

MIDWEST LAND GROUP PRESENTS

10 ACRES IN

LAFAYETTE COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PERFECTLY LOCATED BUILD SITE IN LAFAYETTE COUNTY, MISSOURI

Location is key when it comes to picking that ideal building location. These 10 acres fit the bill to perfection. With around 1,100 feet of Highway 13 frontage and over 500 feet of Hazel Dell Road frontage, the exposure is there. With Interstate 70 a mere 1/3 of a mile away, the ability to be in Kansas City or Columbia via the Interstate, has never been so close. The makeup of the land is nearly 6 acres of timber and roughly 4 acres of

open grass. Hay can be cut on the grass, if not chosen to be turned to lawn. With the land being located in the city limits of Higginsville, Missouri, the property isn't subject to the zoning of Lafayette County. This makes the ability to mold it to your liking much easier. Don't sleep on your chance to own this highly sought-after location. Water, electric, and fiber are all along the property and accessible.



PROPERTY FEATURES

PRICE: **\$130,000** | COUNTY: **LAFAYETTE** | STATE: **MISSOURI** | ACRES: **10**

- 4 acres open
- 6 acres wooded
- 1,100+ feet of Highway 13 frontage
- 500+ feet of Hazel Dell Road frontage
- 1/3 mile from Interstate 70
- Within Higginsville, MO city limits
- Water, electricity, and fiber along the road
- Exit 49 on Interstate 70
- Country living with great access
- 40 miles from Kansas City, MO
- 75 miles from Columbia, MO



