

MIDWEST LAND GROUP PRESENTS

95 ACRES IN

PETTIS COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

GREAT TILLABLE PETTIS COUNTY ACRES

High-production tillable acres are in high demand and seldom available, that's what makes these 95 +/- acres so desirable. The farm lays great along the west side of Flat Creek and is nearly all in production minus Green Road and a couple of tree lines internally.

The soil consists of a variety of silt loams, with Tanglehook silt loam making up over 76% of the acres. The weighted average for the farm soil rating is 2.80 and carries an NCCPI number of 69.8, offering a good look at what the soil is capable of producing yield-wise. The amount of

deer tracks in the bean stubble shows that the farm lays in a great travel area for the wildlife along with a food source. With Flat Creek along the east side and timber on the north, west, and south sides the potential to have successful hunts is highly probable.

Don't miss the opportunity to expand that row crop production, whether for your farming operation or investment portfolio, as the chance at this high of a quality farm ground is scarce.



PROPERTY FEATURES

PRICE: **\$760,000** | COUNTY: **PETTIS** | STATE: **MISSOURI** | ACRES: **95**

- 86 +/- acres in production
- 2.80 average soil rating
- Tanglehook & Arbela silt loams
- 69.8 NCCPI overall rating
- South side of Sedalia, Missouri
- Great deer traffic & hunting potential
- Flat Creek frontage
- Green Road frontage



86 +/- ACRES IN PRODUCTION

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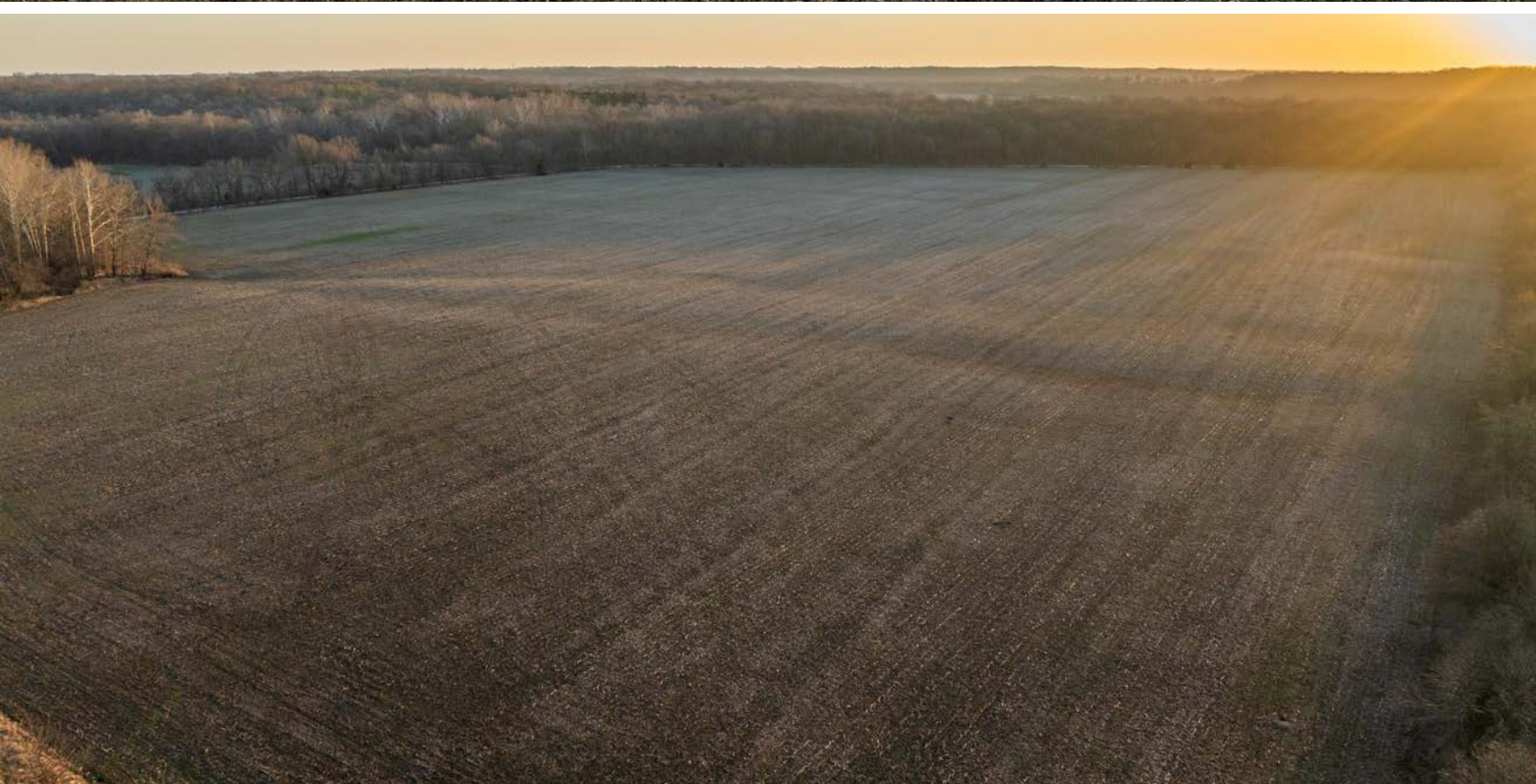
FLAT CREEK FRONTAGE



