

MIDWEST LAND GROUP PRESENTS

18 ACRES IN

HOWARD COUNTY MISSOURI



MidwestLandGroup.com

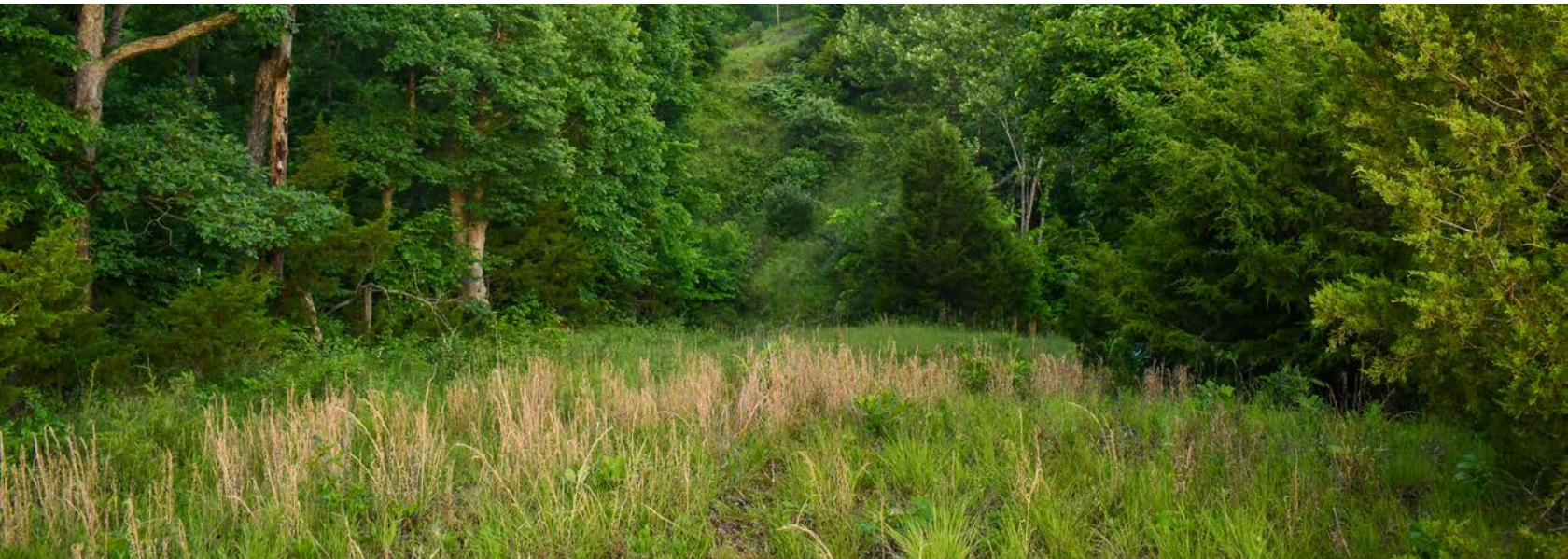
MIDWEST LAND GROUP IS HONORED TO PRESENT

RECREATION READY WITH SCENIC VIEWS IN HOWARD COUNTY

Located just outside of Higbee, Missouri, this 18 +/- acre tract offers an excellent combination of recreation and build potential. The property features great deer hunting with a strong mix of cover and habitat, making it an ideal weekend getaway or future homesite.

This property offers scenic views and a peaceful setting for a cabin or country home. The property is easily accessed from a county road just off a blacktop road, providing convenient year-round access.

Water, electric, and fiber internet are all available at the road, making this tract ready for development while still offering the privacy and outdoor lifestyle buyers are looking for. Whether you're searching for a hunting property, recreational retreat, or future build site, this Higbee acreage is a great opportunity.



PROPERTY FEATURES

COUNTY: **HOWARD** | STATE: **MISSOURI** | ACRES: **60**

- 18 +/- acres
- Great deer hunting
- Scenic views
- Build site
- County road frontage with great access
- Located immediately off the blacktop road
- Water available
- Electric available
- Fiber internet available
- Pond

BUILD SITE

This property offers scenic views and a peaceful setting for a cabin or country home. The property is easily accessed from a county road just off a blacktop road, providing convenient year-round access.



