

MIDWEST LAND GROUP PRESENTS

15 ACRES

# BOONE COUNTY, MO

E OWENS SCHOOL ROAD, HALLSVILLE, MISSOURI, 65255



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# BUILD SITE IN BOONE COUNTY, MISSOURI

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Looking for that ideal build site in northeast Boone County, Missouri? Are you desiring to be in the Hallsville R-IV School District? If either of these sparks your interest, you will be happy to know that a property fitting both of those criteria has hit the market!

Just a few miles east of Hallsville, Missouri, sits a 15 +/- acre property ideal for a forever home to be built on and still plenty of room left to roam. Consisting mostly of grass, that has been used for hay baling historically, the 15 +/- acres comes on a pretty blank slate. With multiple areas set up well for build sites, the options are plentiful on how to turn this property into your dream land. With approximately 675 feet of tree-lined Owens School Road frontage, the seclusion from the road traffic will be

minimal, and the access will be easy once an entrance is opened up. With the east line also being tree-lined, protection from the east and south is already in place. The west and north sides of the property are open to a recent residential development that consists of new homes on some of the 10 lots, ranging in size from 10 to 20 acres.

The opportunity for such a property doesn't come along in Boone County, Missouri often, especially of this size. If grass hay is what you are after, this could be a great opportunity to increase your hay production as well. Don't hesitate to see this great land that is less than 4 miles outside Hallsville.



# PROPERTY FEATURES

COUNTY: **BOONE** | STATE: **MISSOURI** | ACRES: **15**

- 15 +/- acres of grass and trees
- 675+ feet of Owens School Road frontage
- Utilities along the road
- Hay production historically
- Under 4 miles east of Hallsville, Missouri
- Tree protection on the south and east lines
- Next to a recent residential development of 10-20 acre properties
- Hallsville R-IV School District
- Less than 20 minutes to Columbia, Missouri



# 15 +/- ACRES OF GRASS AND TREES

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# OWENS SCHOOL ROAD FRONTAGE

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# TREE PROTECTION ON THE SOUTH & EAST

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# NEXT TO RECENT RESIDENTIAL DEVELOPMENT

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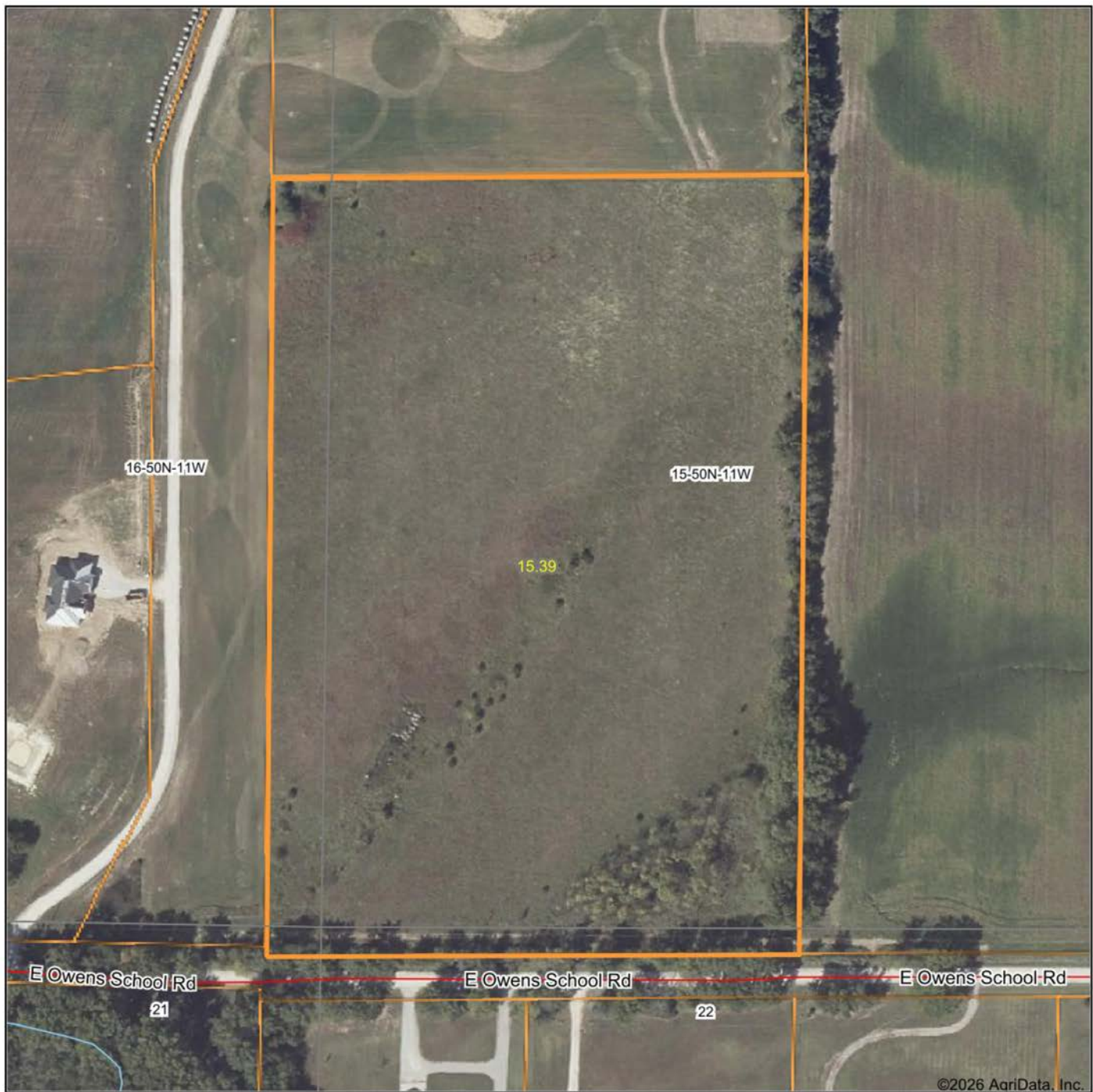


