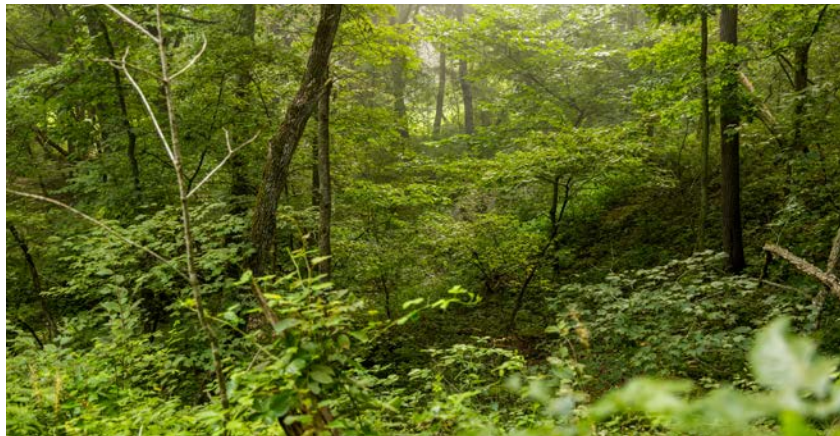


MIDWEST LAND GROUP PRESENTS



BOONE COUNTY, MO

45.6 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

NORTHERN BOONE COUNTY RECREATION

When searching for the ideal recreational property, what are most people looking for? Is it the location? This northern Boone County property has a great location, just minutes off a paved road and 10 minutes from Harrisburg, Missouri. What about the water source? This property has a creek running through it has not only provides water for wildlife but the rock lined creek also provides some great exploring options.

Timber is another thing that many look at when choosing a property, and this one has some of the best in the area, with many tall, straight oaks rising from the ground! Many species are prevalent, but oak is the most common. The trail that is in place from the creek south provides a great way to access the southern portion of the farm, and to where the current deer stand and turkey tent are located. The seclusion of this area makes it a great

area for the wildlife to feel safe and protected from the roads. The amount of deer tracks on the farm reflects the seclusion and safety they desire to be present.

With only a couple of open acres via a power line right-of-way, the farm is pretty much a fully timbered property that has the base set for a great recreational getaway. Whether that is a hunting property, the opportunity for a camper or cabin is available. If you want to take the existing trail and expand it to encompass the full acreage, you could provide yourself with hours of trail riding and exploring. Either way, the timber in place sets you up well to be able to start a harvest rotation that will provide income over time as a bonus to the recreation you enjoy on your very own Boone County, Missouri property.



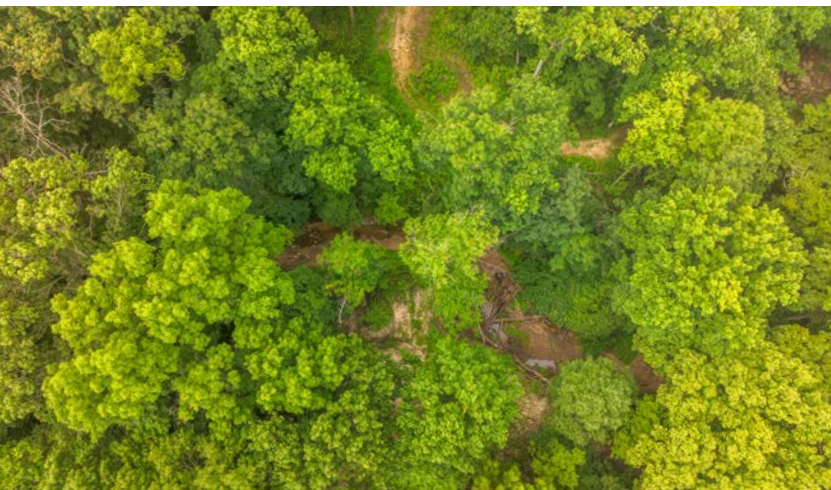
PROPERTY FEATURES

PRICE: **\$242,050** | COUNTY: **BOONE** | STATE: **MISSOURI** | ACRES: **45.6**

- 45.6 +/- acres in Boone County, Missouri
- 10 minutes north of Harrisburg, Missouri
- Nearly fully timbered
- Mature trees
- Creek
- Seclusion
- Few open acres for access and possible food plots
- Trail in place
- Deer presence
- 35 minutes to Columbia, Missouri
- 30 minutes to Moberly, Missouri



