

MIDWEST LAND GROUP PRESENTS

117.6 ACRES IN

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# BOONE COUNTY MISSOURI



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# 117.6 ACRES IN BOONE COUNTY, MISSOURI WITH ENDLESS OPPORTUNITIES

Just under 4 miles east of Hallsville, Missouri, you will find a livestock grazing farm that has been abandoned for a couple of years and is looking for its next owner to rejuvenate it and bring it back to glory!

The amount of Owen School Road frontage is much to be desired, as the land lays well for a residential development. With over 3,400 feet of frontage, the ability for multiple access points is possible. A north-south wet weather ditch splits the farm into two sides, so developing one side and keeping the other for a homestead remains a possibility. Utilities are along Owen School Road, making the input costs of developing lower.

While touring and photographing the farm, multiple deer and turkey were seen throughout the east and north portions of the farm. Trails lead across the farm in many areas, proving the population of wildlife is high in the area and likely presenting hunting opportunities on this farm. The homestead in place shows evidence of a working farm for many decades, as older farm equipment, vehicles, machinery, fencing, and grain bins prove that. The pond on the farm is located at the homesite and provides water and cooling for the livestock, close to home. A couple of sheds on the farm are modern and look to provide the storage needed to continue a farming operation. The only thing missing is the forever home and herd of livestock!



# PROPERTY FEATURES

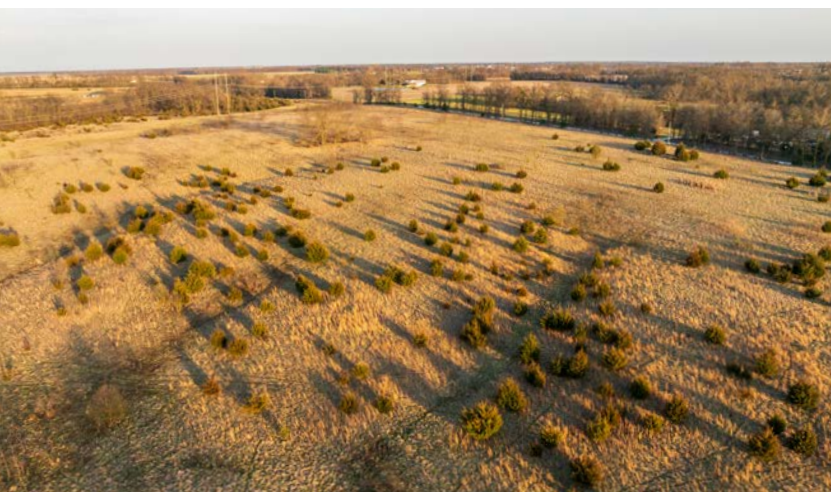
COUNTY: **BOONE** | STATE: **MISSOURI** | ACRES: **117.6**

- 117.6 +/- acres of grass, trees, draws, and a pond
- 3,400+ feet of Owens School Road frontage
- Utilities on the property
- Old homestead
- Pasture grazing historically
- Under 4 miles east of Hallsville, Missouri
- Wildlife on property
- Next to a recent residential development of 10-20 acre properties
- Hallsville R-IV School District
- Less than 20 minutes to Columbia, Missouri
- Boone County, Missouri
- Potential for rotational grazing, paddock development, and even hay production



# PASTURE GRAZING

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# 3,400' OF OWENS SCHOOL ROAD FRONTAGE

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## OLD FARMSTEAD & SHEDS

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# POND

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# WILDLIFE

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# AERIAL MAP



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Boundary Center: 39° 6' 44.46, -92° 9' 16.79