POND

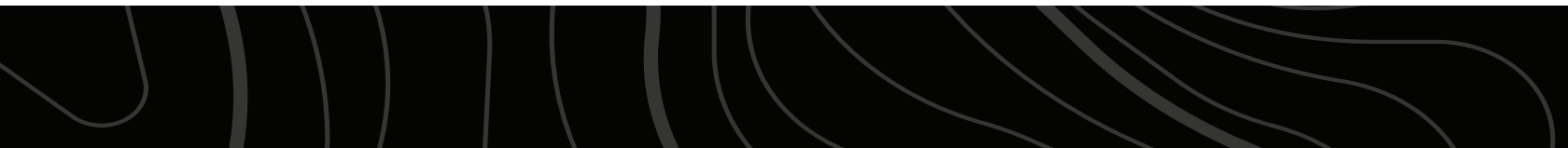


SCENIC VIEWS



GREAT DEER HUNTING

The property features great deer hunting with a strong mix of cover and habitat, making it an ideal weekend getaway or future homesite.



TRAIL CAMERA PHOTOS



ADDITIONAL PHOTOS



AERIAL MAP



©2026 AgriData, Inc.

Map Center: 39° 13' 10.4, -92° 30' 14.96



Maps Provided By:



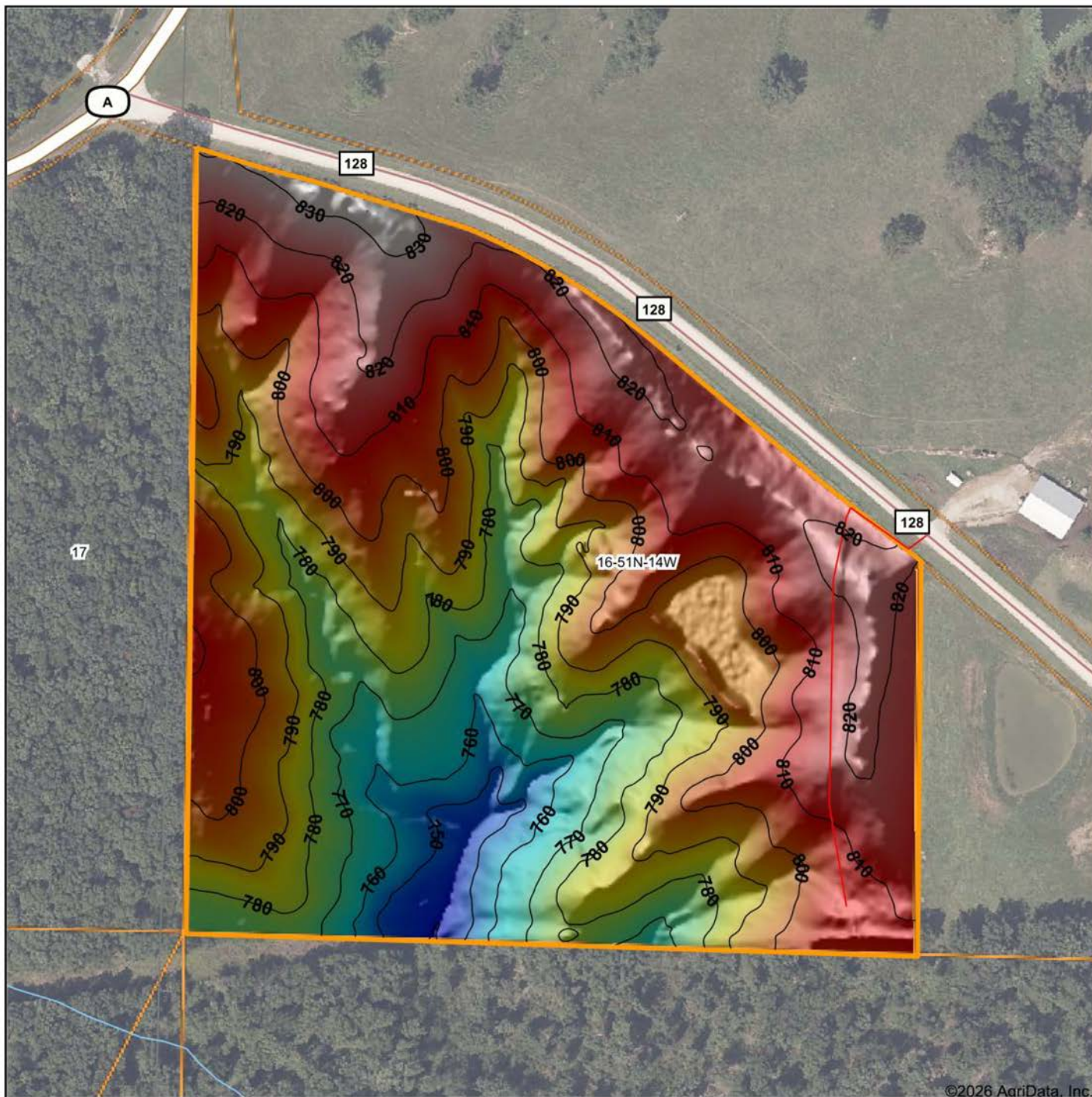
© AgriData, Inc. 2025 www.AgriDataInc.com

