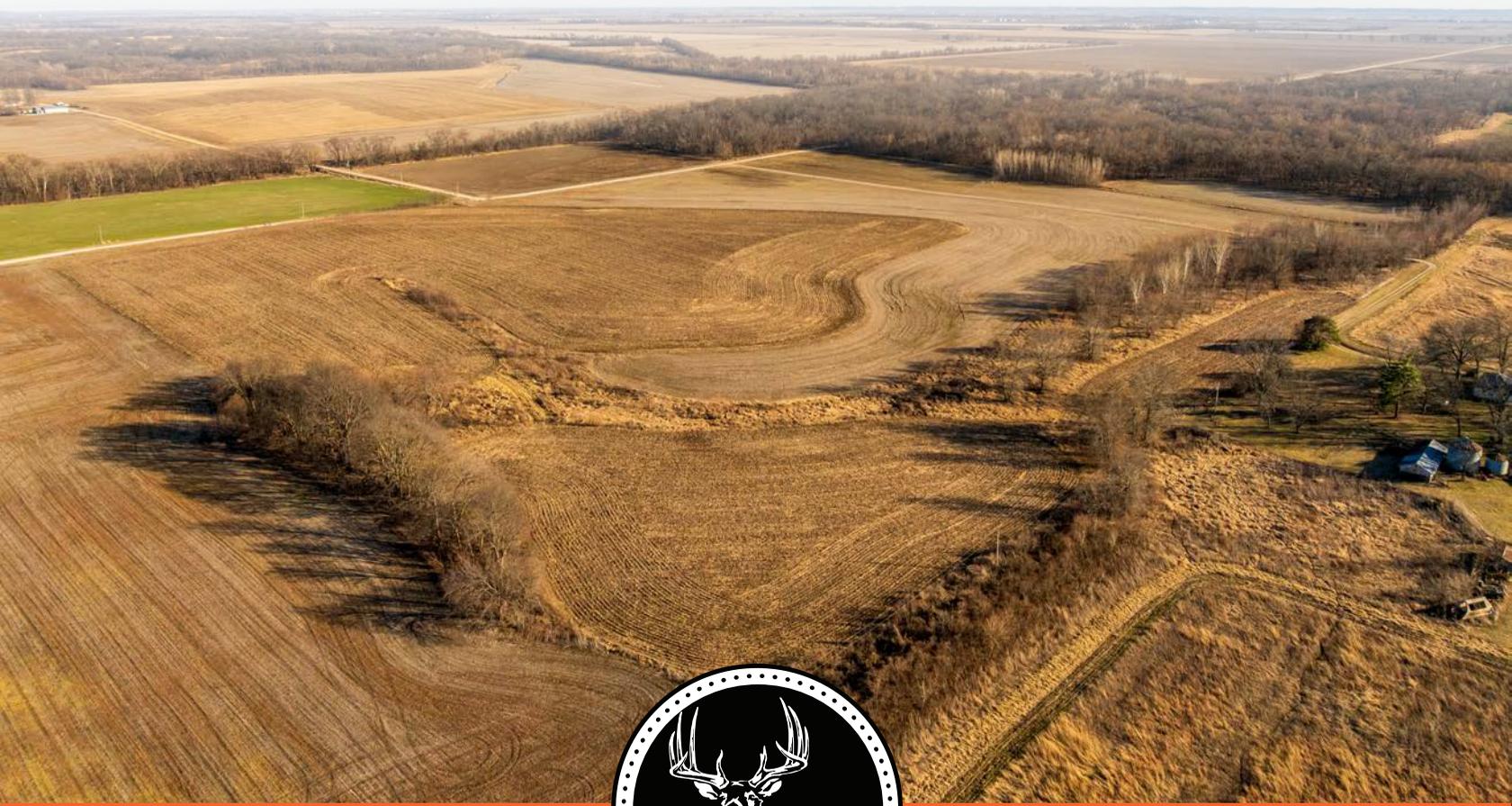


MIDWEST LAND GROUP PRESENTS

62.6 ACRES IN

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# CARROLL COUNTY MISSOURI



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# CARROLL COUNTY TILLABLE AND TIMBER