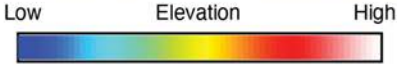
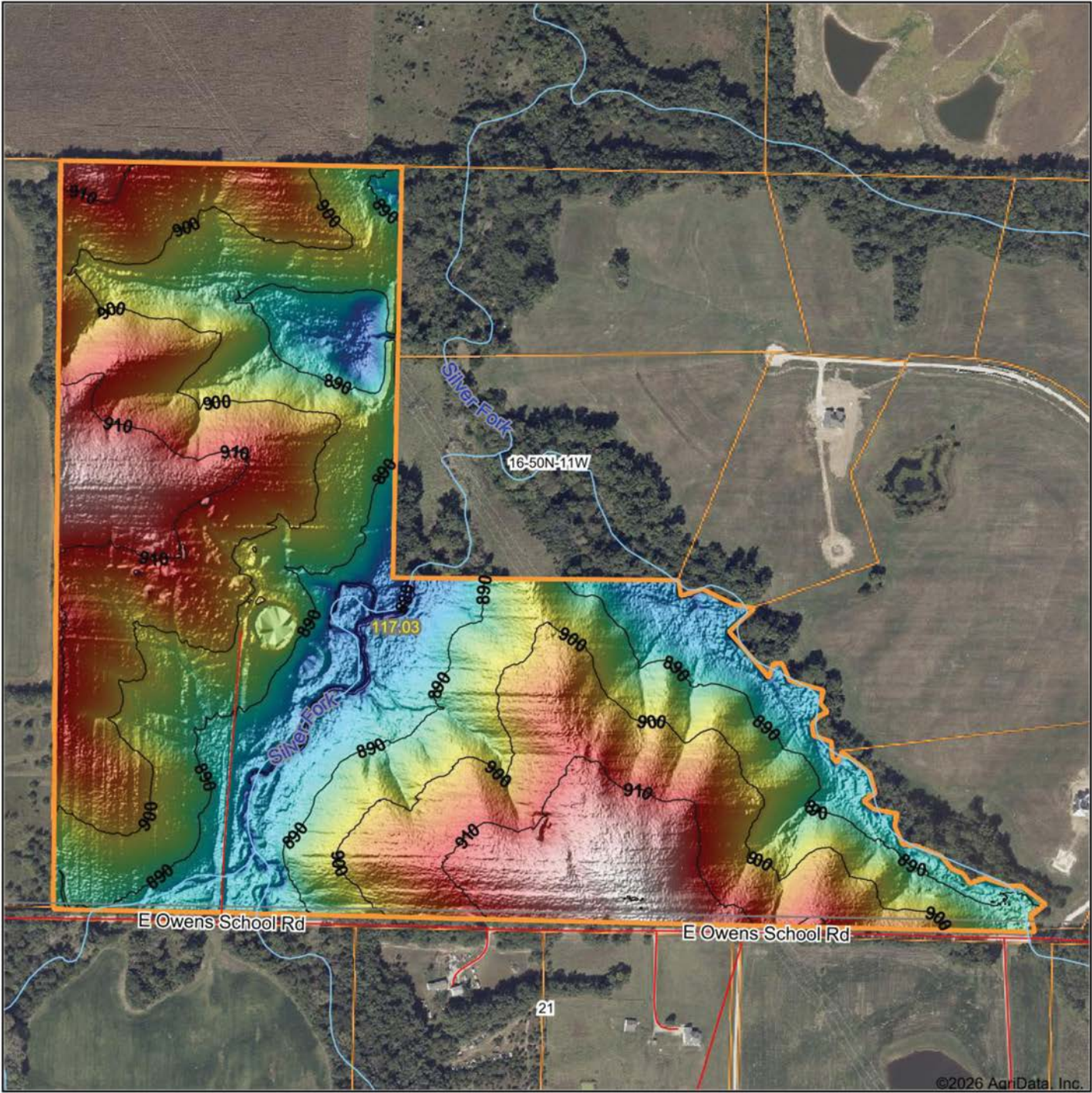
**16-50N-11W**  
**Boone County**  
**Missouri**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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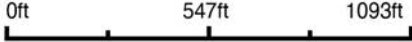
2/27/2026

