

MIDWEST LAND GROUP PRESENTS

15 ACRES IN

HOWARD COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PEACEFUL 15 +/- ACRE RETREAT WITH EXCELLENT BUILDING POTENTIAL

Escape to the peace and privacy of the countryside with this beautiful 15 +/- acre tract in Howard County near Rocheport, Missouri. Offering the perfect blend of seclusion and convenience, this property features a prime potential build site tucked away among the natural landscape, creating an ideal setting for your dream home, weekend retreat, or forever homestead.

Whether you're looking to enjoy quiet country living, create a private getaway, or invest in land in one of

Mid-Missouri's most desirable rural areas, this property offers endless possibilities. With plenty of room to explore, enjoy nature, and make the property your own, you'll appreciate the privacy while remaining just a short drive from Columbia, Boonville, and the historic charm of Rocheport.

Don't miss this rare opportunity to own a scenic piece of Howard County where you can build, relax, and enjoy the best of country living.

PROPERTY FEATURES

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

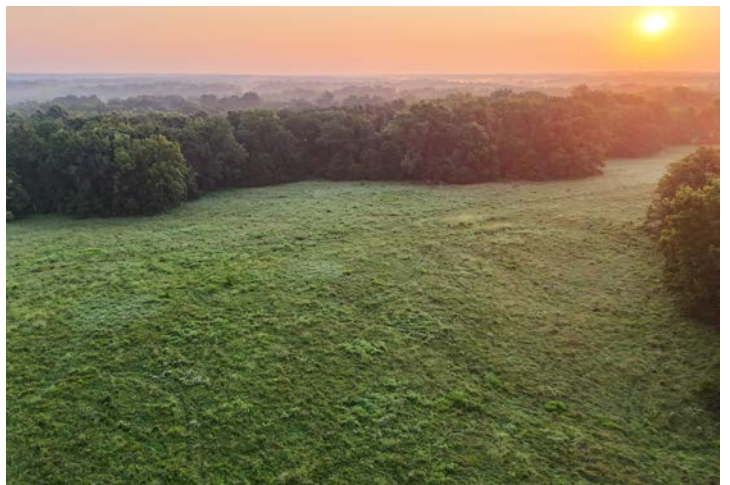
- 15 +/- acres in desirable Howard County near Rocheport, Missouri
- Private setting with excellent seclusion
- Ideal location for a future homesite
- Gently rolling terrain with beautiful natural surroundings
- Plenty of room for a custom home, shop, or hobby farm
- Great opportunity for recreation and outdoor enjoyment
- Abundant wildlife, including deer and turkey
- Peaceful rural setting with easy access to nearby amenities
- Conveniently located between Columbia and Boonville
- A rare opportunity to own acreage in one of Mid-Missouri's most sought-after areas