Carroll County, Missouri, has a rich history of farming and agricultural opportunities. With land varying from the Missouri River bottomland on the south side of the county to the rolling hills above the bluffs of the bottomland, and everywhere in between, the one thing that stays consistent is land use. Whether it be corn and soybean rotational farming, grassland used for cattle grazing, or governmental Conservation Reserve Programs, the land is being used for production in the best way possible. With the acres of land that are being used for wildlife programs or just timber, the hunting habitat benefits from having those areas. When you can find a farm that has more than one of those uses, we like to call it a combination farm, and those are often highly sought after, as income and pastimes often collide there!

The 62+/- acre property being offered here is just that, a combination of tillable and timberland. With around 52 acres of tillable land with class II and III soils and an overall

NCCPI rating of 77.6, the potential for strong yields year in and year out is there. With the remaining acres being timbered and adjoining many more acres of timber to the south, the potential for hunting and recreation on those acres is present. There is plenty of deer sign, trails, scrapes, and rubs scattered amongst the timber. On one visit, a group of turkeys was seen traveling through the timber just to the south, confirming their presence in the area.

The opportunity to gain more high-producing tillable acres in Carroll County doesn't come around often, so taking advantage of those opportunities is key to growing your farming footprint locally. The farm is just a few miles outside of Norborne, Missouri, and has good access to E Highway to the north or 10 Highway to the south. Many grain elevators are in the area, with an Ethanol plant being about 10 miles away near Carrollton.

## PROPERTY FEATURES

COUNTY: **CARROLL** | STATE: **MISSOURI** | ACRES: **62.6**

- 52 +/- acres tillable
- Class II and III Silt Loams
- 77.6 overall NCCPI
- 10 acres of timber adjoining more to the south of neighbors
- Deer sign throughout the property
- 10 Highway to the south (3.7 miles), E Highway to the north (.78 miles)
- 5 miles into Norborne, Missouri
- 9 miles into Carrollton, Missouri
- 24 miles to Richmond, Missouri
- Show Me Ethanol plant 15 miles away

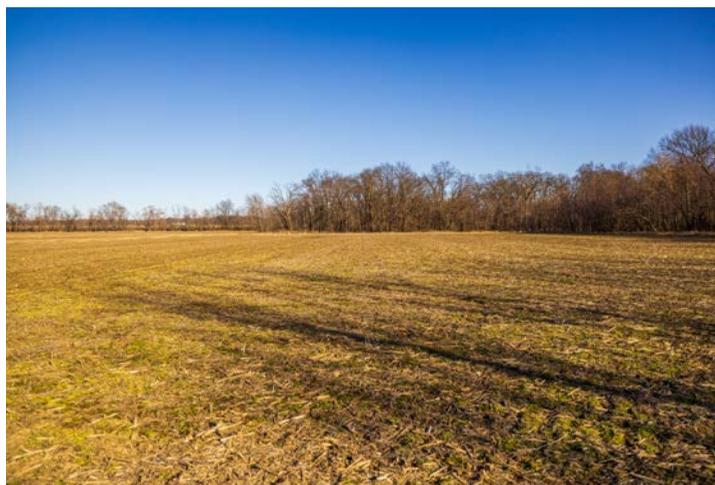
# CLASS II AND III SILT LOAMS

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52 +/- ACRES TILLABLE

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# 10 ACRES OF TIMBER TO THE SOUTH

