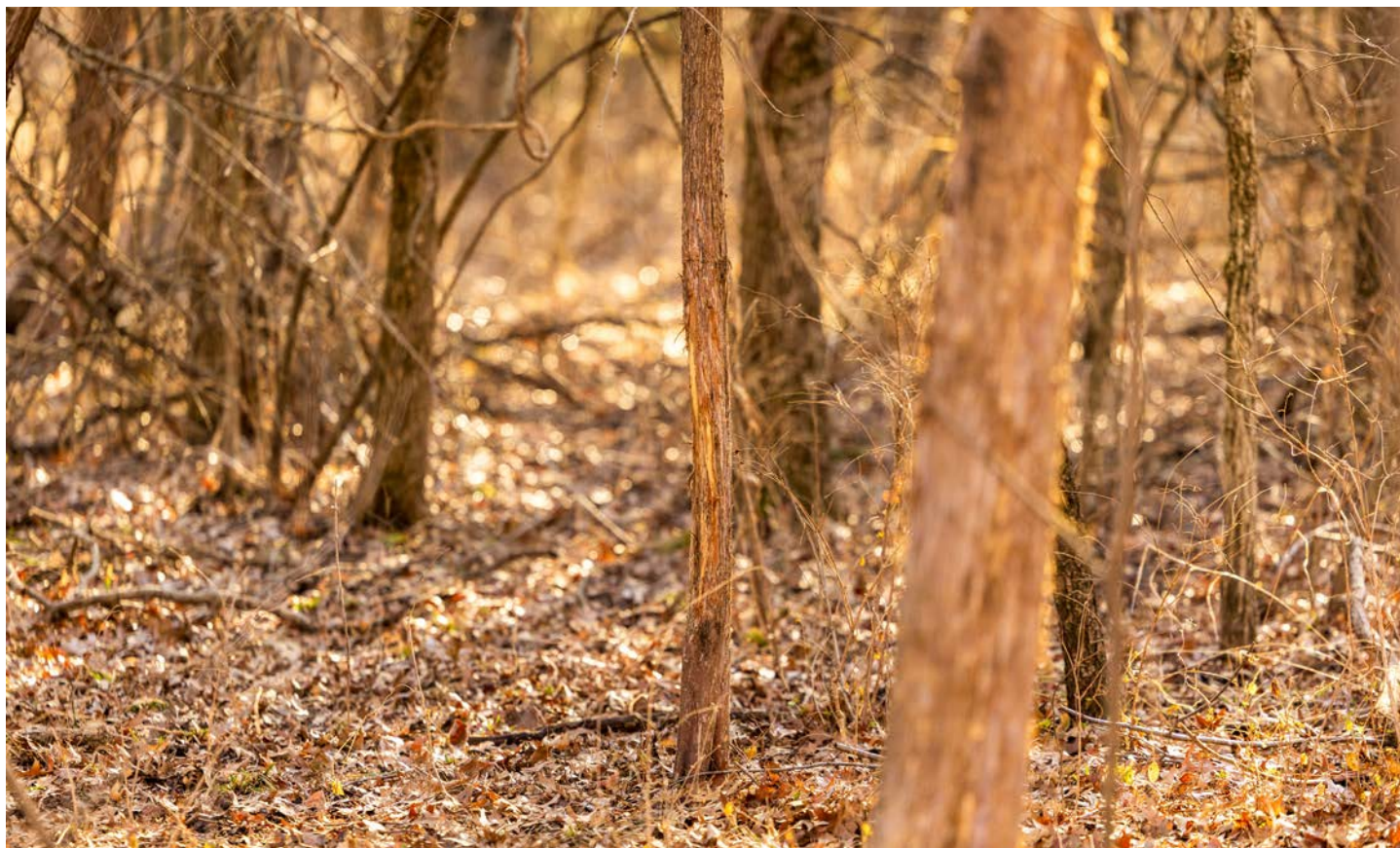
The owners now have started some TSI and bedding locations that have set the stage for improvements that could be expanded or hunted as is. The trails on the property allow access to each side of the tracks and most of the land. The creek on the property allows for a "sanctuary" that can't be accessed by UTV. Don't miss your chance at getting your own hunting property that is sure to produce memories for years to come.