# ADDITIONAL PHOTOS

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# AERIAL MAP



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Boundary Center: 39° 6' 35.64, -92° 8' 45.48



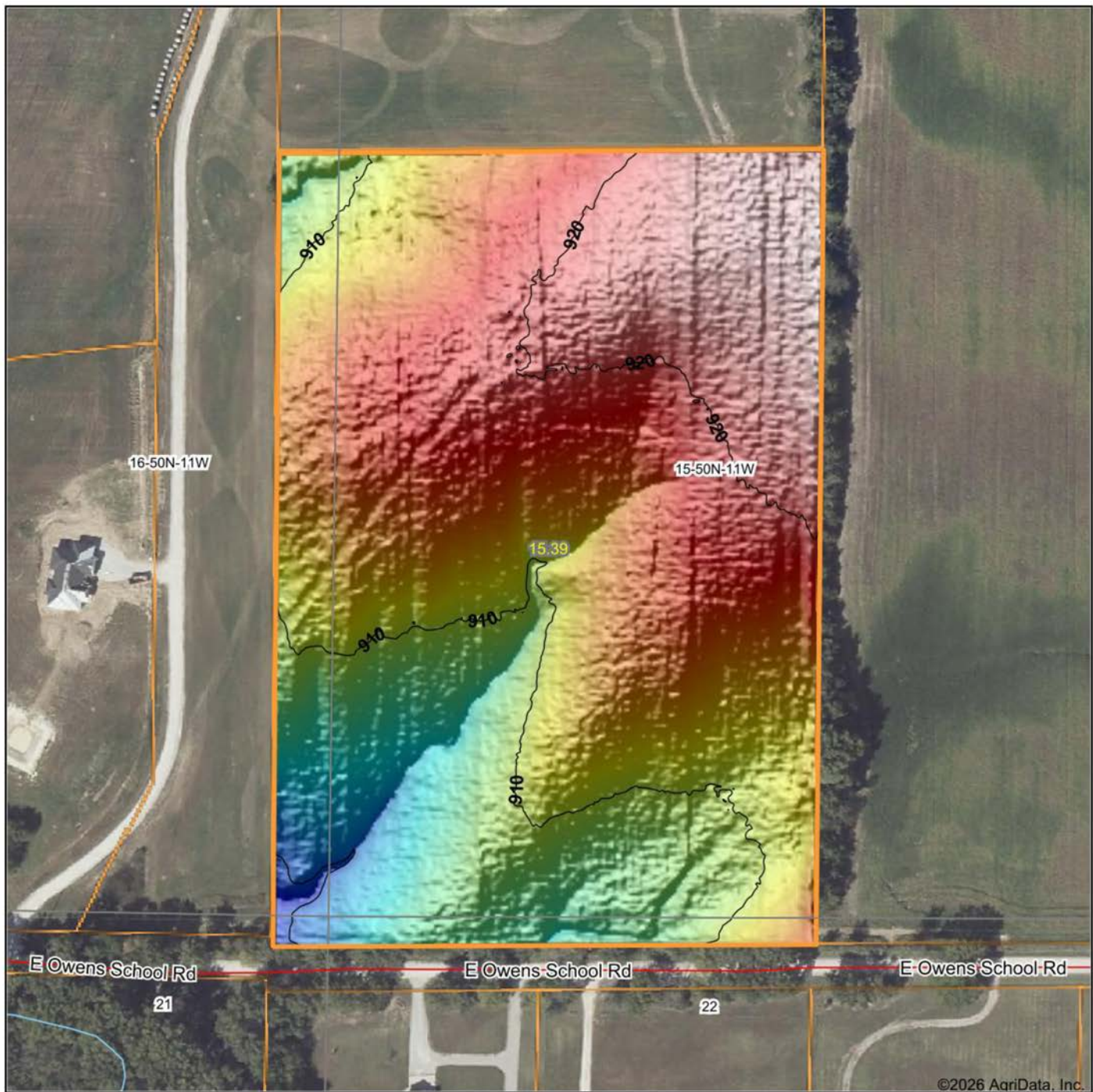
**15-50N-11W**  
**Boone County**  
**Missouri**