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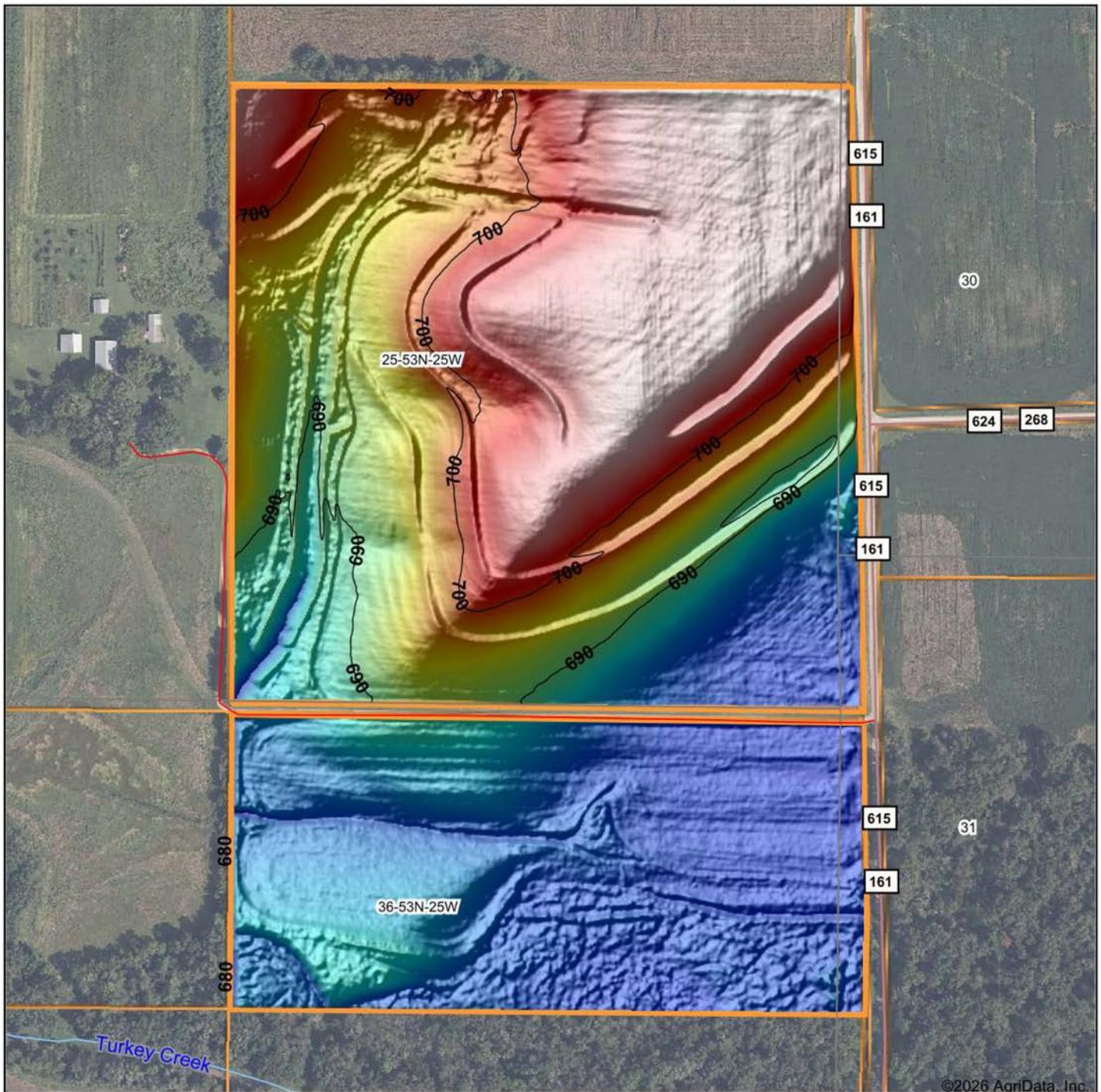


# DEER SIGN THROUGHOUT PROPERTY

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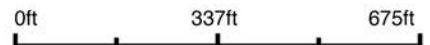
# HILLSHADE MAP



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Source: USGS 1 meter dem  
 Interval(ft): 10  
 Min: 679.8  
 Max: 709.3  
 Range: 29.5  
 Average: 693.0  
 Standard Deviation: 9.65 ft