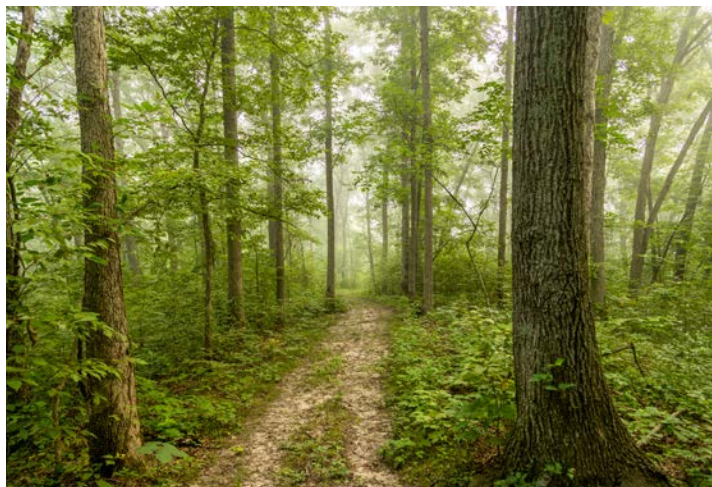
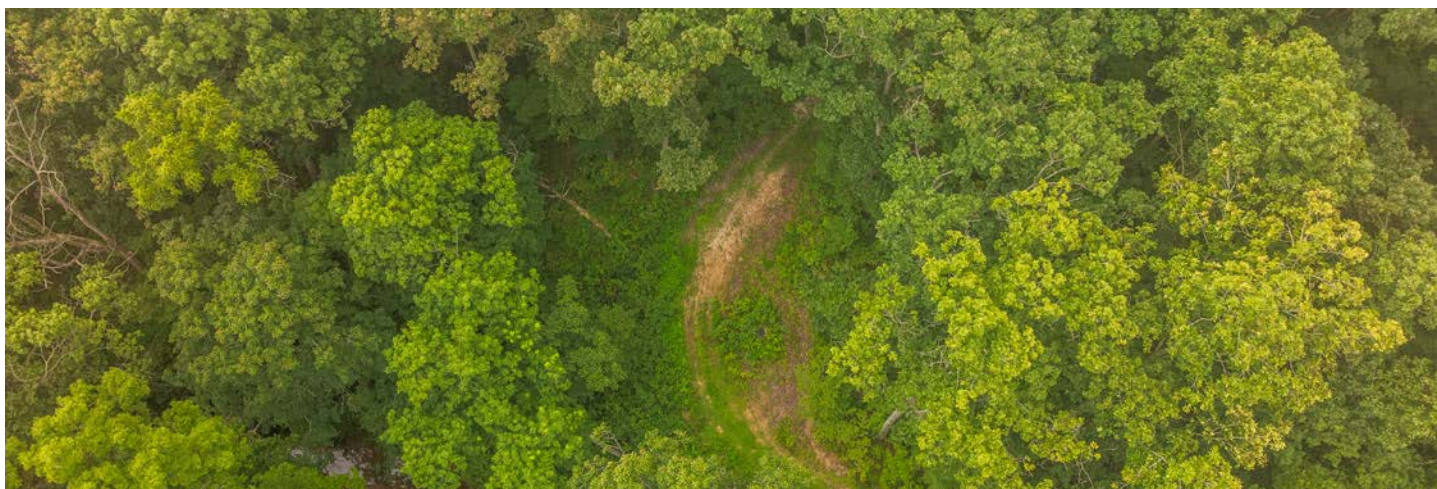
NEARLY FULLY TIMBERED