10 +/- ACRES



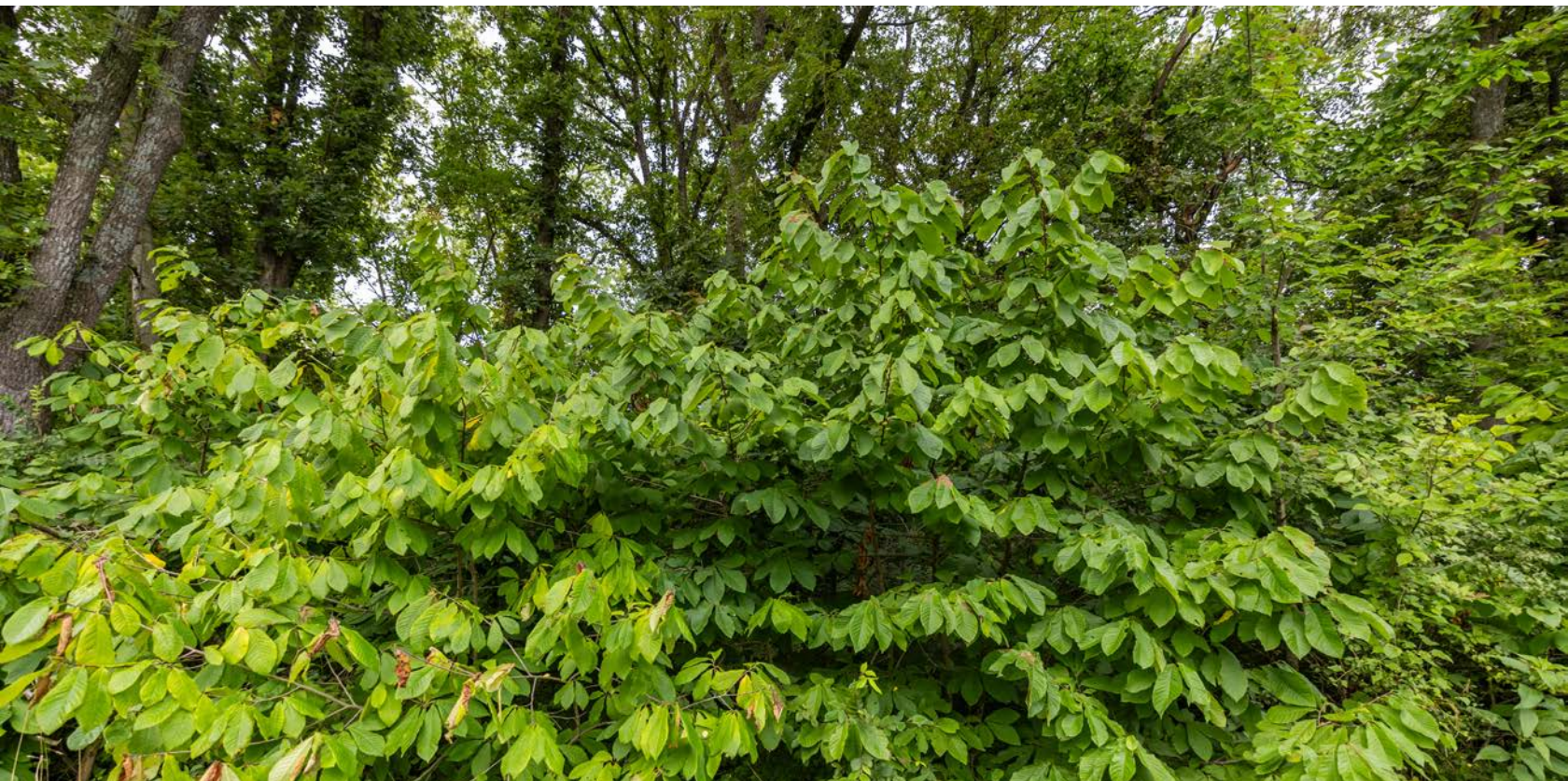
UTILITIES AT THE ROAD



1,100+ FEET HIGHWAY 13 FRONTAGE



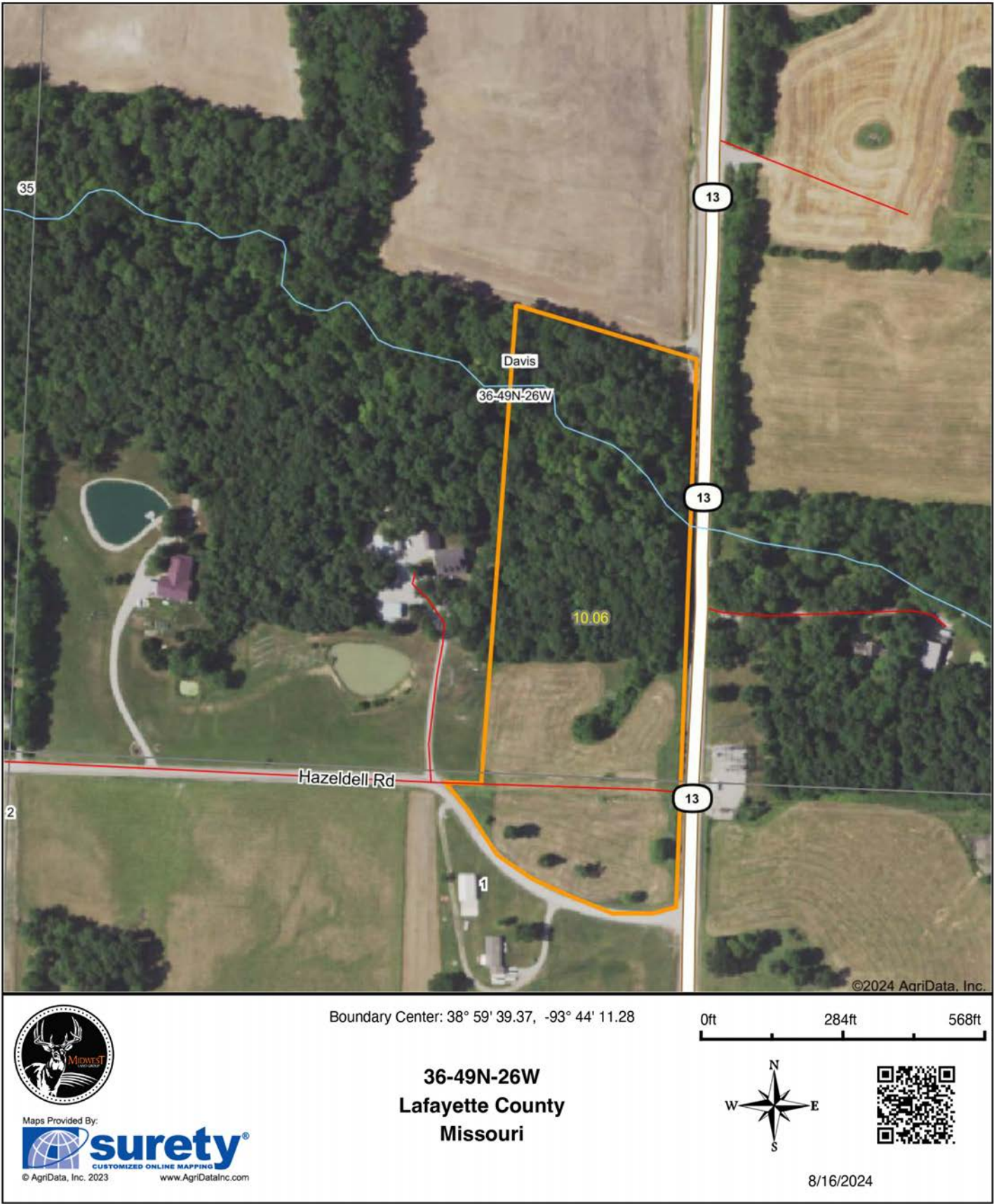