PRIME POTENTIAL BUILD SITE



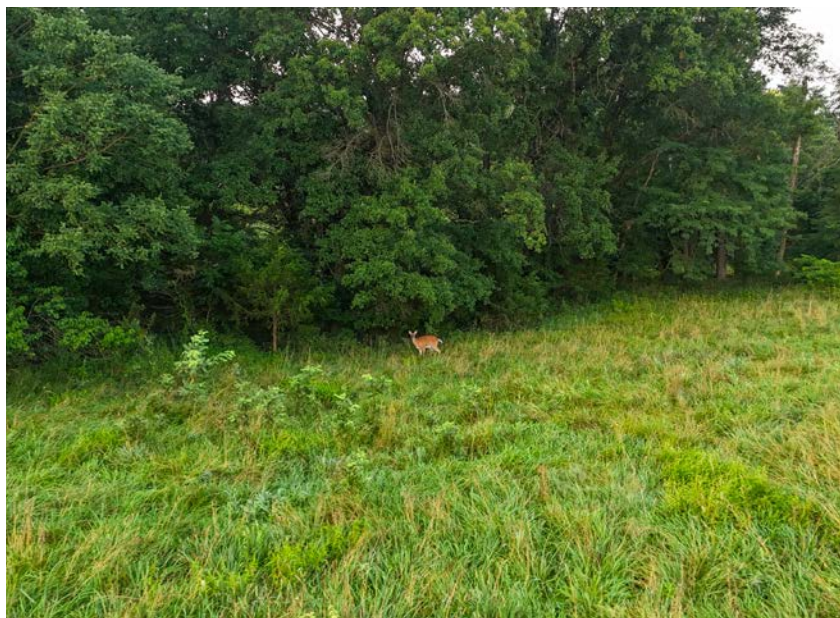
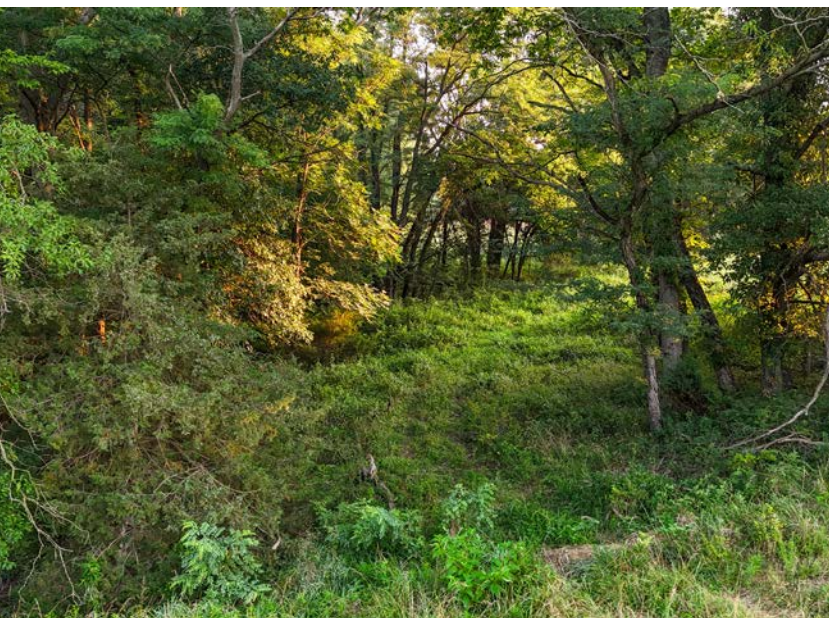
PRIVATE SETTING