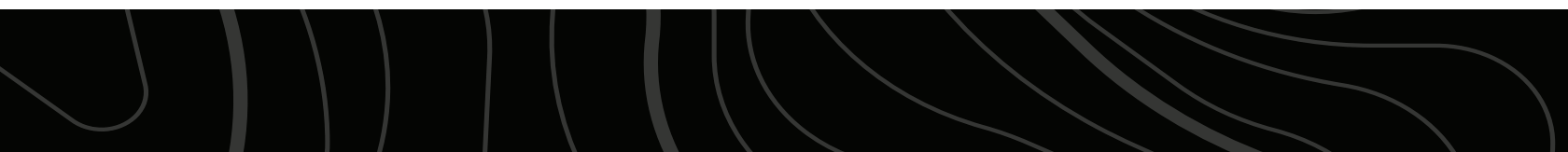
GREAT DEER TRAFFIC



2.80 AVERAGE SOIL RATING



ADDITIONAL PHOTOS



AERIAL MAP



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Map Center: 38° 39' 13.11, -93° 12' 9.41

0ft 537ft 1073ft



Maps Provided By:



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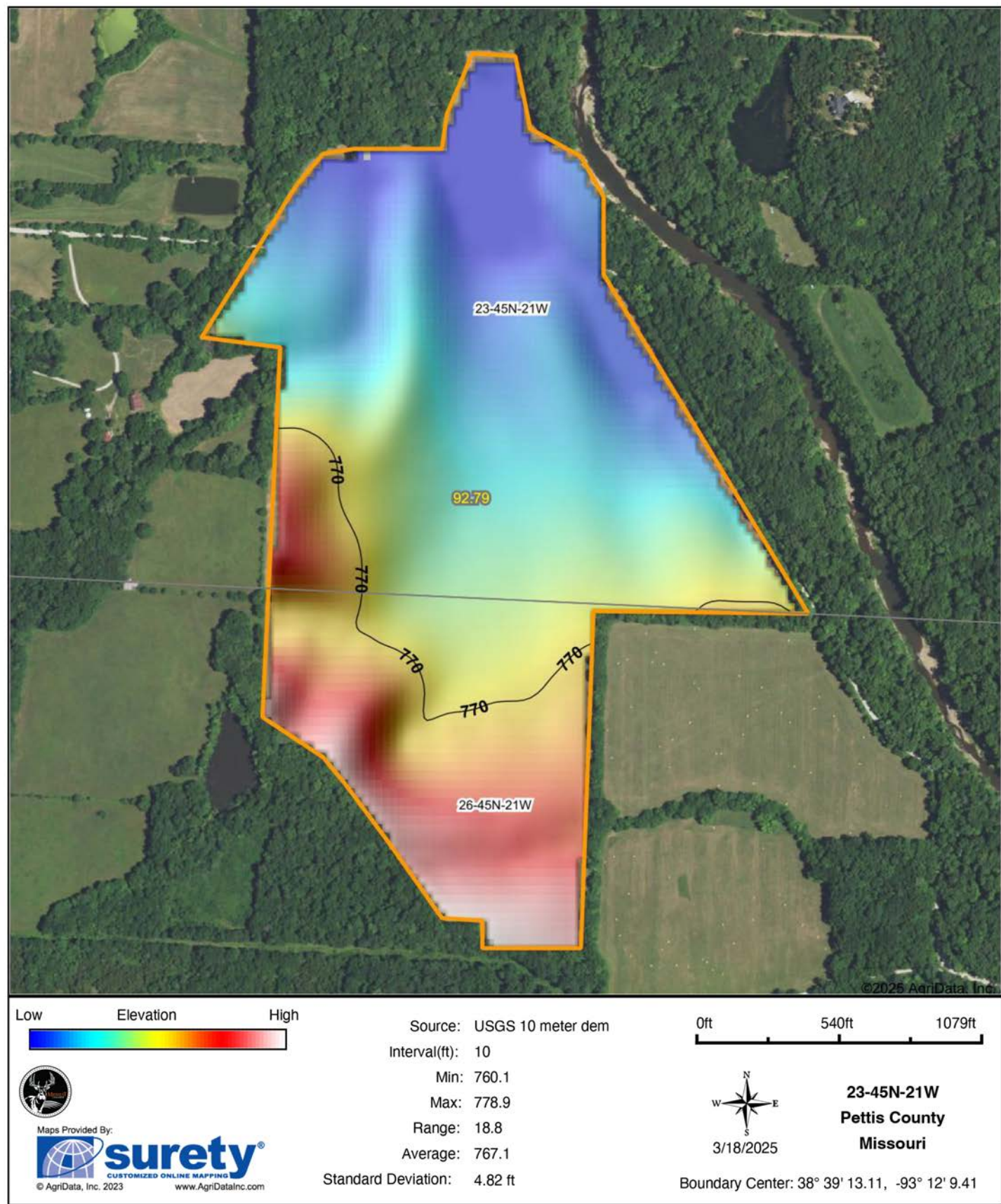
www.AgriDataInc.com