16-51N-14W
Howard County
Missouri



5/25/2026

HILLSHADE MAP



Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 739.4
 Max: 832.8
 Range: 93.4
 Average: 795.2
 Standard Deviation: 20.14 ft



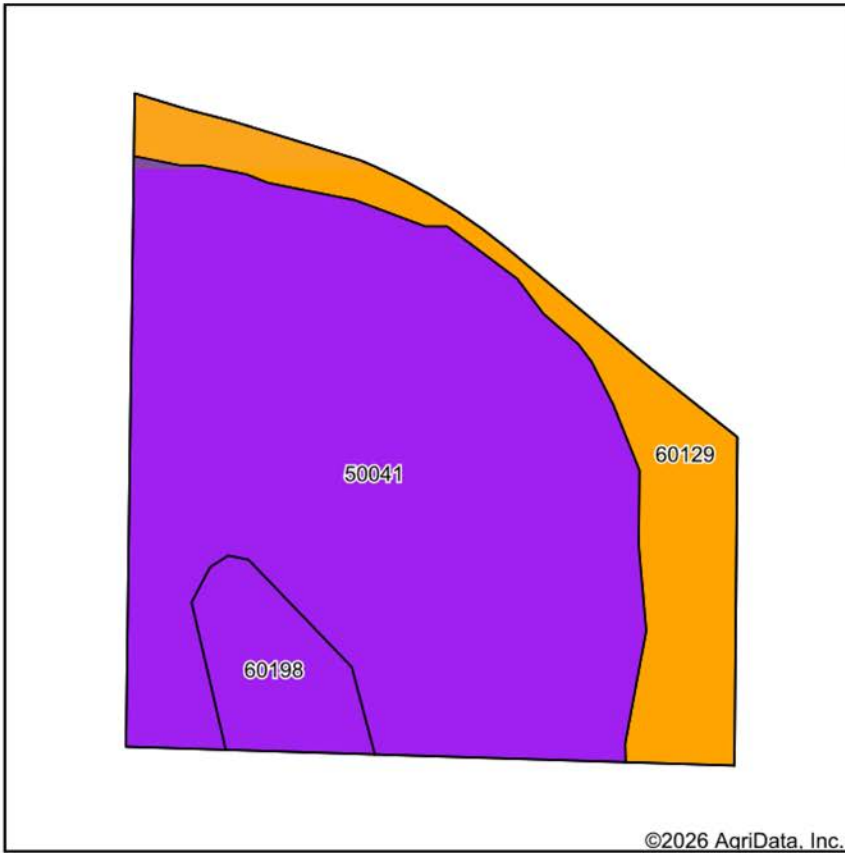
16-51N-14W
Howard County
Missouri

Boundary Center: 39° 13' 10.4, -92° 30' 14.96

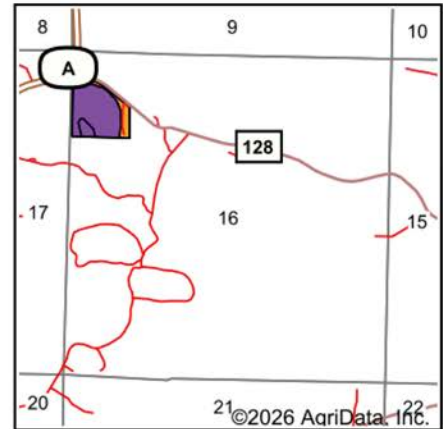


Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Howard**
 Location: **16-51N-14W**
 Township: **Bonne Femme**
 Acres: **17.53**
 Date: **5/25/2026**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com