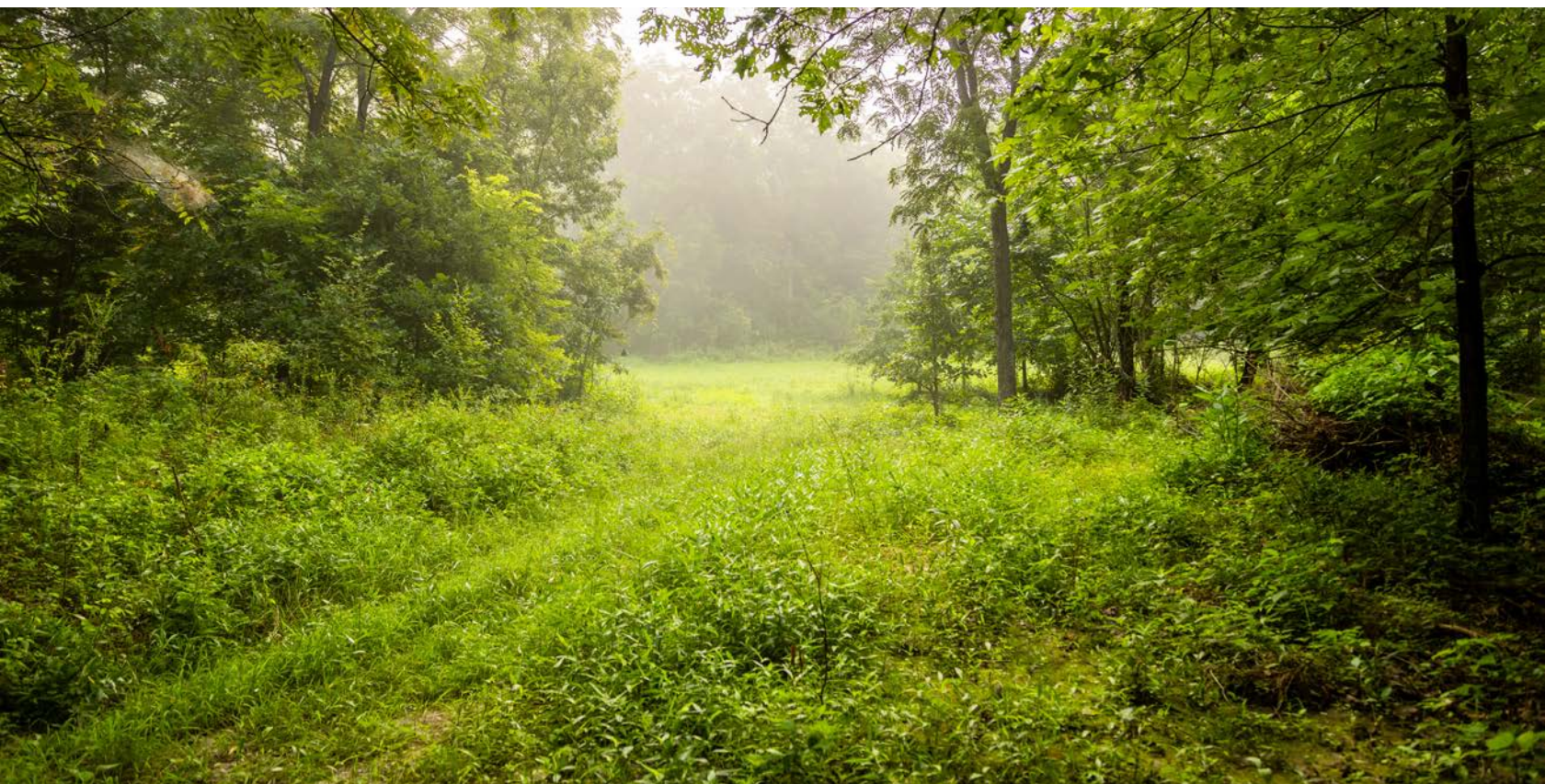
DEER PRESENCE



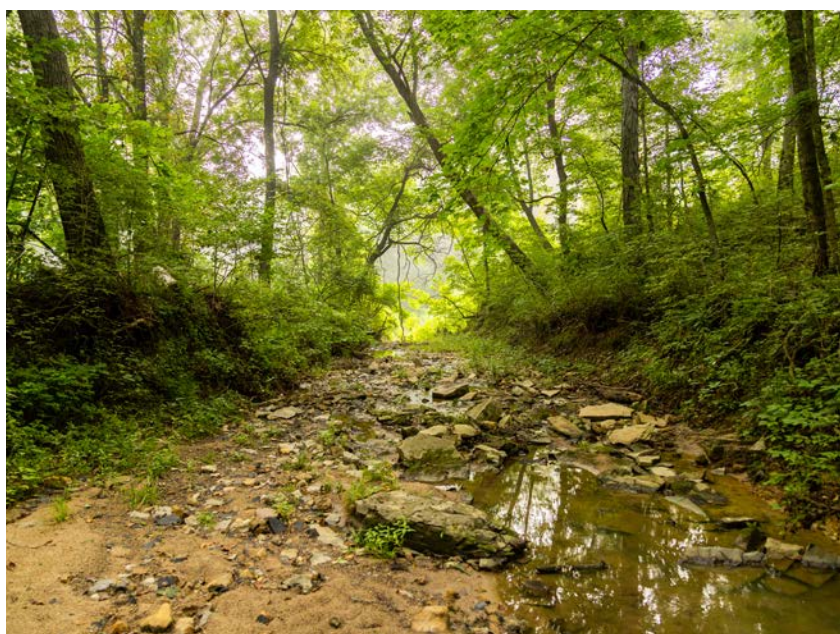
