

MIDWEST LAND GROUP PRESENTS

230 ACRES IN

HOWARD COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

MISSOURI RIVER BOTTOM TILLABLE FARM IN HOWARD COUNTY

Located just on the north side of the Missouri River across from Boonville Missouri, in Howard County, is a farm comprising of 230 +/- acres. With the location of the farm being in the Missouri River "bottom" the allure and potential for ownership is high. With only enough terrain to extract the excess moisture to prevent ponding of rainfall, the ease and efficiency of farming bottom ground is highly desired.

The farm, under the current ownership for nearly 50 years, consists of nearly 220 +/- acres of tillable use, equalling over 95% of the farm being in production and producing revenue. The soil is made up entirely of class 2 loam soil, with almost equal parts sandy loams and silty clay loam. With the overall NCCPI average being 62.7, the potential is there for successful yields and income

for years to come. Historically the "bottom" farmers were the highest risk takers and often the highest reward winners if Mother Nature cooperated throughout the growing season. The modern adaption of levee systems has mitigated that risk to a level that most are willing to take, as the flooding from the Missouri River is much less frequent than it was back before the implementation of levees.

With the farm having county road frontage and just a couple miles off of Highway 87, the ease of crop removal and transport to local grain handling facilities is also positive for a quick and efficient harvest. The farm is currently planted in corn and beans for the 2025 cropping season and will be closed and possession transferred after the removal of the crops.



PROPERTY FEATURES

PRICE: **\$2,435,850** | COUNTY: **HOWARD** | STATE: **MISSOURI** | ACRES: **230**

- 230 +/- taxable acres in Howard County Missouri
- 220 +/- acres in production
- Class II soil across the entire farm
- 53% Blencoe Silty Clay Loam
- 39% Loom Silt Loam
- 8% Landes Fine Sandy Loam
- 62.7 overall NCCPI rating
- Corn and soybean rotation historically
- County road frontage
- 3.5 miles from Boonville, Missouri
- 17 miles from Glasgow, Missouri
- \$708 - 2024 taxes