# PROPERTY FEATURES

PRICE: **\$170,000** | COUNTY: **LIVINGSTON** | STATE: **MISSOURI** | ACRES: **33**

- Treed recreational property in Livingston County, Missouri
- Timber stand improvement has been started
- Established bedding area
- Multiple food plot clearings
- BNSF rail line splits property allowing easy access
- Food (agriculture fields) surrounding the property
- Seclusion
- 16 miles from Chillicothe, Missouri
- 70 miles from Kansas City, Missouri
- 70 miles from Columbia, Missouri



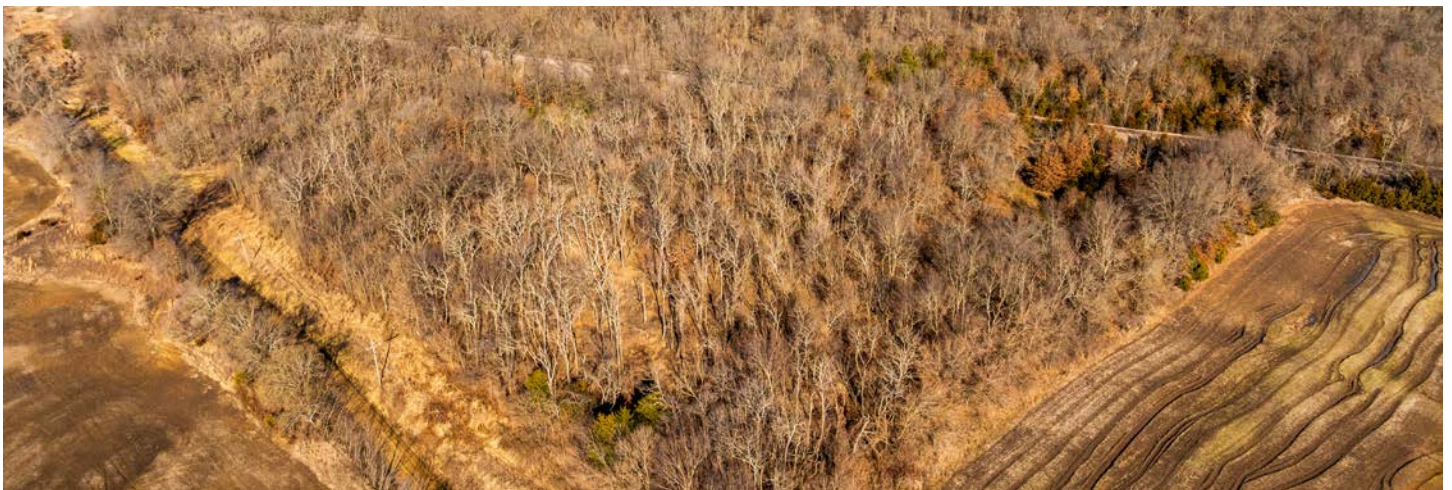
# TREED RECREATIONAL PROPERTY

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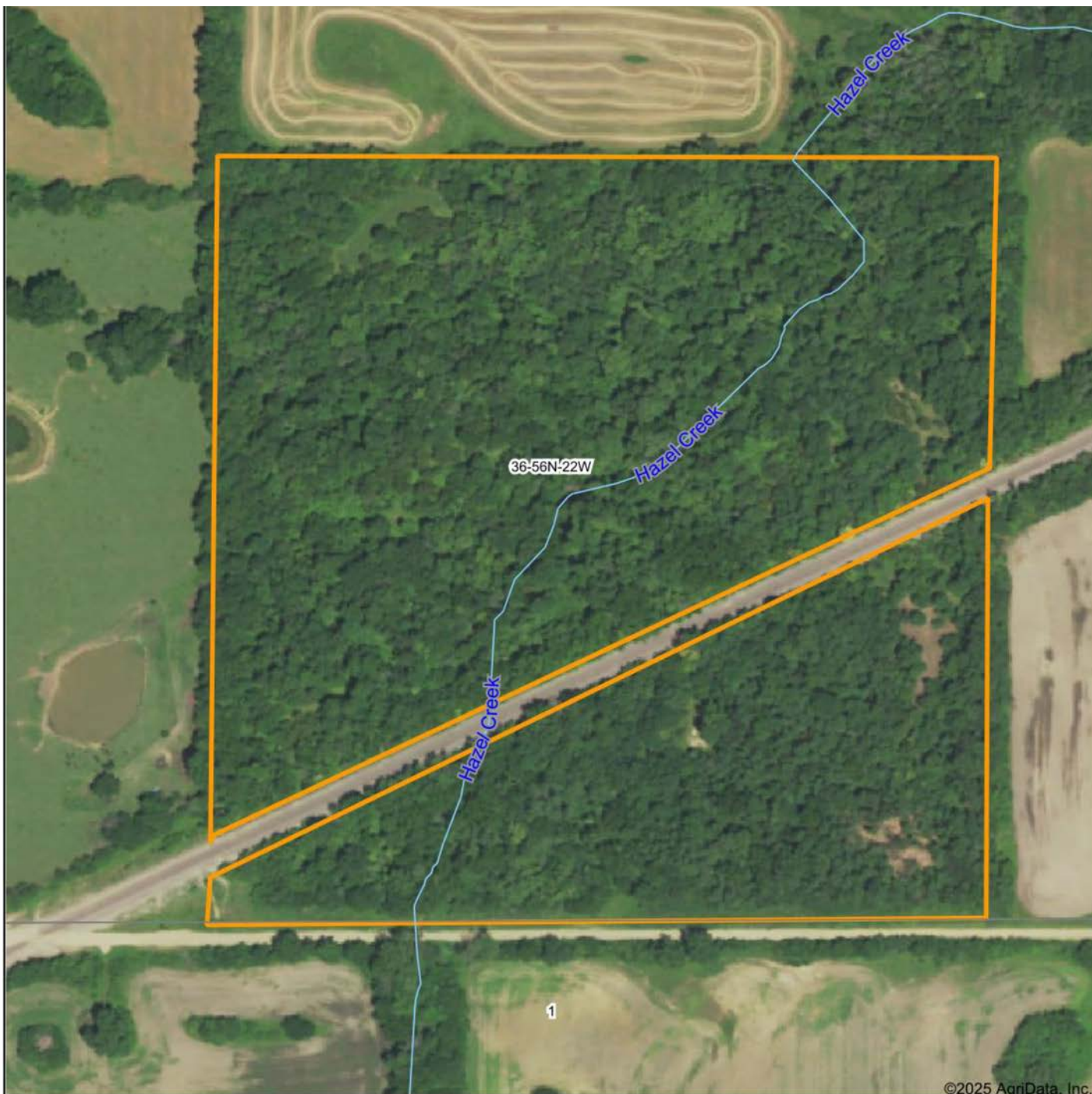


## MULTIPLE FOOD PLOT LOCATIONS

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# AERIAL MAP



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Boundary Center: 39° 37' 2.5, -93° 19' 2.26



Maps Provided By:



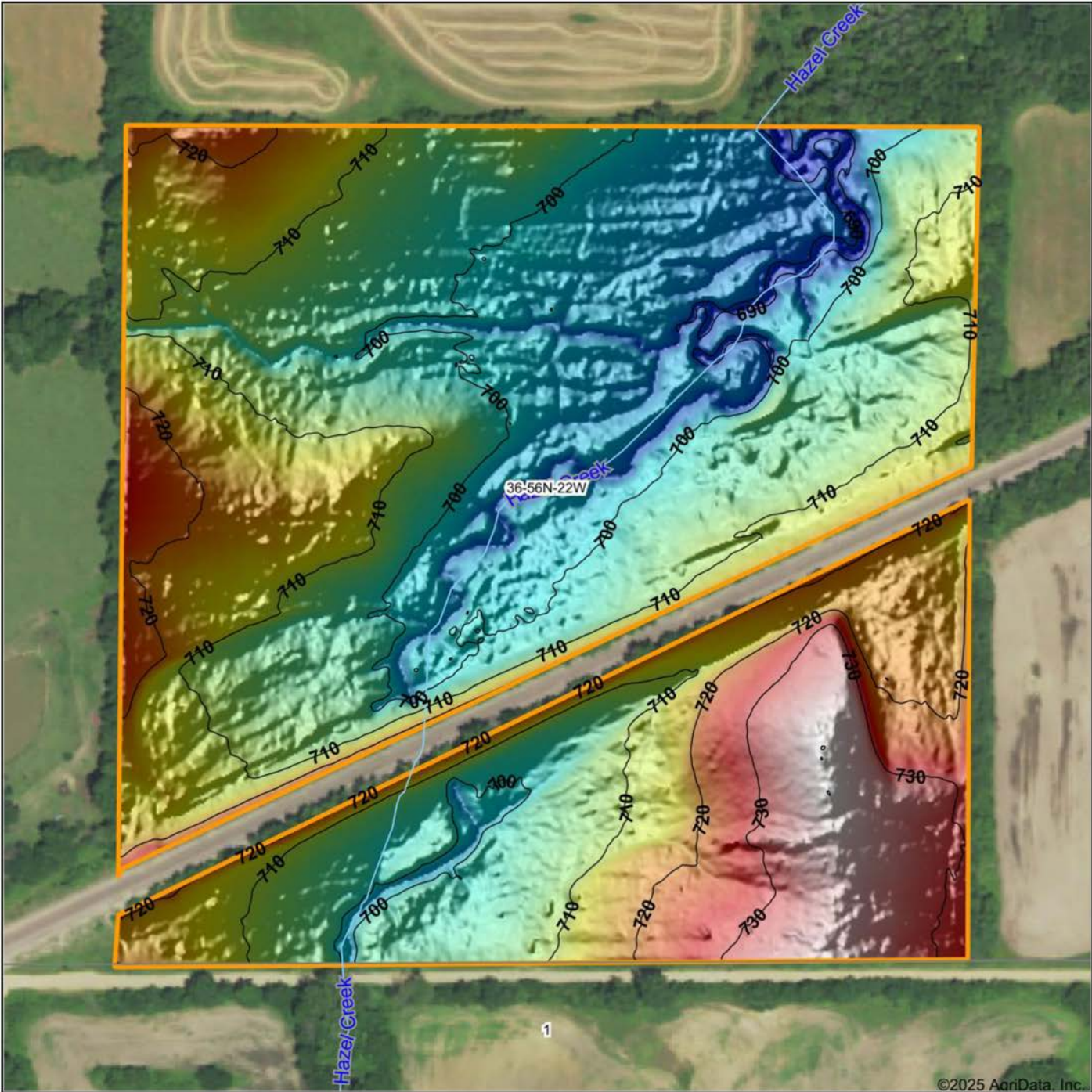
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**36-56N-22W**  
**Livingston County**  
**Missouri**

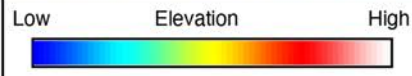


3/11/2025

# HILLSHADE MAP



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Source: USGS 1 meter dem  
 Interval(ft): 10  
 Min: 686.1  
 Max: 740.1  
 Range: 54.0  
 Average: 709.4  
 Standard Deviation: 11.19 ft