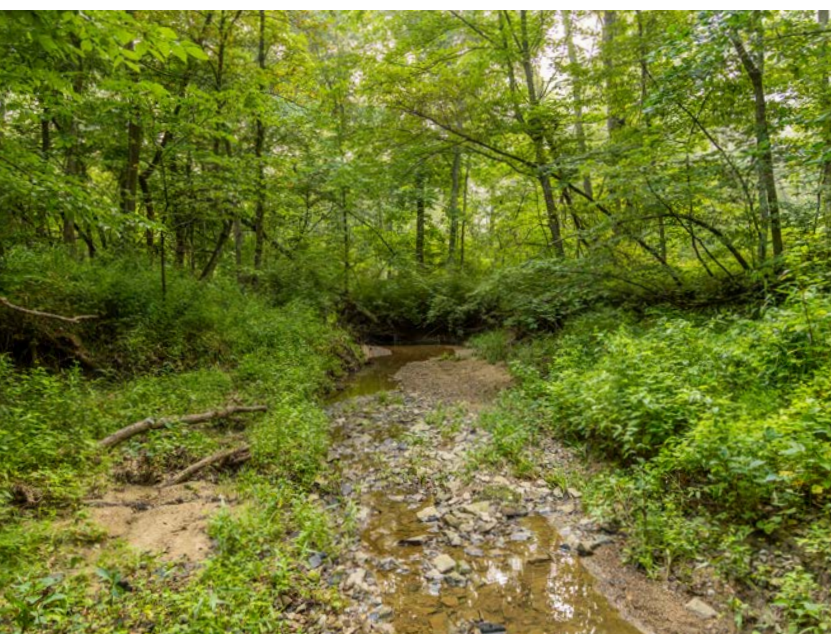
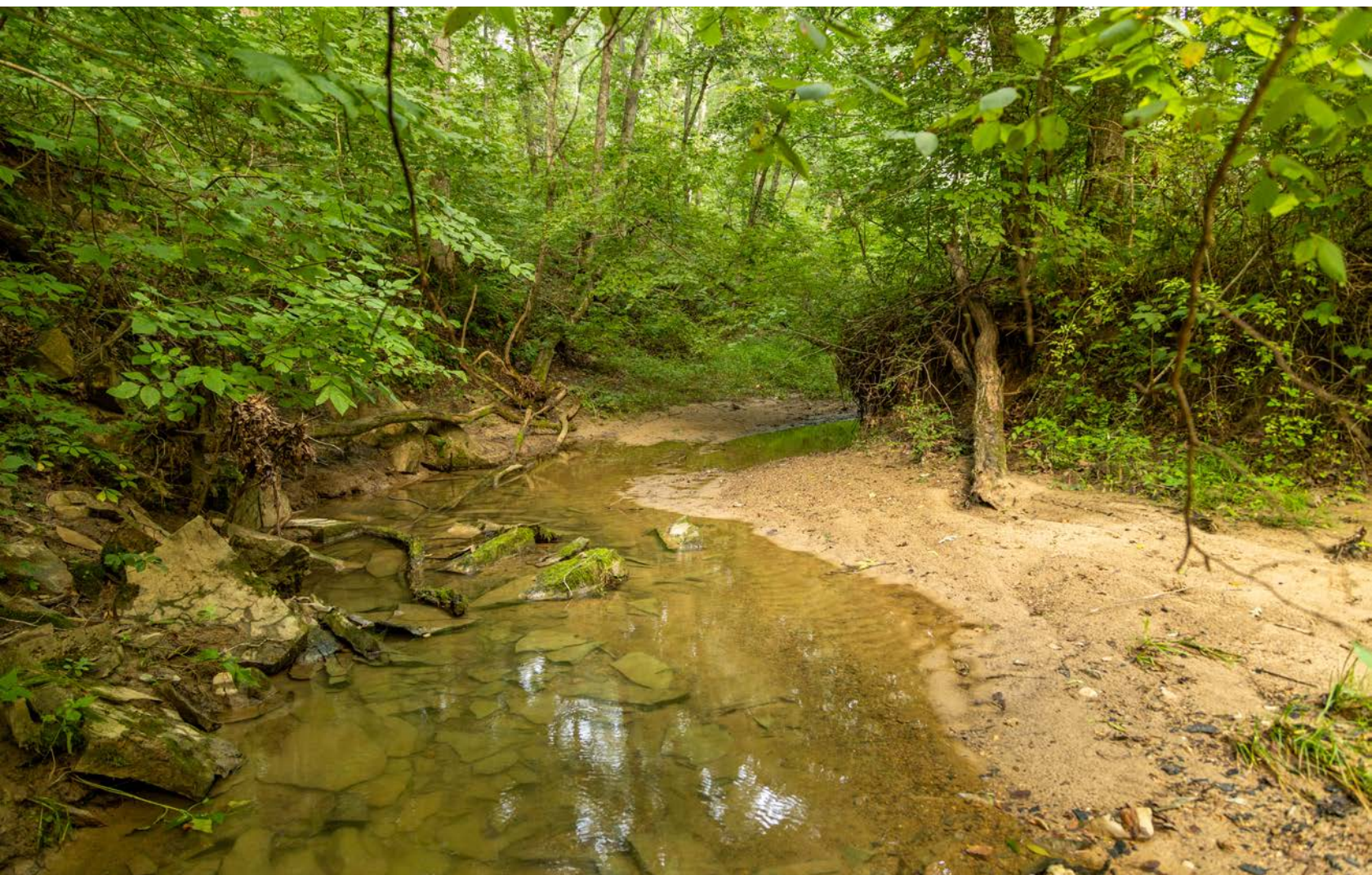
TRAIL IN PLACE