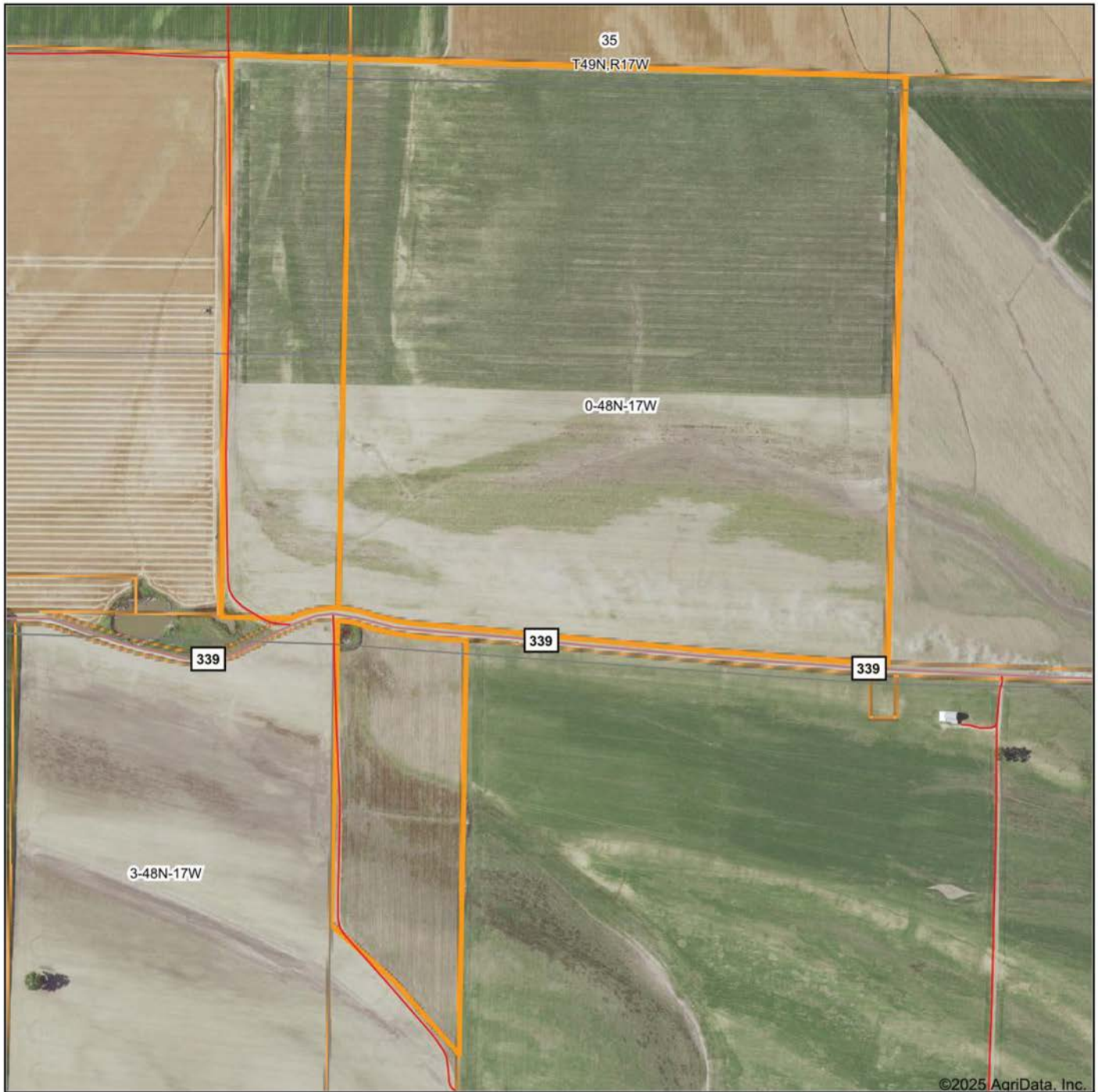
220 +/- ACRES IN PRODUCTION



CLASS II SOIL



AERIAL MAP



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Maps Provided By:



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Boundary Center: 38° 59' 27.47, -92° 48' 27.88

