

MIDWEST LAND GROUP PRESENTS

20 ACRES IN

HOWARD COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

20 +/- ACRES OF SCENIC ROLLING HILLS WITH GREAT BUILD POTENTIAL

Discover the perfect blend of country living and recreational opportunity on this beautiful 20 +/- acre property. Featuring gently rolling hills with a mix of open grass fields and mature timber, this tract offers endless possibilities. Whether you're looking to build your dream home, start a hobby farm, or create a private weekend retreat, this property has the setting to make it happen.

A prime build site sits along a paved highway with utilities readily available, making the process of building

both convenient and cost-effective. The open acreage provides space for livestock, horses, or food plots, while the wooded areas offer privacy, wildlife habitat, and excellent hunting opportunities.

If you've been searching for a property that combines scenic views, easy access, and multiple potential uses, this 20 +/- acre tract deserves a look.

PROPERTY FEATURES

COUNTY: **HOWARD** | STATE: **MISSOURI** | ACRES: **20**

- 20 +/- acres of rolling terrain
- Mix of open pasture and timber
- Excellent build potential
- Paved highway frontage
- Ideal for home, hobby farm, or recreational retreat
- Abundant wildlife
- Peaceful rural setting
- Rural water
- Electricity
- Fiber



PAVED HIGHWAY FRONTAGE



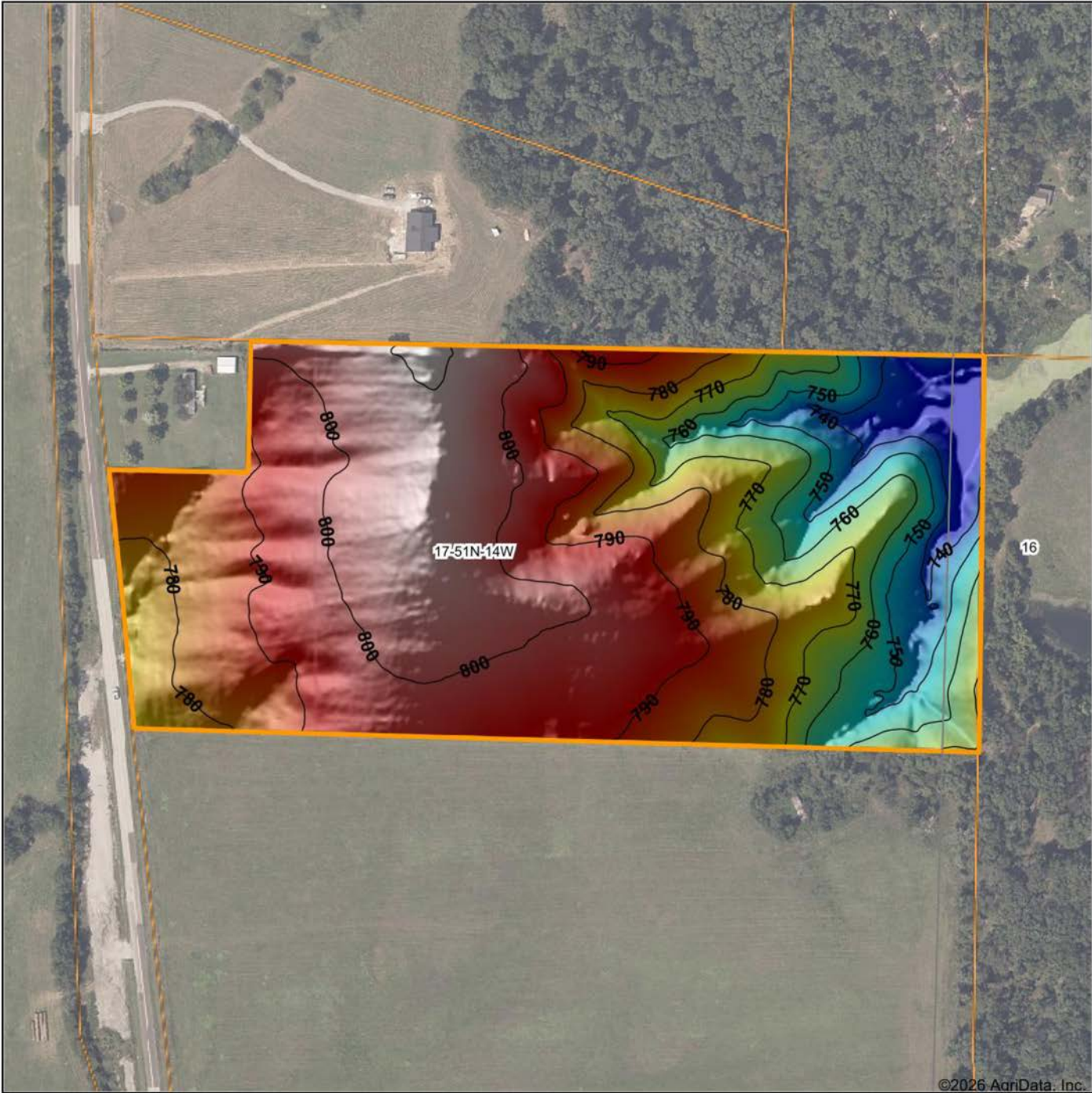