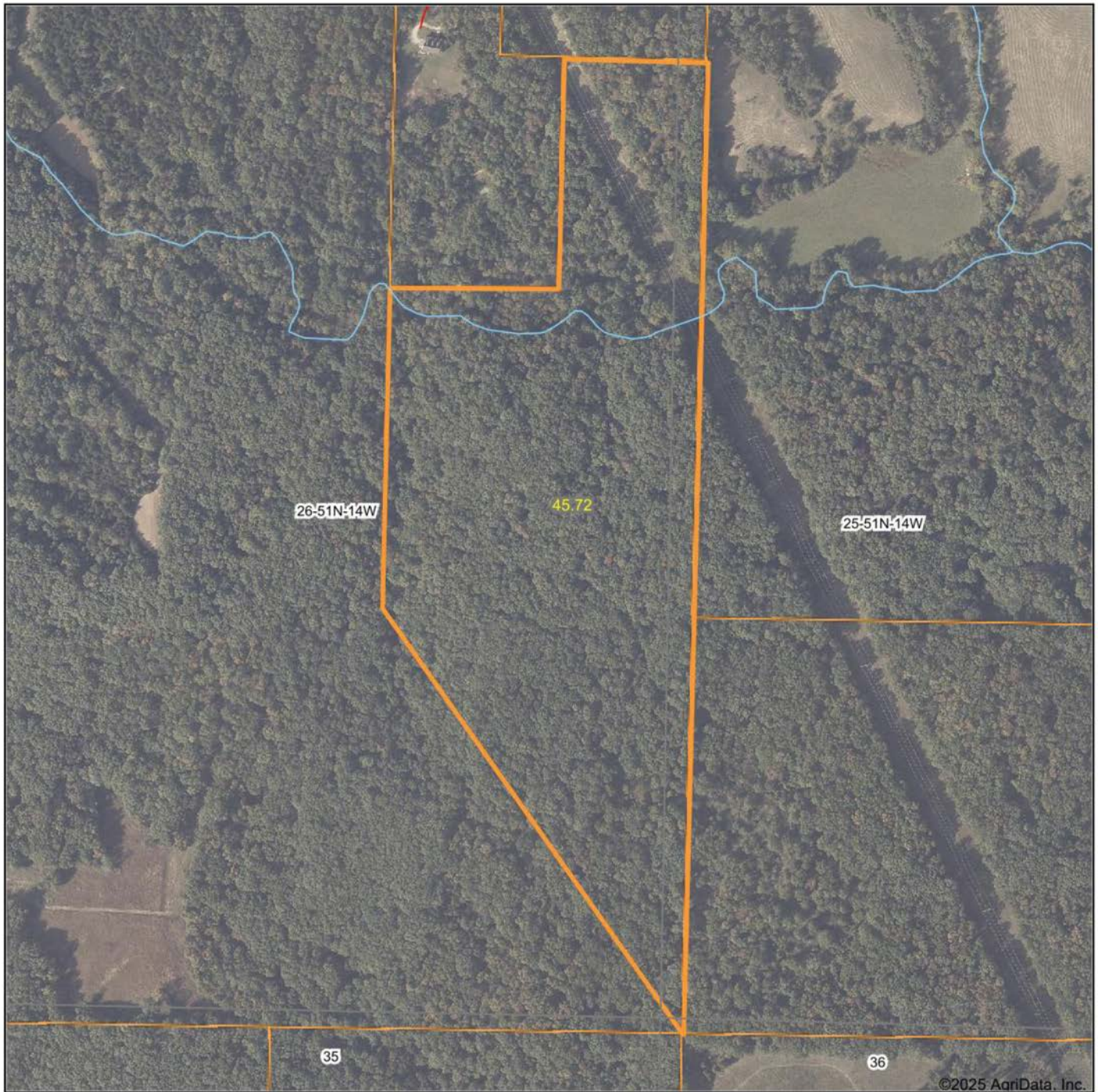
FEW OPEN ACRES



CREEK



AERIAL MAP



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Boundary Center: 39° 10' 52.54, -92° 27' 10.64