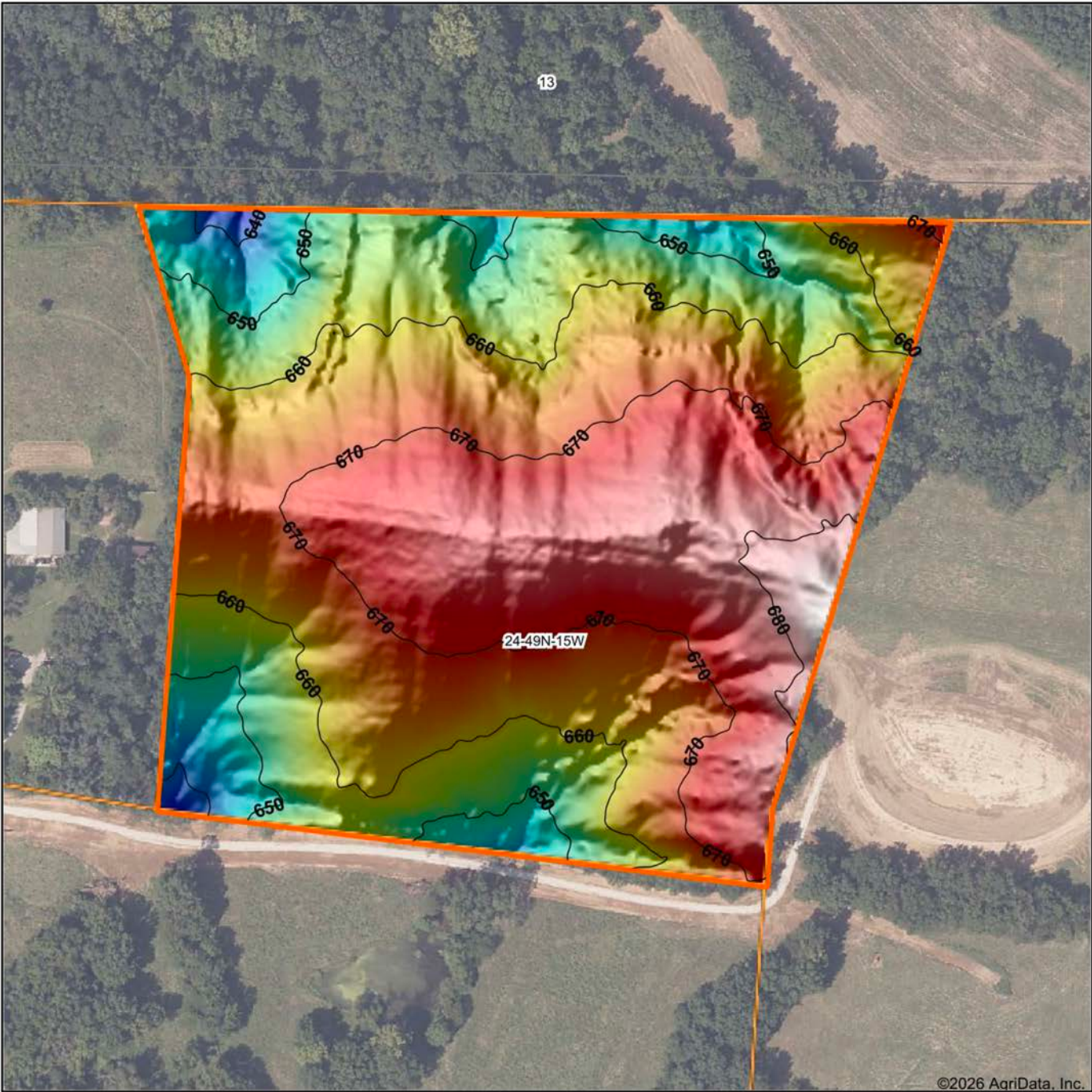
GENTLY ROLLING TERRAIN



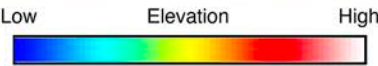
ABUNDANT WILDLIFE



HILLSHADE MAP



©2026 AgriData, Inc.



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

Source: USGS 1 meter dem
Interval(ft): 10
Min: 634.2
Max: 684.8
Range: 50.6
Average: 663.9
Standard Deviation: 9.74 ft

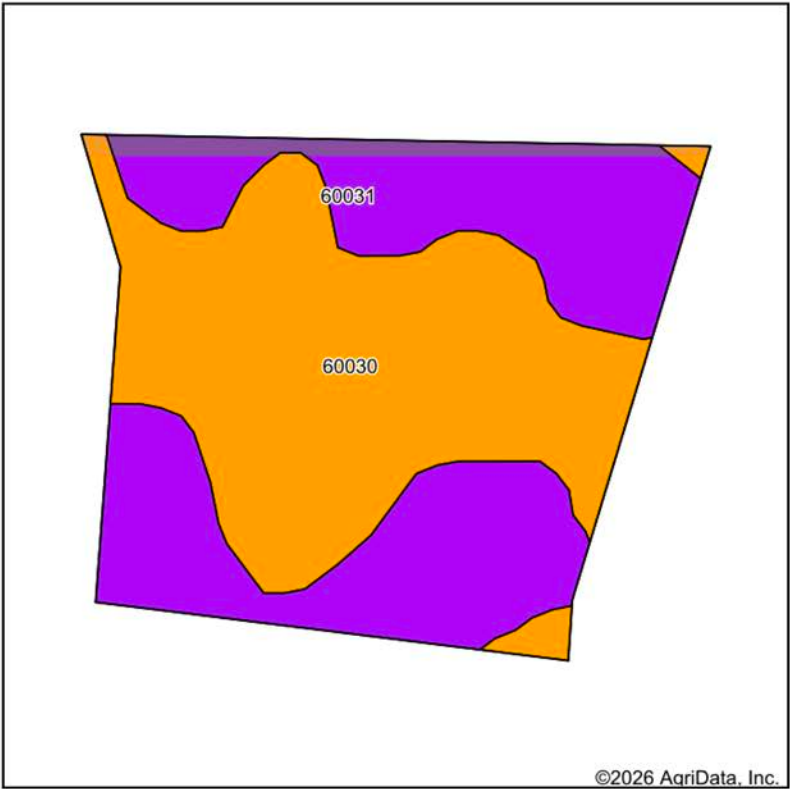


6/4/2026

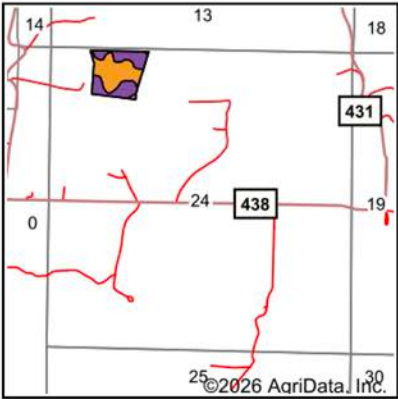
24-49N-15W
Howard County
Missouri

Boundary Center: 39° 1' 59.58, -92° 33' 48.74

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Howard**
Location: **24-49N-15W**
Township: **Moniteau**
Acres: **16.01**
Date: **6/4/2026**