25-53N-25W  
 Carroll County  
 Missouri

Boundary Center: 39° 21' 58.1, -93° 38' 50.56

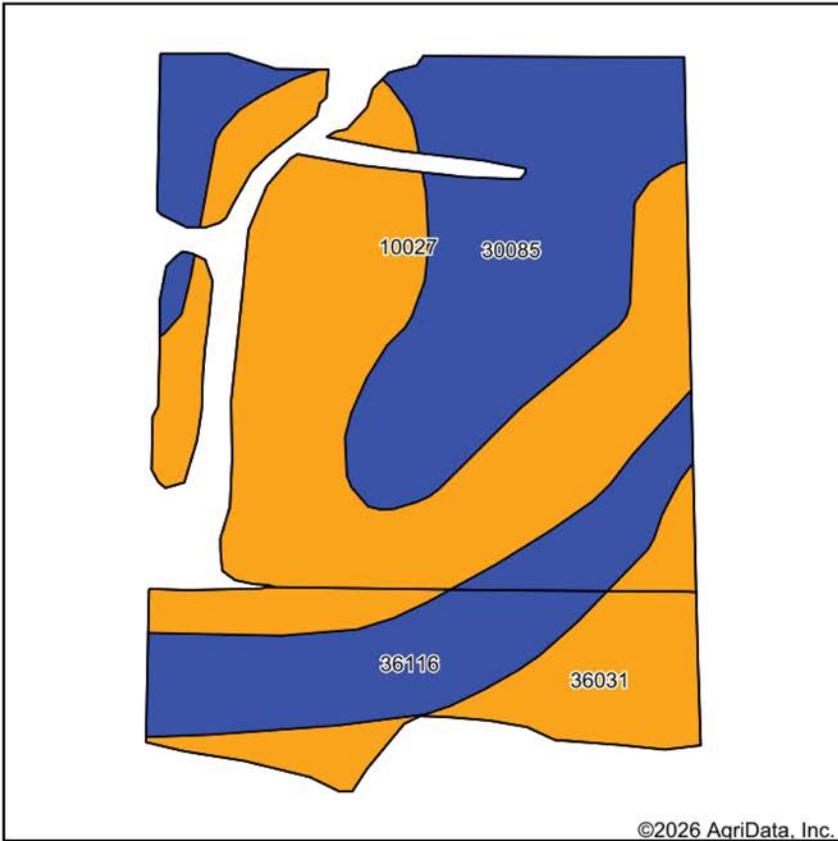


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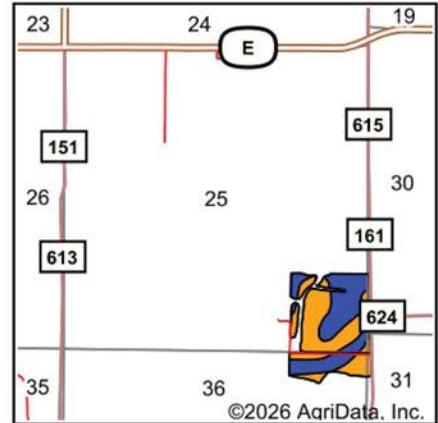
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# SOILS MAP



Soils data provided by USDA and NRCS.