0ft 491ft 982ft



Maps Provided By:



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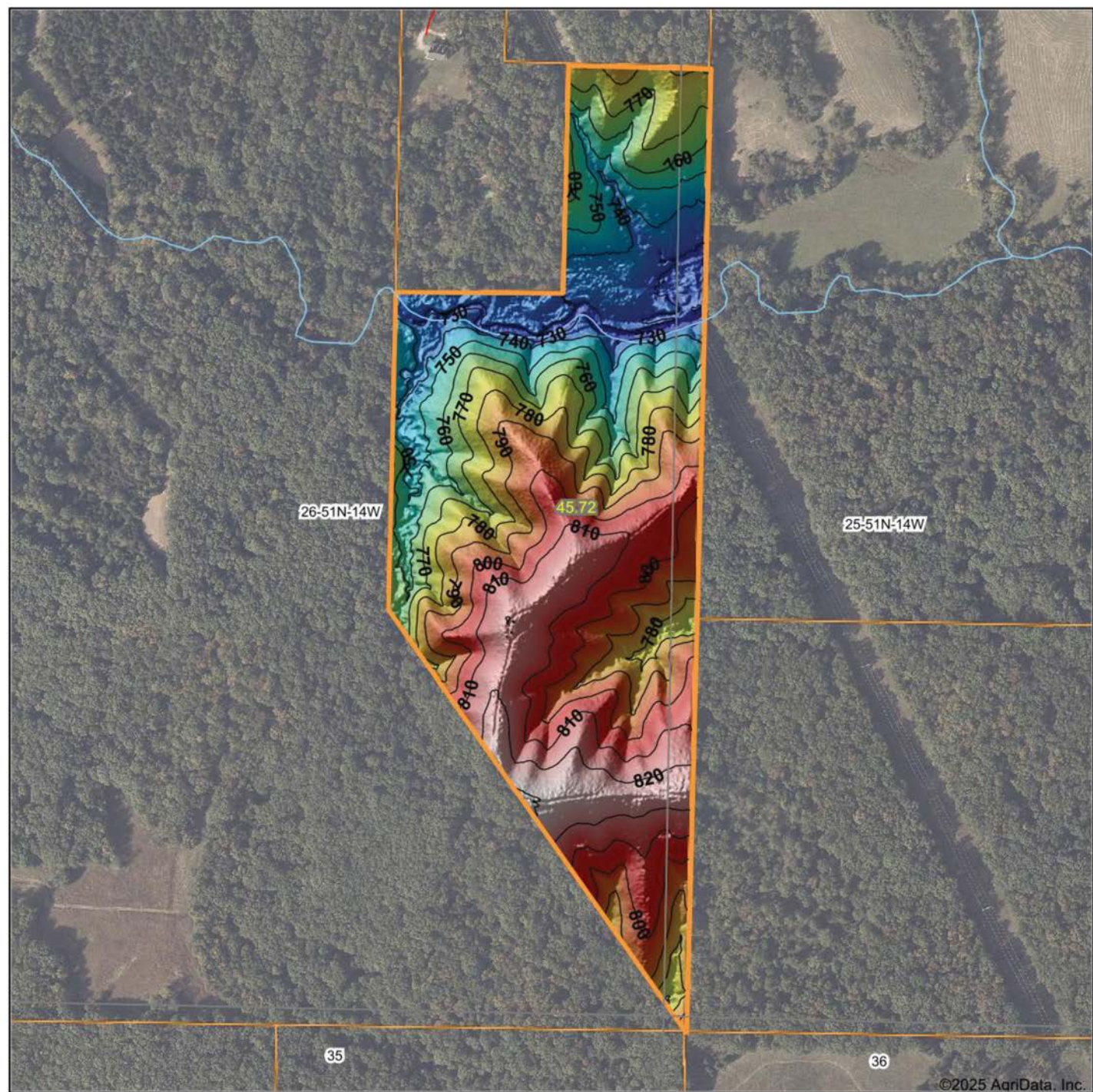
www.AgriDataInc.com