23-45N-21W
Pettis County
Missouri

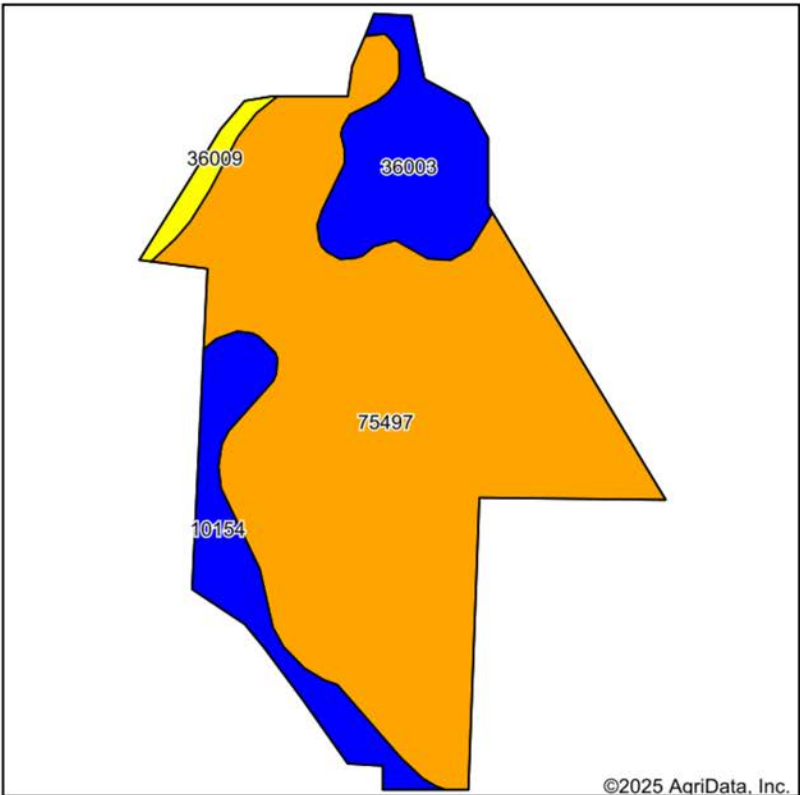


3/18/2025

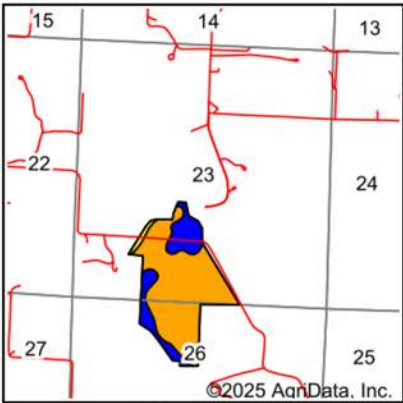
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Pettis**
Location: **23-45N-21W**
Township: **Flat Creek**
Acres: **92.79**
Date: **3/18/2025**



Maps Provided By:



Area Symbol: MO159, Soil Area Version: 28

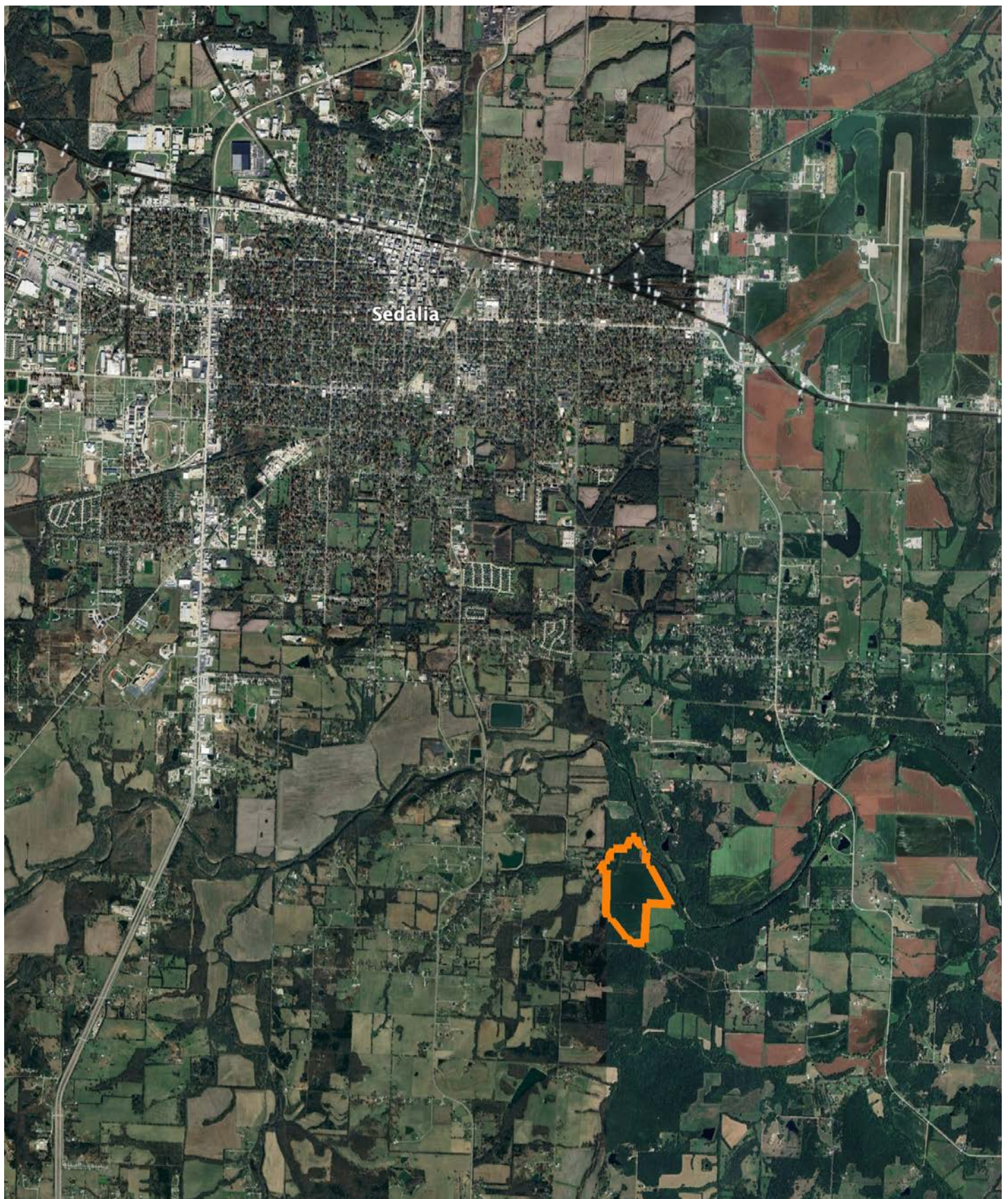
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
75497	Tanglenook silt loam, 0 to 2 percent slopes, occasionally flooded	70.65	76.1%		> 6.5ft.	IIIw	70	70	66	62
36003	Arbela silt loam, 0 to 2 percent slopes, occasionally flooded	11.34	12.2%		> 6.5ft.	IIw	87	87	66	77
10154	Greenton silt loam, foot slopes, 2 to 5 percent slopes	9.08	9.8%		2ft. (Abrupt textural change)	Ile	56	55	51	52
36009	Colo silt loam, 0 to 2 percent slopes, frequently flooded	1.72	1.9%		> 6.5ft.	IVw	21	8	21	3
Weighted Average						2.80	*n 69.8	*n 69.5	*n 63.7	*n 61.8

*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.



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