EXCELLENT BUILD POTENTIAL



MIX OF OPEN PASTURE AND TIMBER



HILLSHADE MAP



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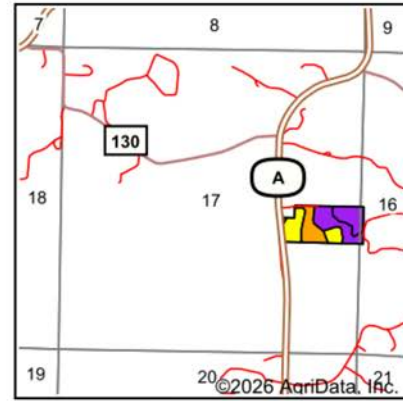
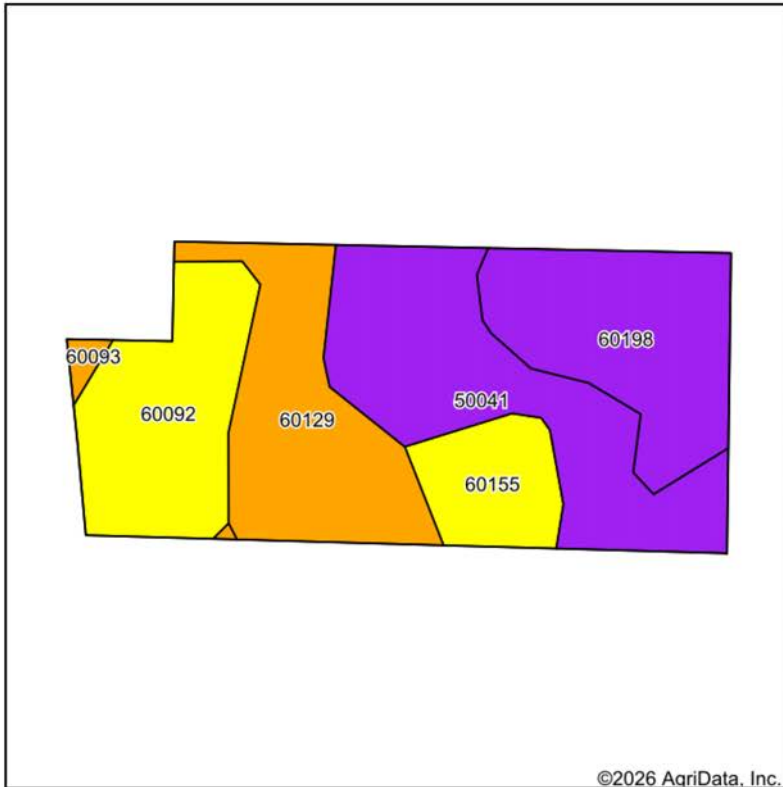
Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 732.1
 Max: 811.8
 Range: 79.7
 Average: 781.6
 Standard Deviation: 20.37 ft



17-51N-14W
Howard County
Missouri

Boundary Center: 39° 12' 49.48, -92° 30' 30.42

SOILS MAP



State: **Missouri**
 County: **Howard**
 Location: **17-51N-14W**
 Township: **Bonne Femme**
 Acres: **19.9**
 Date: **6/8/2026**



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Soils data provided by USDA and NRCS.

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	5.59	28.0%		> 6.5ft.	Vle	22	22	12
60198	Norris-Rock outcrop complex, 10 to 30 percent slopes	4.29	21.6%		1.1ft. (Paralithic bedrock)	Vlls	23	23	13
60129	Hatton silt loam, 5 to 9 percent slopes	4.24	21.3%		2.6ft. (Undefined)	llle	60	54	52
60092	Gara-Armstrong complex, 5 to 9 percent slopes, severely eroded	3.82	19.2%		1ft. (Abrupt textural change)	IVe	73	73	49
60155	Lindley-Keswick complex, 9 to 14 percent slopes	1.77	8.9%		> 6.5ft.	IVe	61	61	51
60093	Gara-Armstrong complex, 5 to 9 percent slopes	0.19	1.0%		1ft. (Abrupt textural change)	llle	85	85	68
Weighted Average						4.99	*n 44.2	*n 42.9	*n 31.8

*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.



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