Maps Provided By:

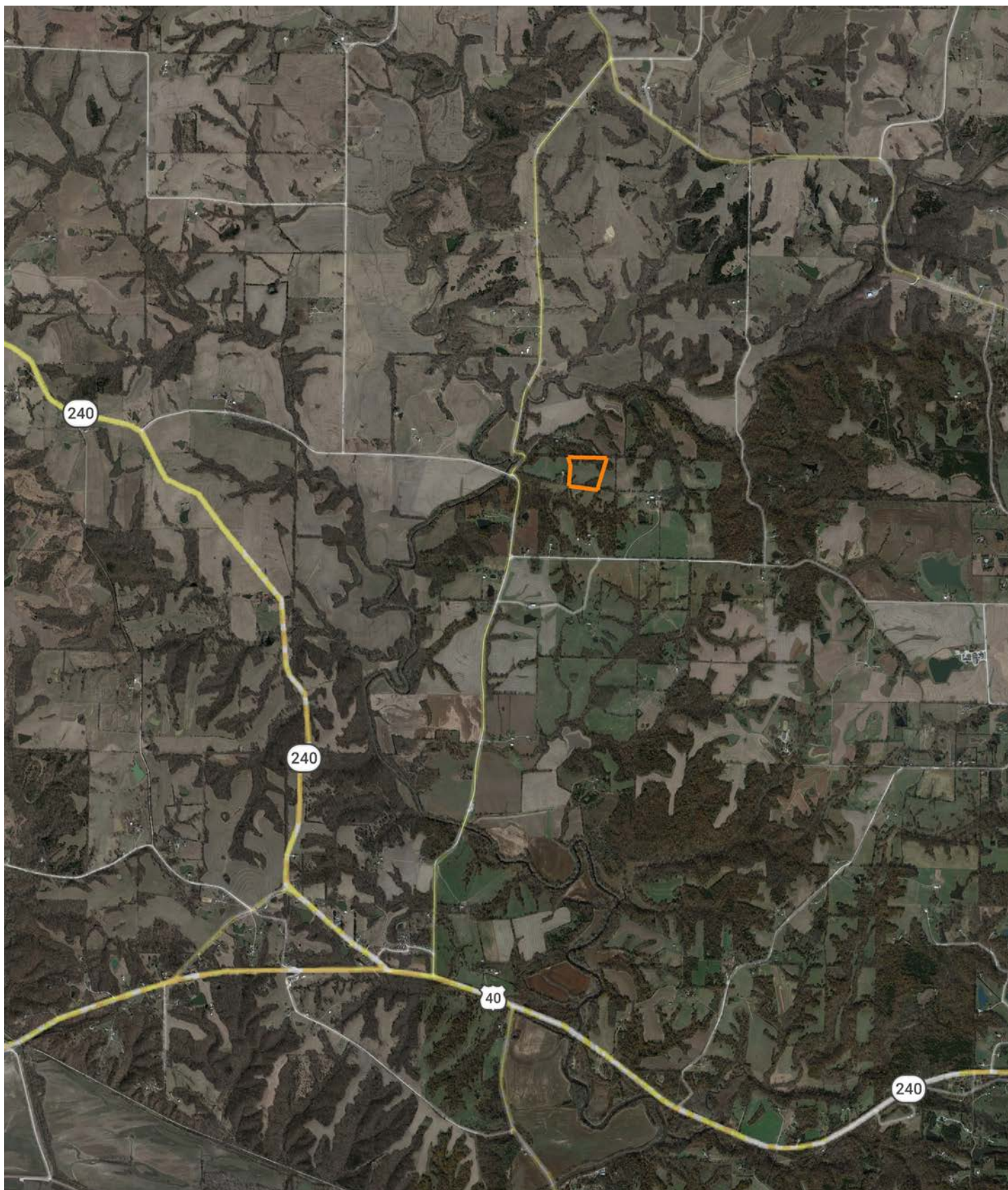


Area Symbol: MO089, Soil Area Version: 29									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
60030	Winfield silt loam, 5 to 9 percent slopes	8.50	53.1%		> 6.5ft.	IIIe	85	85	72
60031	Winfield silt loam, 9 to 14 percent slopes, eroded	7.51	46.9%		> 6.5ft.	VIe	73	73	57
Weighted Average						4.41	*n 79.4	*n 79.4	*n 65

*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, a lifelong involvement in agriculture, and his National Deer Association Whitetail Deer Steward Level 1 certification, 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, North Dakota, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.