6 +/- ACRES WOODED



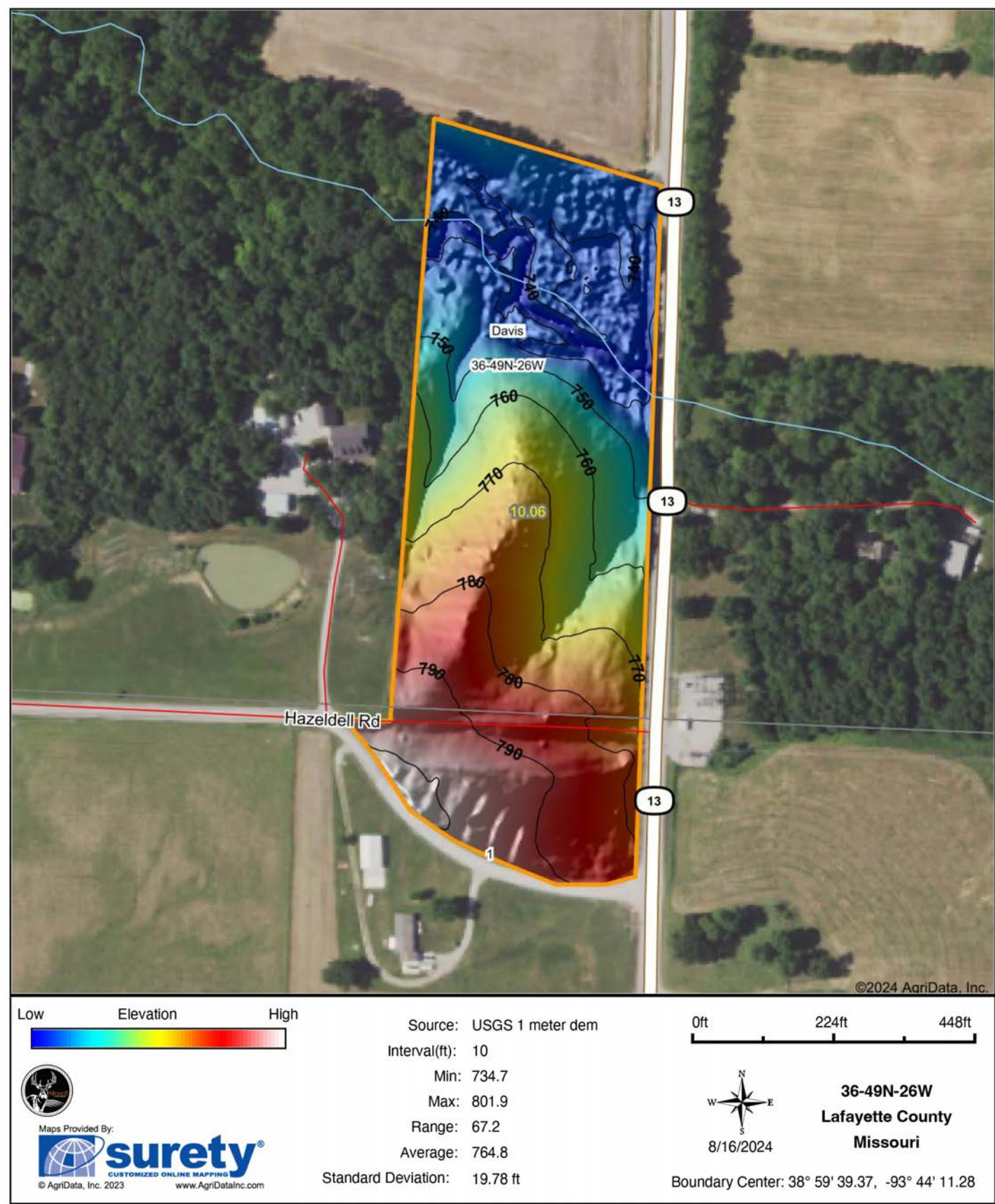
4 +/- ACRES OPEN, GREAT BUILD SITE



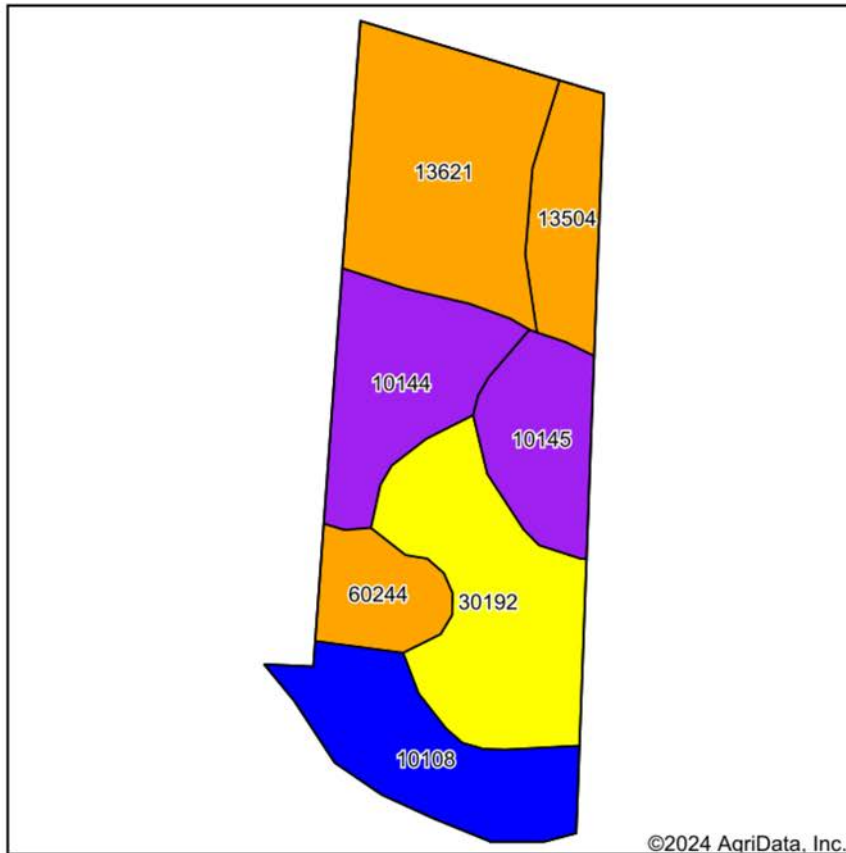
AERIAL MAP



HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Lafayette**
 Location: **36-49N-26W**
 Township: **Davis**
 Acres: **10.06**
 Date: **8/16/2024**



Maps Provided By:



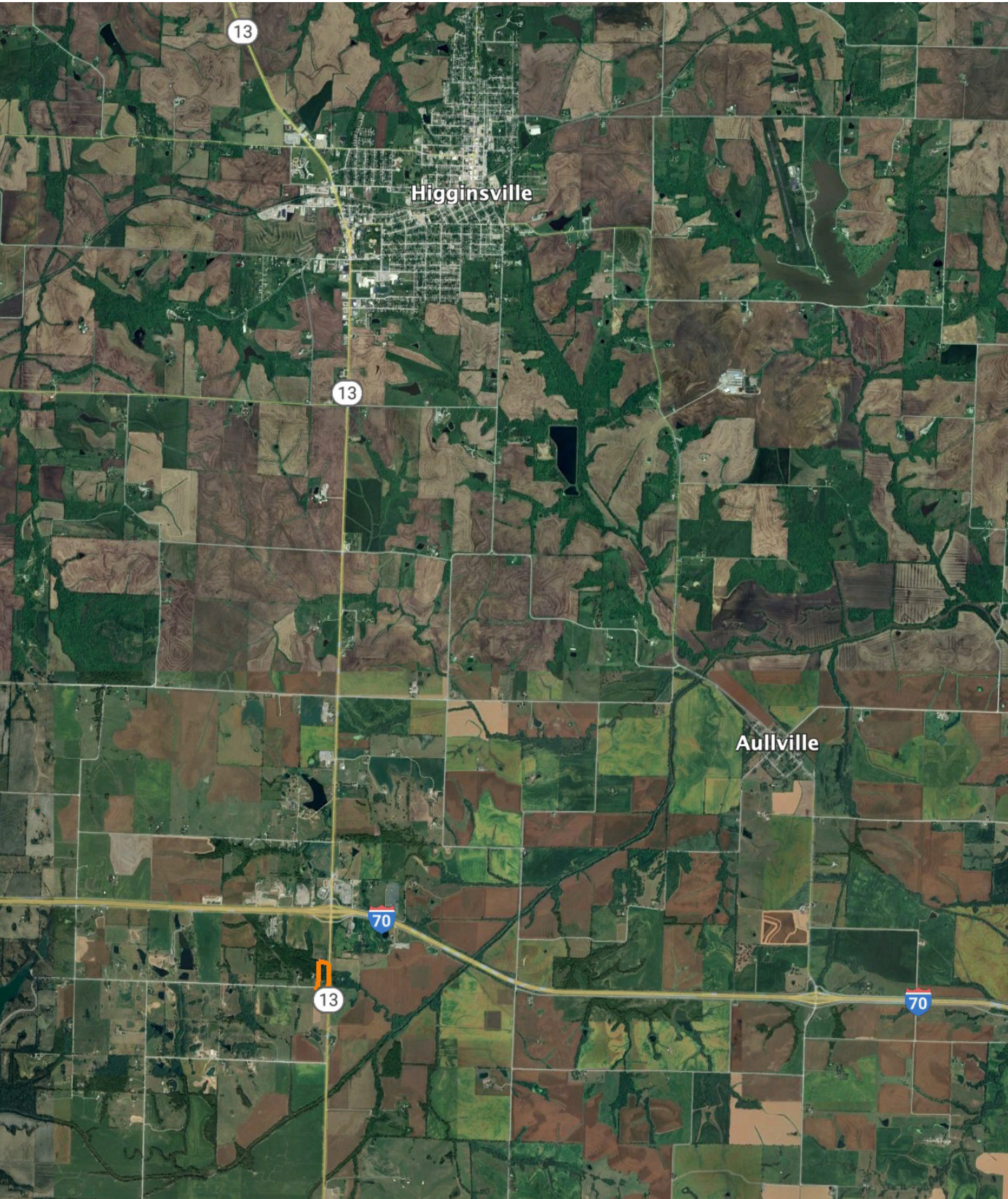
Area Symbol: MO107, Soil Area Version: 25

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
13621	Blackoar and Otter silt loams, 1 to 3 percent slopes and frequently flooded soils	2.37	23.6%		> 6.5ft.	IIIw	65	58	46	64
30192	Sampsel silty clay loam, 9 to 14 percent slopes, eroded	2.18	21.7%		4.9ft. (Paralithic bedrock)	IVe	55	54	55	48
10108	Minden silt loam, 1 to 5 percent slopes	1.53	15.2%		> 6.5ft.	Ile	89	89	78	82
10144	Bendena silty clay loam, 14 to 25 percent slopes	1.45	14.4%		0.4ft. (Lithic bedrock)	VIIIs	17	17	13	10
10145	Bendena silty clay loam, 5 to 14 percent slopes	1.01	10.0%		0.4ft. (Lithic bedrock)	VIIIs	20	20	17	13
13504	Blackoar and Otter silt loams, 0 to 2 percent slopes, occasionally flooded	0.84	8.3%		> 6.5ft.	IIIw	65	64	50	58
60244	Winfield silt loam, 5 to 10 percent slopes, eroded	0.68	6.8%		> 6.5ft.	IIIe	79	79	68	65
Weighted Average						4.04	*n 56	*n 54	*n 47	*n 49.9

*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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