# HILLSHADE MAP



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Source: USGS 1 meter dem  
 Interval(ft): 10  
 Min: 877.0  
 Max: 920.3  
 Range: 43.3  
 Average: 898.8  
 Standard Deviation: 9.45 ft

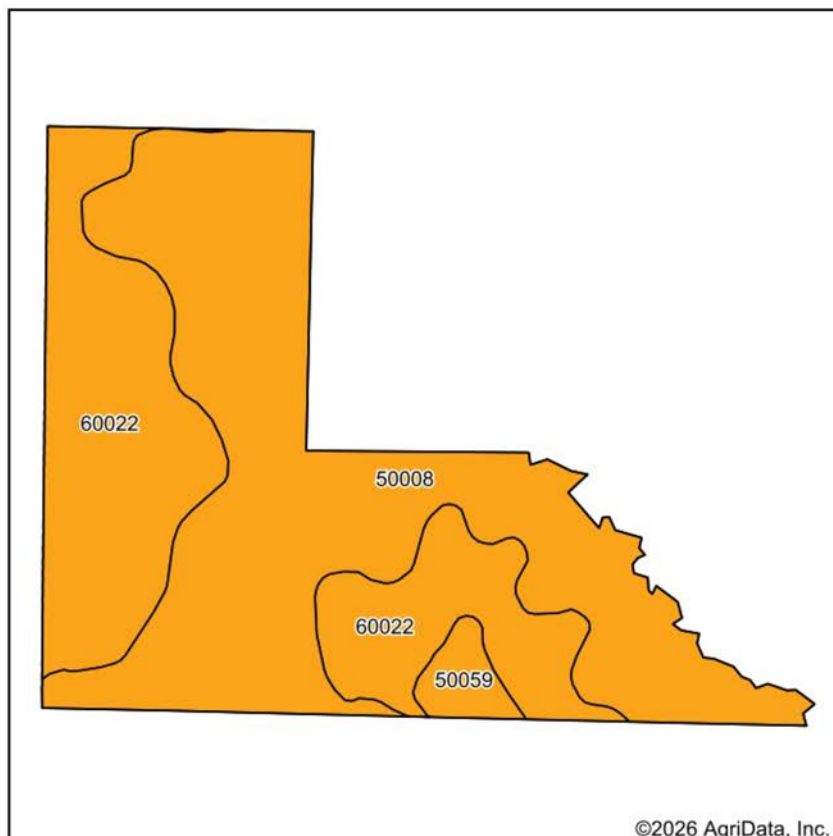


2/27/2026

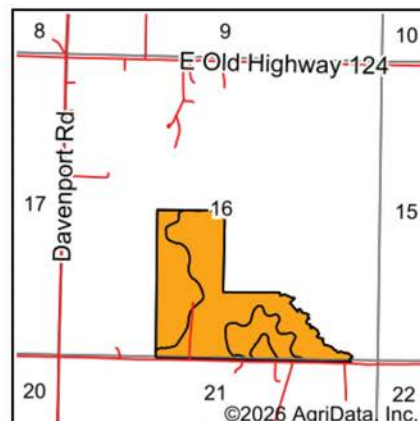
**16-50N-11W**  
**Boone County**  
**Missouri**

Boundary Center: 39° 6' 44.46, -92° 9' 16.79

# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Boone**  
 Location: **16-50N-11W**  
 Township: **Rocky Fork**  
 Acres: **117.03**  
 Date: **2/27/2026**



Maps Provided By:



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Area Symbol: MO019, Soil Area Version: 32

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
50008	Keswick silt loam, 5 to 9 percent slopes, eroded	69.07	59.1%		> 6.5ft.	IIIe	59	59	47
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	44.87	38.3%		> 6.5ft.	IIIe	61	61	51
50059	Mexico silt loam, 1 to 4 percent slopes, eroded	3.09	2.6%		> 6.5ft.	IIIe	71	71	53
<b>Weighted Average</b>						<b>3.00</b>	<b>*n 60.1</b>	<b>*n 60.1</b>	<b>*n 48.7</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**  
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