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State: **Missouri**  
 County: **Carroll**  
 Location: **25-53N-25W**  
 Township: **Prairie**  
 Acres: **52.1**  
 Date: **2/20/2026**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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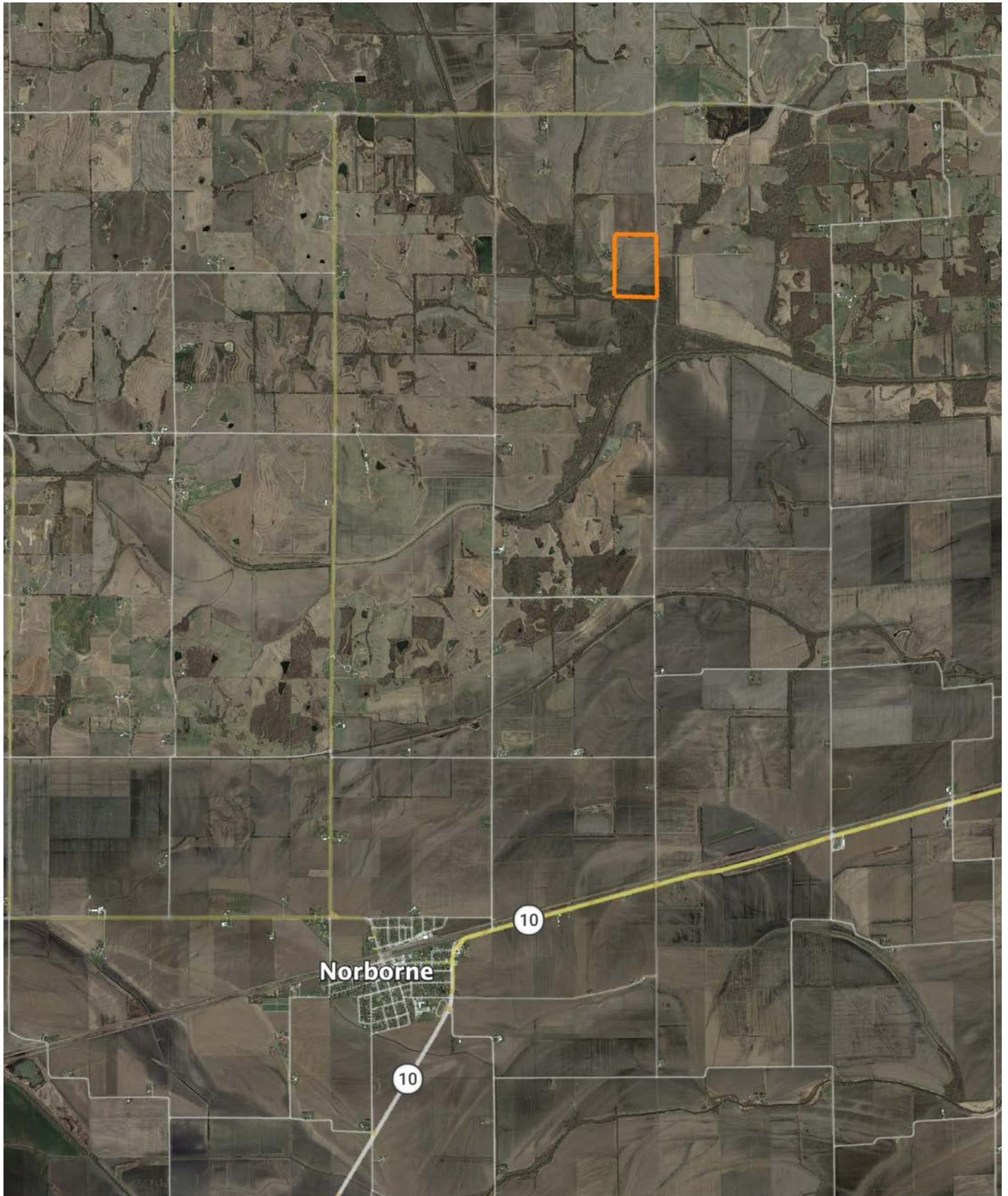
Area Symbol: MO033, Soil Area Version: 28

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 Soybeans
10027	Higginsville silt loam, 5 to 9 percent slopes, eroded	21.40	41.0%	Orange	> 6.5ft.	Ille	85	85	66
30085	Grundy silt loam, 2 to 5 percent slopes	15.98	30.7%	Blue	> 6.5ft.	Ile	74	74	64
36116	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	8.65	16.6%	Blue	> 6.5ft.	Ilw	74	74	67
36031	Nodaway silt loam, 0 to 2 percent slopes, frequently flooded	6.07	11.7%	Orange	> 6.5ft.	Illw	57	54	44
<b>Weighted Average</b>						<b>2.53</b>	<b>*n 76.5</b>	<b>*n 76.2</b>	<b>*n 63</b>

\*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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