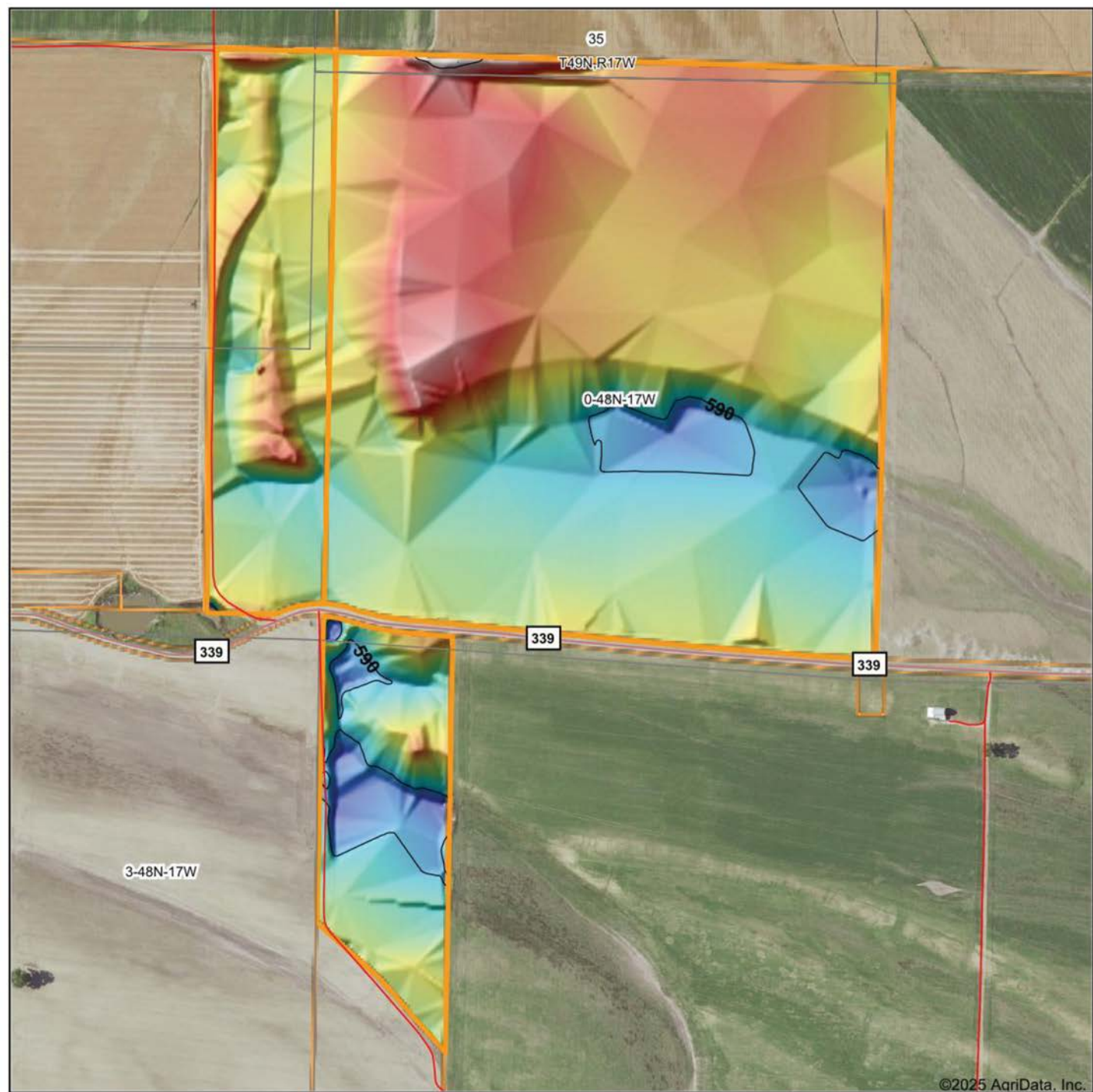
0-48N-17W
Howard County
Missouri

0ft 737ft 1474ft

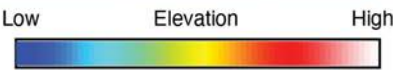


6/7/2025

HILLSHADE MAP



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Source: USGS 3 meter dem
Interval(ft): 10
Min: 587.4
Max: 600.5
Range: 13.1
Average: 593.4
Standard Deviation: 2.4 ft

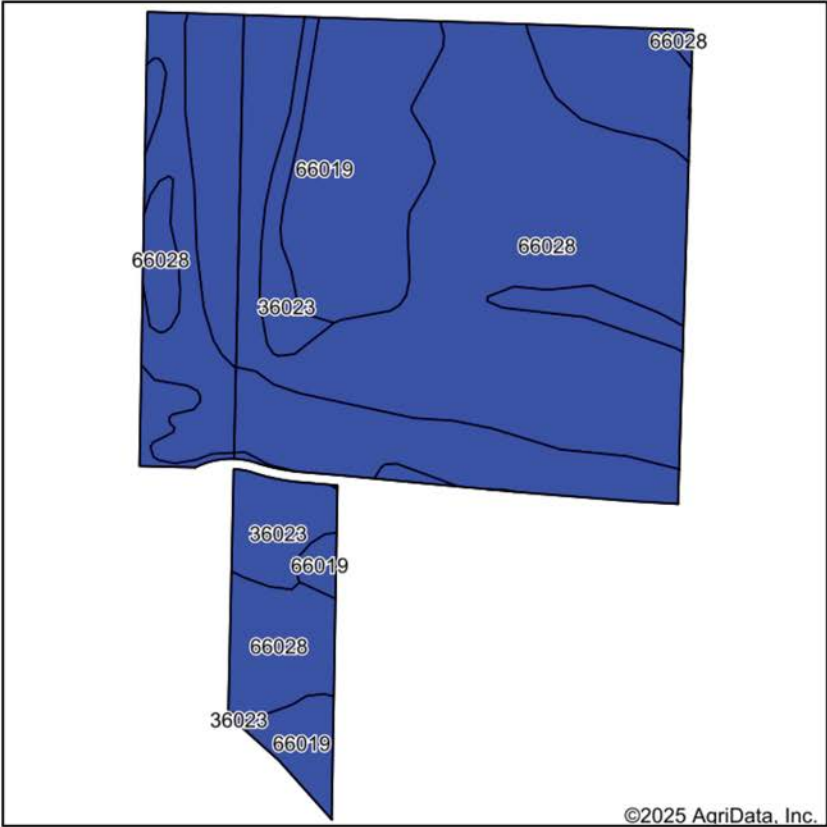


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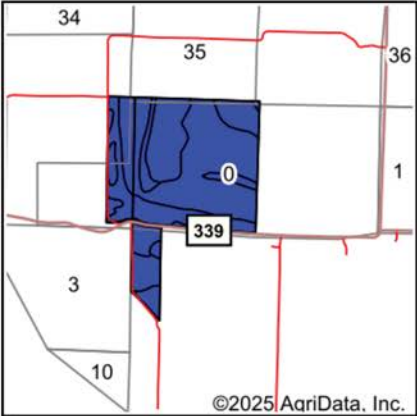
0-48N-17W
Howard County
Missouri

Boundary Center: 38° 59' 27.47, -92° 48' 27.88

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Howard**
Location: **0-48N-17W**
Township: **Franklin**
Acres: **221.72**
Date: **6/7/2025**