**36-56N-22W**  
**Livingston County**  
**Missouri**

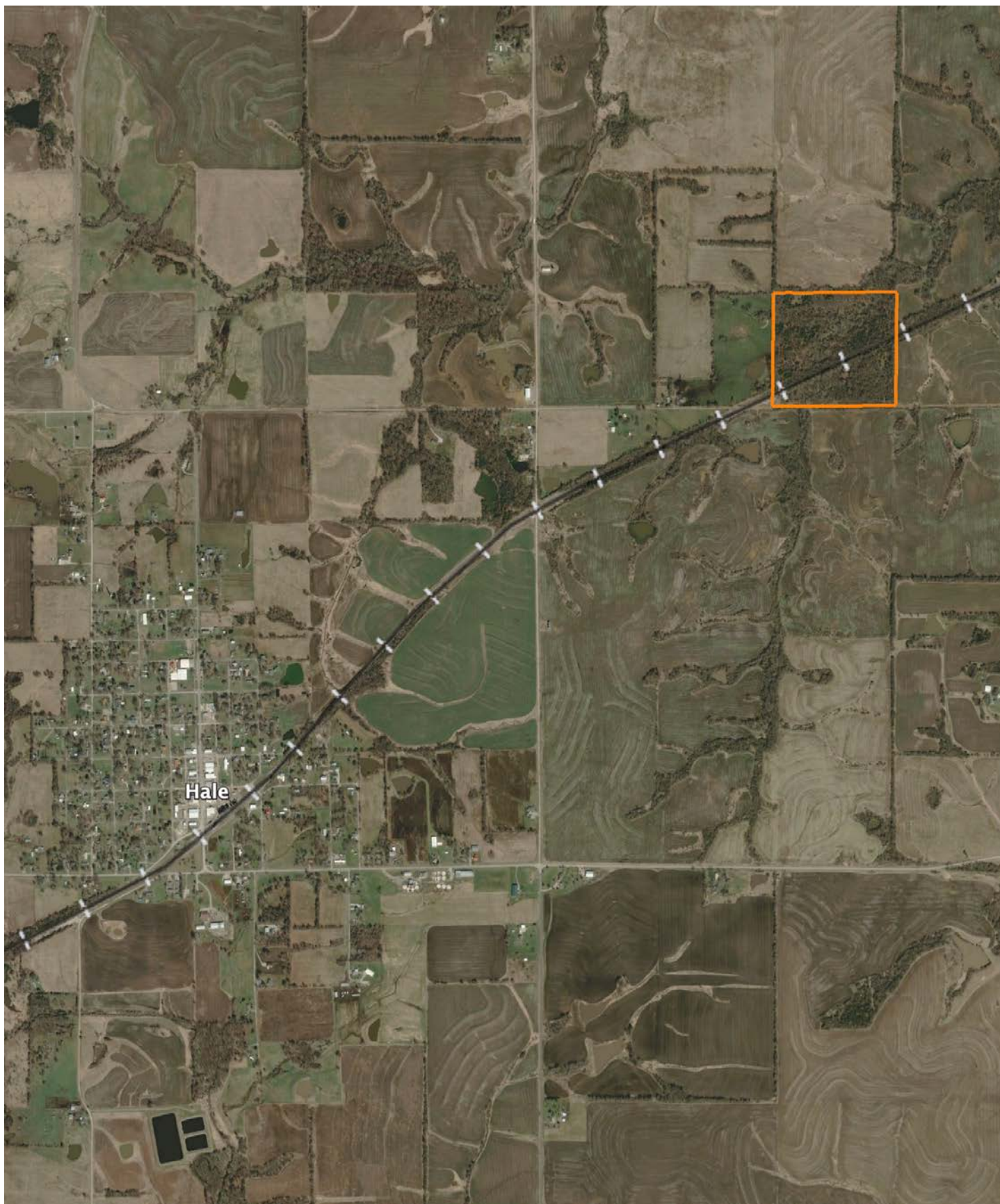
3/11/2025  
 Boundary Center: 39° 37' 2.5, -93° 19' 2.26



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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# OVERVIEW MAP

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# 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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