



MIDWEST LAND GROUP
PRESENTS

BOONE COUNTY MISSOURI

87 ACRES



MIDWEST LAND GROUP IS HONORED TO PRESENT

87 +/- TRANQUIL ACRES IN BOONE COUNTY, MISSOURI

From the moment you pull up to the pine gates, you get the feeling you are about to experience one of those properties that's just unique. The location of the property is ideal, as it's so close to Interstate 70 and Columbia, Missouri, yet when on the property you would swear you were miles from anywhere. With the farm located nearly at the end of a dead-end road and the big mature timber that completely encompasses the perimeter, the peace and tranquility is mind easing.

Once you reach the end of that field you are led to another opening in a timber section, this is where 14 acres owned by Boone County, Missouri are located. The 14 acres split the farm into 2 parcels and run all the way from east to west side. The property is believed to be an abandoned Boone's Lick trail system. With restrictions on the land being no structures of any

kind, the best part is the owner has access to hunt and use the land as their own. Once through the timber opening and off the Boone County property, you find the heart of the farm and fully experience what it truly has to offer. The open field that lays to your right and extends north and eventually wraps back around to the west side of the land. This is where you will find the shed, orchard, and pond that offer up so many possibilities for recreation and enjoyment.

The hunting that has been enjoyed and will continue to be, is just the icing on the cake for this property. Opportunities to own something of this stature, in this area, don't come around often and with the proximity to the interstate and Columbia, the farm can be easily accessed from just about anywhere across the area. To truly understand the opportunity, don't hesitate to see it for yourself.



PROPERTY FEATURES

PRICE: **\$761,250** | COUNTY: **BOONE** | STATE: **MISSOURI** | ACRES: **87**

- 87 +/- acres in Boone County, MO
- 34+ acres in crop production
- Fruit orchard
- Shed for storage
- Abundant wildlife
- Seclusion
- Electricity on farm
- Trail
- Open fields with food plot potential
- Pond
- Columbia School Districts
- 14 additional acres of use within the farm being sold
- 5 miles from Interstate 70
- 20 minutes from Columbia, MO



34+ ACRES IN CROP PRODUCTION

The road leading into the heart of the property will take you on the ridge top through a bean field that is showing signs of plentiful wildlife presence, with the tops of the bean plants all eaten out by the deer and a few fresh dusting areas for the turkeys.



FRUIT ORCHARD



SHED FOR STORAGE



POND



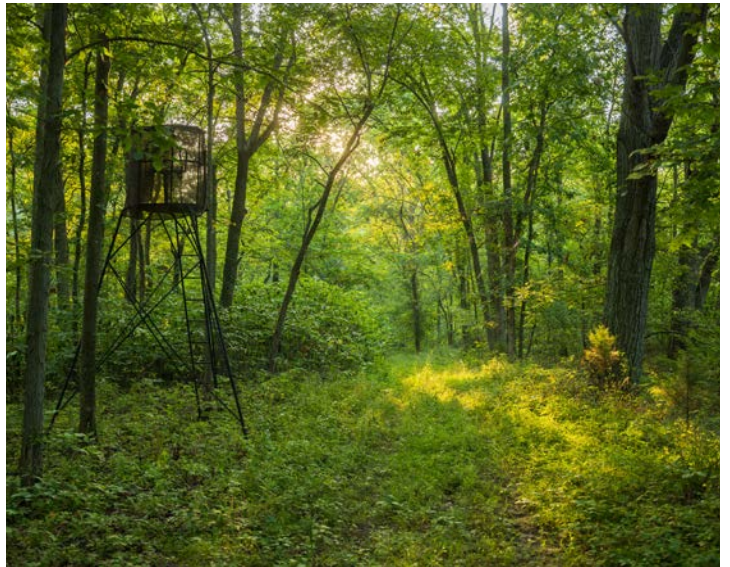
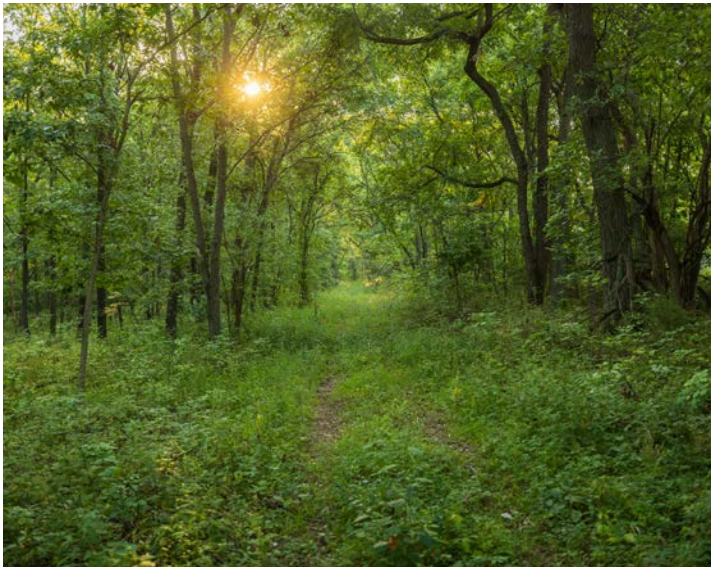
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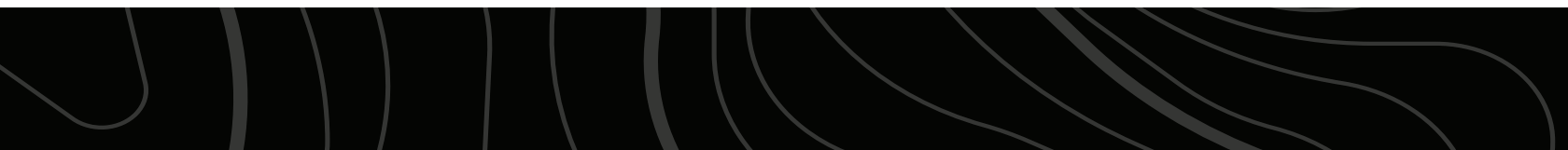
HUNTING