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

# HILLSHADE MAP



Low Elevation High



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Source: USGS 1 meter dem  
 Interval(ft): 10  
 Min: 897.9  
 Max: 924.9  
 Range: 27.0  
 Average: 913.9  
 Standard Deviation: 5.64 ft

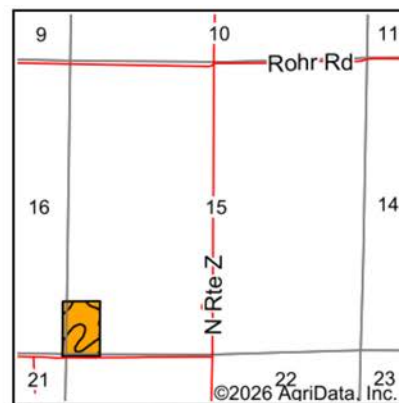
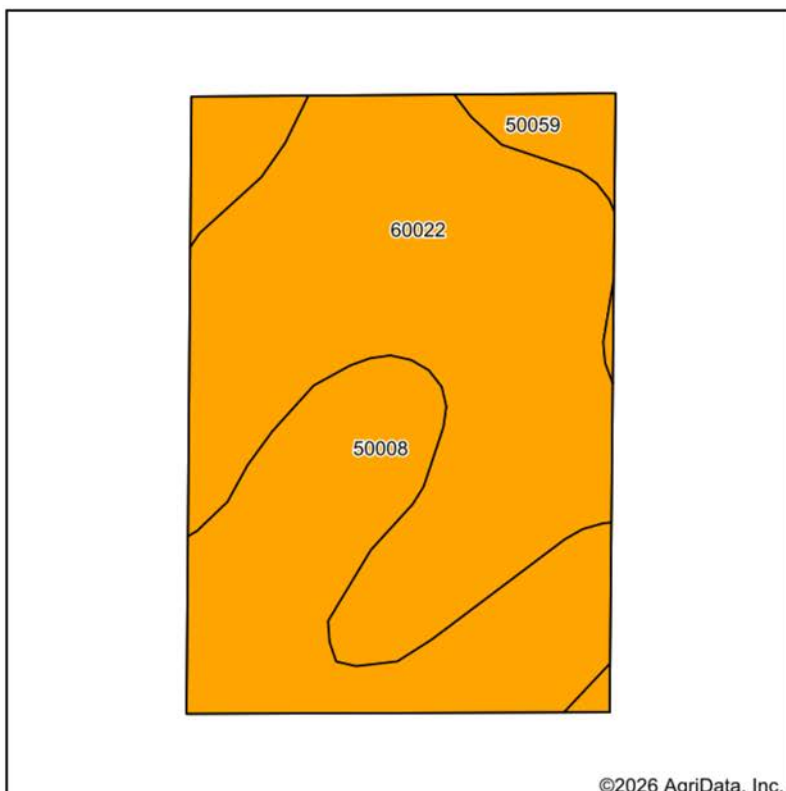


2/27/2026

**15-50N-11W**  
**Boone County**  
**Missouri**

Boundary Center: 39° 6' 35.64, -92° 8' 45.48

# SOILS MAP



State: **Missouri**  
 County: **Boone**  
 Location: **15-50N-11W**  
 Township: **Rocky Fork**  
 Acres: **15.39**  
 Date: **2/27/2026**



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Soils data provided by USDA and NRCS.

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	
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	9.13	59.3%		> 6.5ft.	IIIe	61	61	51	
50008	Keswick silt loam, 5 to 9 percent slopes, eroded	5.60	36.4%		> 6.5ft.	IIIe	59	59	47	
50059	Mexico silt loam, 1 to 4 percent slopes, eroded	0.66	4.3%		> 6.5ft.	IIIe	71	71	53	
<b>Weighted Average</b>						<b>3.00</b>	<b>*n 60.7</b>	<b>*n 60.7</b>	<b>*n 49.6</b>	

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# OVERVIEW MAP

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# 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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