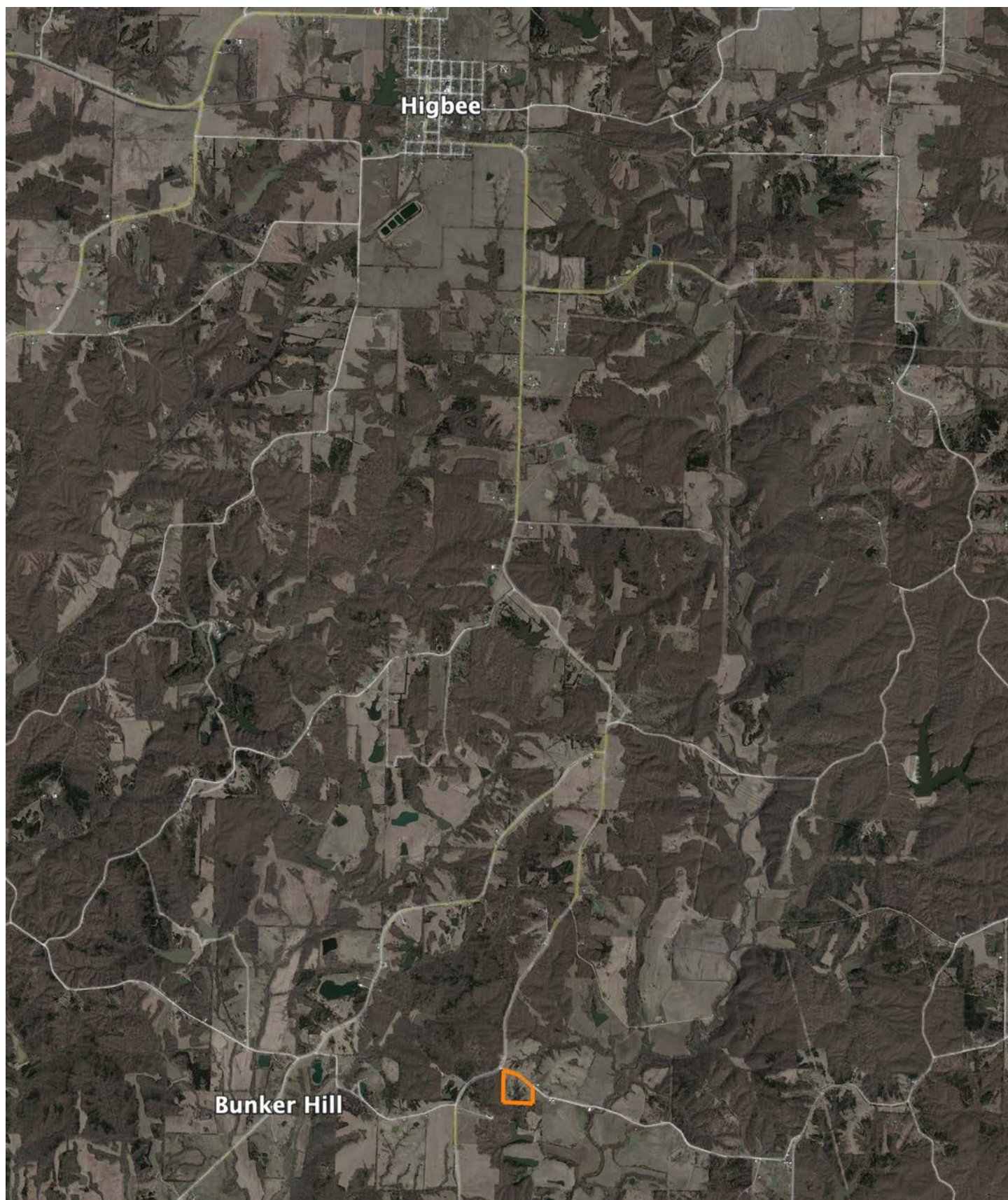


Area Symbol: MO089, Soil Area Version: 29

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	
50041	Lindley loam, 14 to 40 percent slopes	13.08	74.7%		> 6.5ft.	Vle	22	22	12	
60129	Hatton silt loam, 5 to 9 percent slopes	3.18	18.1%		2.6ft. (Undefined)	Ille	60	54	52	
60198	Norris-Rock outcrop complex, 10 to 30 percent slopes	1.27	7.2%		1.1ft. (Paralithic bedrock)	Vlls	23	23	13	
Weighted Average							5.53	*n 29	*n 27.9	*n 19.3

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Kyle Allinson serves clients across Central Missouri with a work ethic and perspective shaped by a lifetime spent on and around the land. Kyle's connection to rural property began on his grandfather's cattle farm in Macon County, where he learned the value of hard work, stewardship, and the outdoors at a young age. Today, he and his wife, Kayla, are raising their two sons, Chase and Camden, on their own farm near Fayette, continuing that legacy.

Before transitioning into land sales, Kyle built an 18-year career as a lineman, including eight years with a local rural electric cooperative. His background provides clients with a practical understanding of utilities, easements, and infrastructure, critical factors when buying or selling land. Combined with his deep familiarity with Central Missouri, this knowledge helps clients make confident, informed decisions.

Kyle's passion for land is evident in how he spends his time. Bowhunting whitetails, managing habitat, turkey hunting, and working alongside his boys outdoors. With over 30 years of hunting experience and a lifelong involvement in agriculture, he brings both insight and authenticity to every property he represents.

Known for being honest, dependable, and persistent, Kyle is committed to helping clients achieve their goals, whether that's maximizing the value of a sale or finding the right piece of ground to call their own.



KYLE ALLINSON

LAND AGENT

573.808.2731

KAllinson@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.