26-51N-14W
Boone County
Missouri



8/11/2025

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10

Min: 721.9

Max: 831.3

Range: 109.4

Average: 780.1

Standard Deviation: 28.44 ft

0ft 493ft 987ft

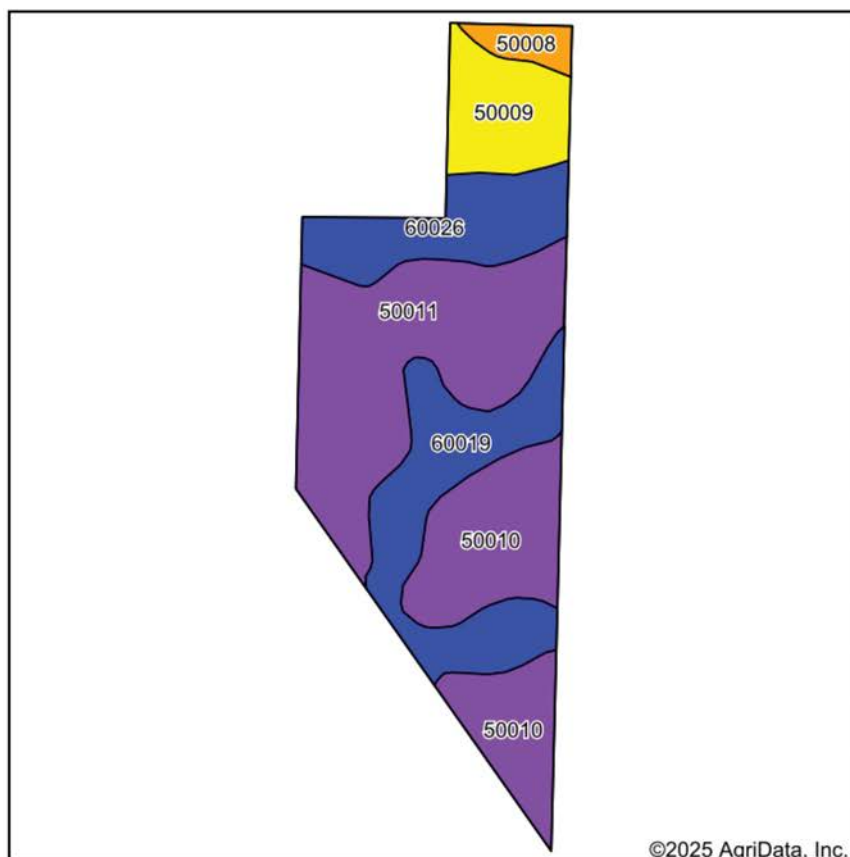


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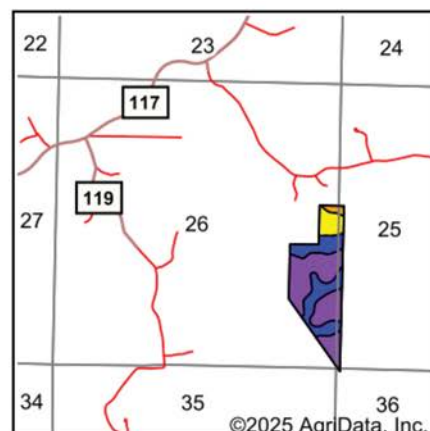
26-51N-14W
Boone County
Missouri

Boundary Center: 39° 10' 52.54, -92° 27' 10.64

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Boone**
 Location: **26-51N-14W**
 Township: **Bourbon**
 Acres: **45.72**
 Date: **8/11/2025**



Maps Provided By:



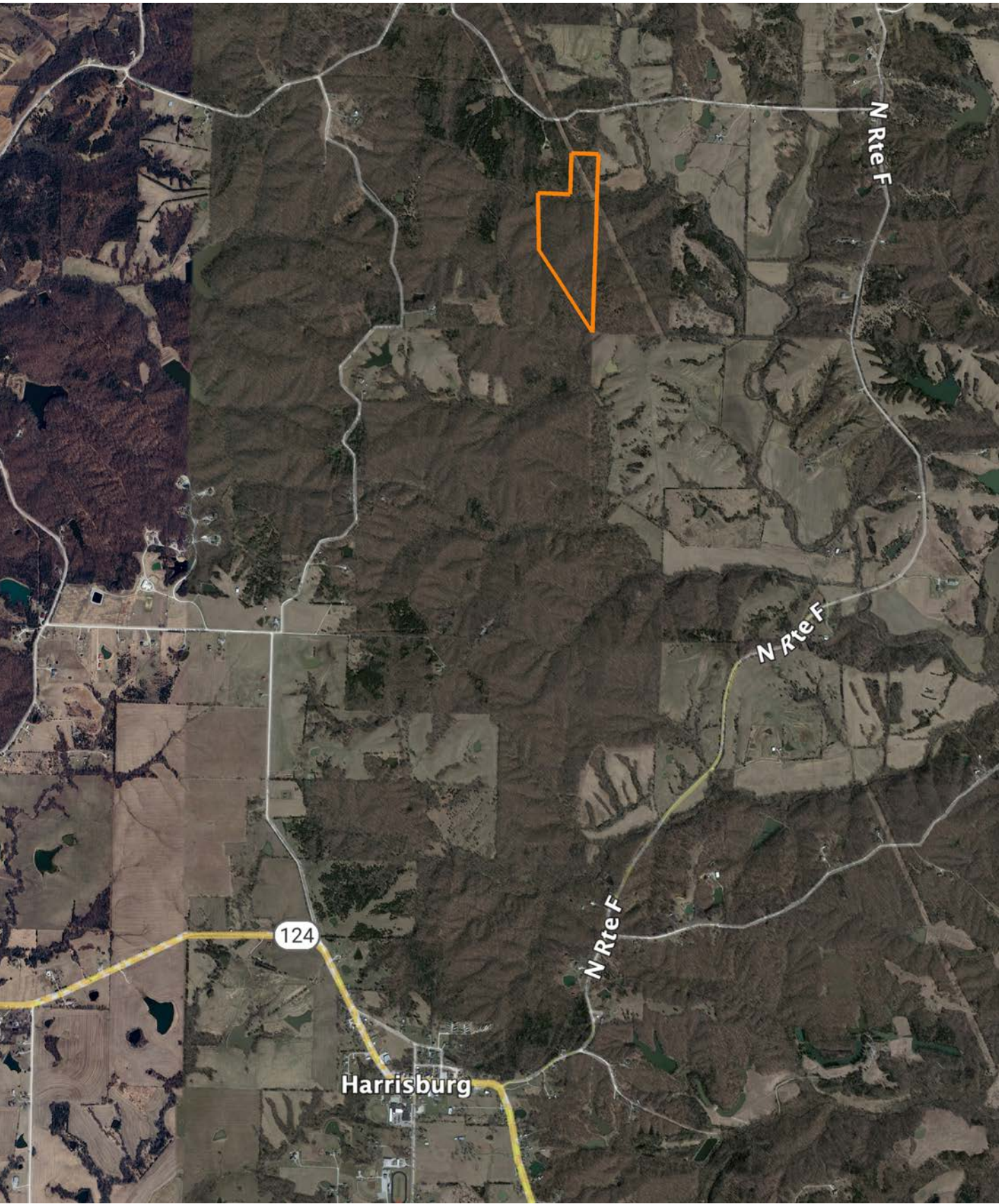
Area Symbol: MO019, Soil Area Version: 31

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
50011	Winnegan loam, 20 to 35 percent slopes	14.71	32.1%		> 6.5ft.	Vle	19	19	16	10
50010	Winnegan loam, 14 to 20 percent slopes, eroded	10.42	22.8%		> 6.5ft.	Vle	58	58	39	38
60019	Hatton silt loam, 2 to 5 percent slopes, eroded	9.10	19.9%		> 6.5ft.	Ile	59	56	59	47
60026	Weller silt loam, bench, 2 to 5 percent slopes	5.79	12.7%		> 6.5ft.	Ile	75	75	69	65
50009	Keswick silt loam, 9 to 14 percent slopes, eroded	4.52	9.9%		> 6.5ft.	IVe	63	63	54	46
50008	Keswick silt loam, 5 to 9 percent slopes, eroded	1.18	2.6%		> 6.5ft.	IIle	59	59	55	47
Weighted Average						4.42	*n 48.3	*n 47.7	*n 41.3	*n 35.2

*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.



JASON HILBRENNER, LAND AGENT
660.770.3165

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