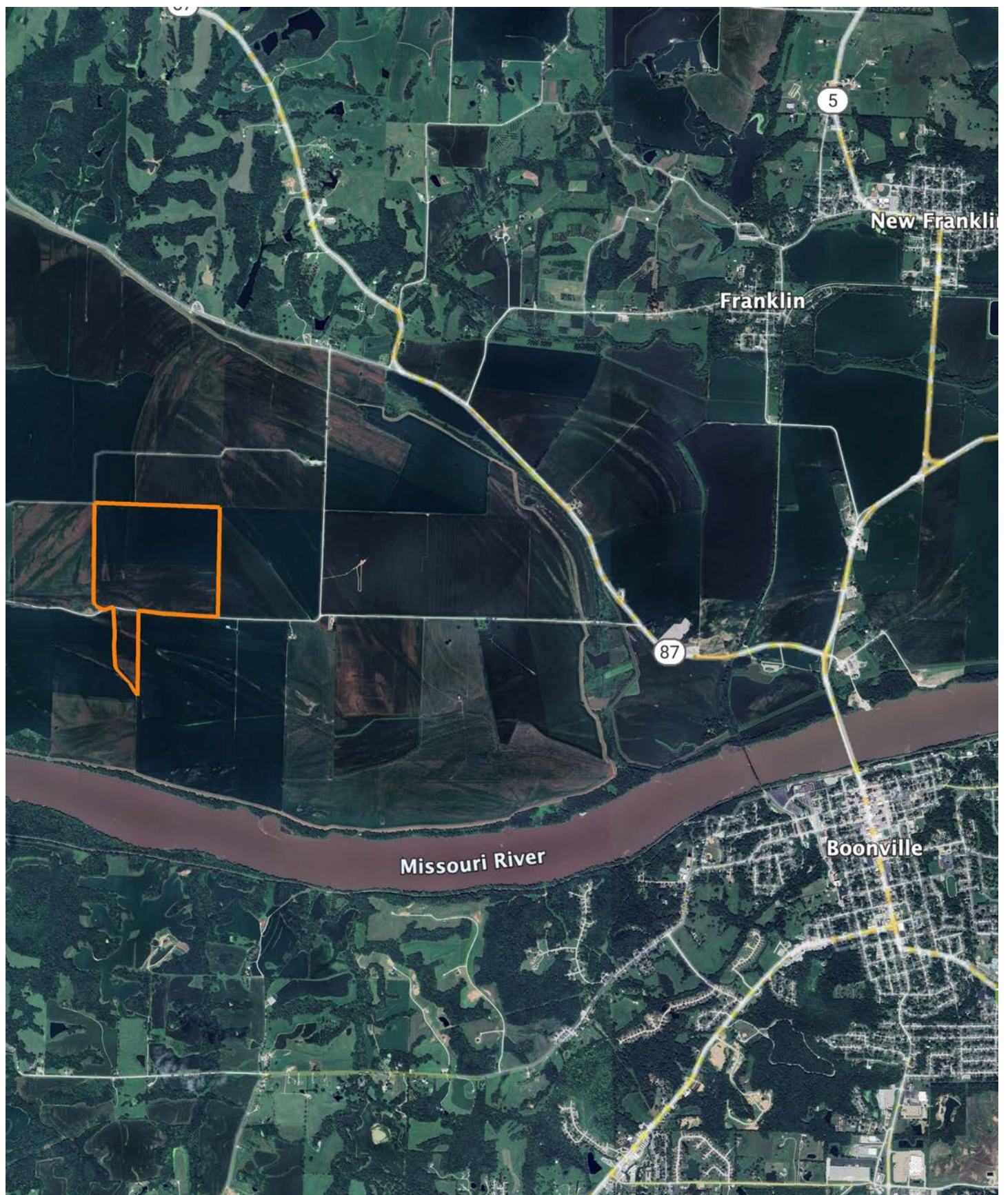
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Area Symbol: MO089, Soil Area Version: 28										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
66028	Blencoe silty clay loam, 0 to 2 percent slopes, occasionally flooded	118.50	53.4%		1.8ft. (Strongly contrasting textural stratification)	Ilw	64	50	49	64
66019	Lowmo silt loam, 0 to 2 percent slopes, occasionally flooded	85.97	38.8%		> 6.5ft.	Ilw	62	62	50	62
36023	Landes fine sandy loam, 0 to 2 percent slopes, occasionally flooded	17.25	7.8%		> 6.5ft.	Ilw	57	56	47	56
Weighted Average						2.00	*n 62.7	*n 55.1	*n 49.2	*n 62.6

*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.



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