BIG MATURE TIMBER



OPEN FIELDS WITH FOOD PLOT POTENTIAL



SECLUSION

The location of the property is ideal, as it's so close to Interstate 70 and Columbia, Missouri, yet when on the property you would swear you were miles from anywhere.



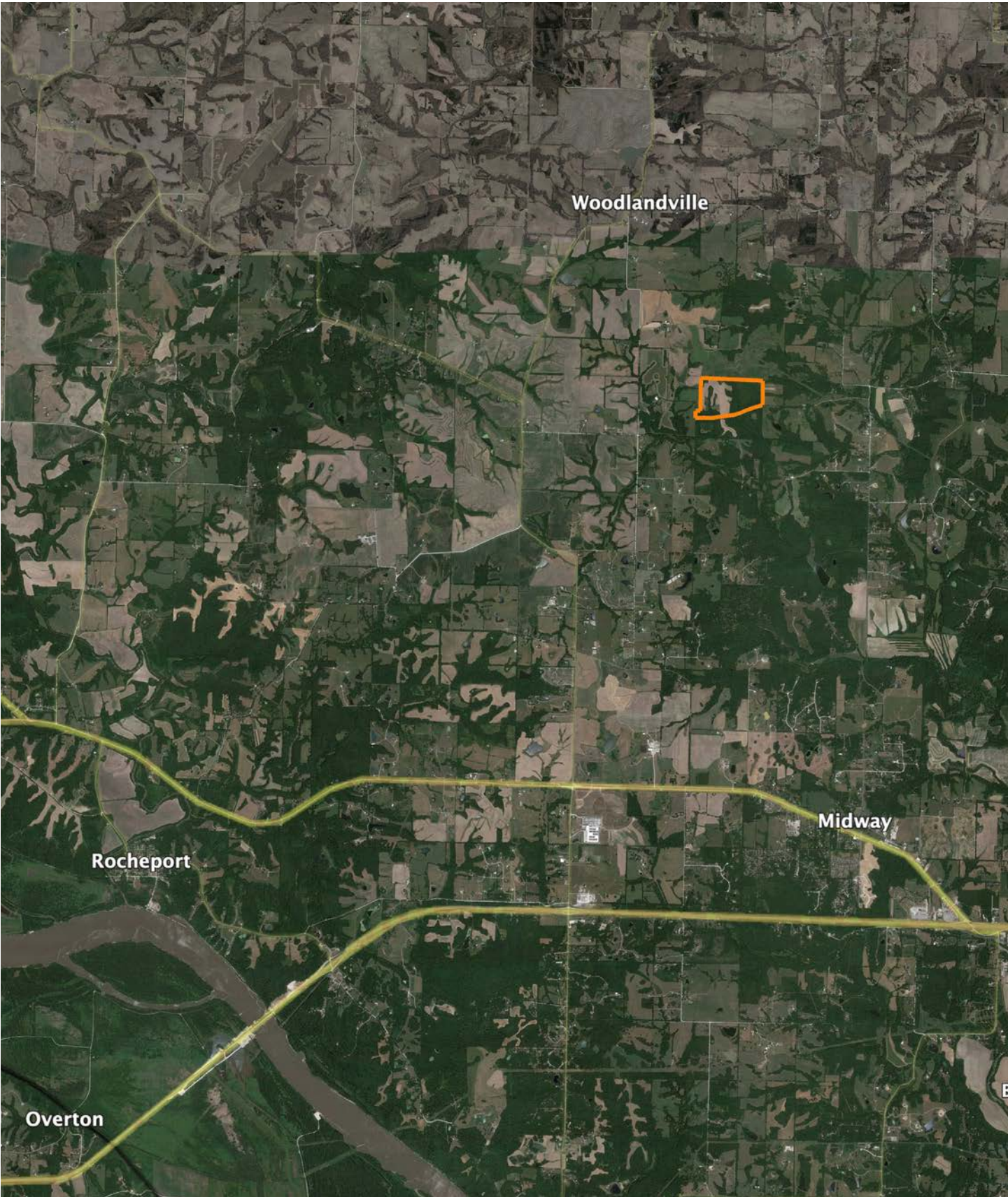
ADDITIONAL PHOTOS



AERIAL MAP



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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