

MIDWEST LAND GROUP PRESENTS

49 ACRES IN

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# LIVINGSTON COUNTY MISSOURI



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

# HUNTING AND INCOME IN SOUTHERN LIVINGSTON COUNTY

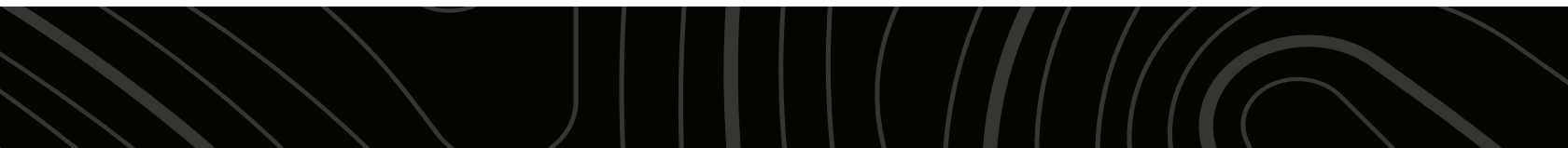
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Located in southern Livingston County, Missouri, is 49 +/- acres of great recreation land. The farm lays on the end of a minimally maintained county road, so traffic is only you and a couple of neighbors. The Livingston/Carroll line is the south boundary of the property being offered.

The 49 +/- acres consist of about 22 open acres and 27 timbered acres. With some timber improvements done in the last couple of years, the bedding and staging areas are established for the whitetail deer herd. Of the open acres, 18 are being farmed, providing a good

food source for the wildlife in the area. A wet-weather creek briefly enters the northeast portion of the farm in the timbered area, allowing for a water source and travel area. The turkey population in the area is strong, as many birds are observed regularly.

Finding such a farm of this size and makeup, in a proven hunting area, doesn't come along often. The income from the crops, the ability to hunt multiple species, and the ability to call it your own are what make this property so great.



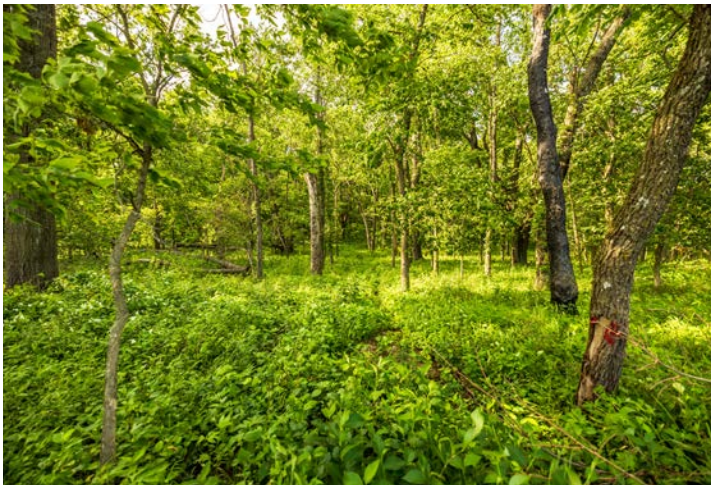


# PROPERTY FEATURES

COUNTY: **LIVINGSTON** | STATE: **MISSOURI** | ACRES: **49**

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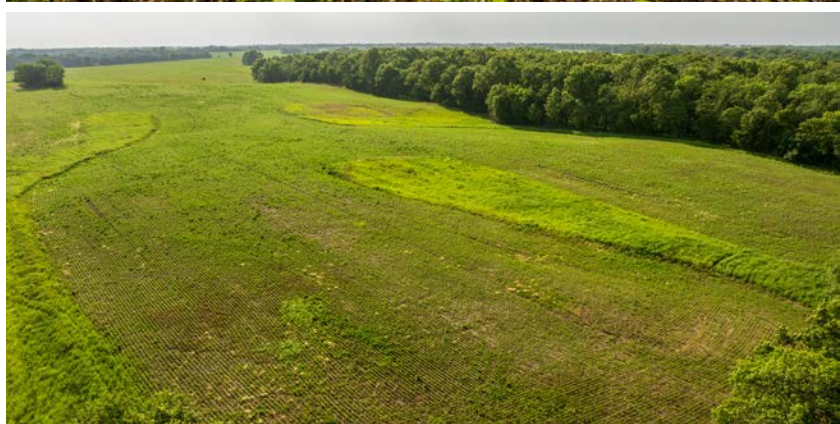
- 18 acres being farmed
- 22 open acres
- 27 timbered acres
- TSI work over the last couple of years
- Seclusion
- Historically strong wildlife populations
- 5 minutes off of 65 Highway
- 6.3 miles to Hale, Missouri
- 17 miles to Chillicothe, Missouri





# 22 OPEN ACRES

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# TSI WORK OVER THE LAST COUPLE YEARS

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## HUNTING OPPORTUNITIES

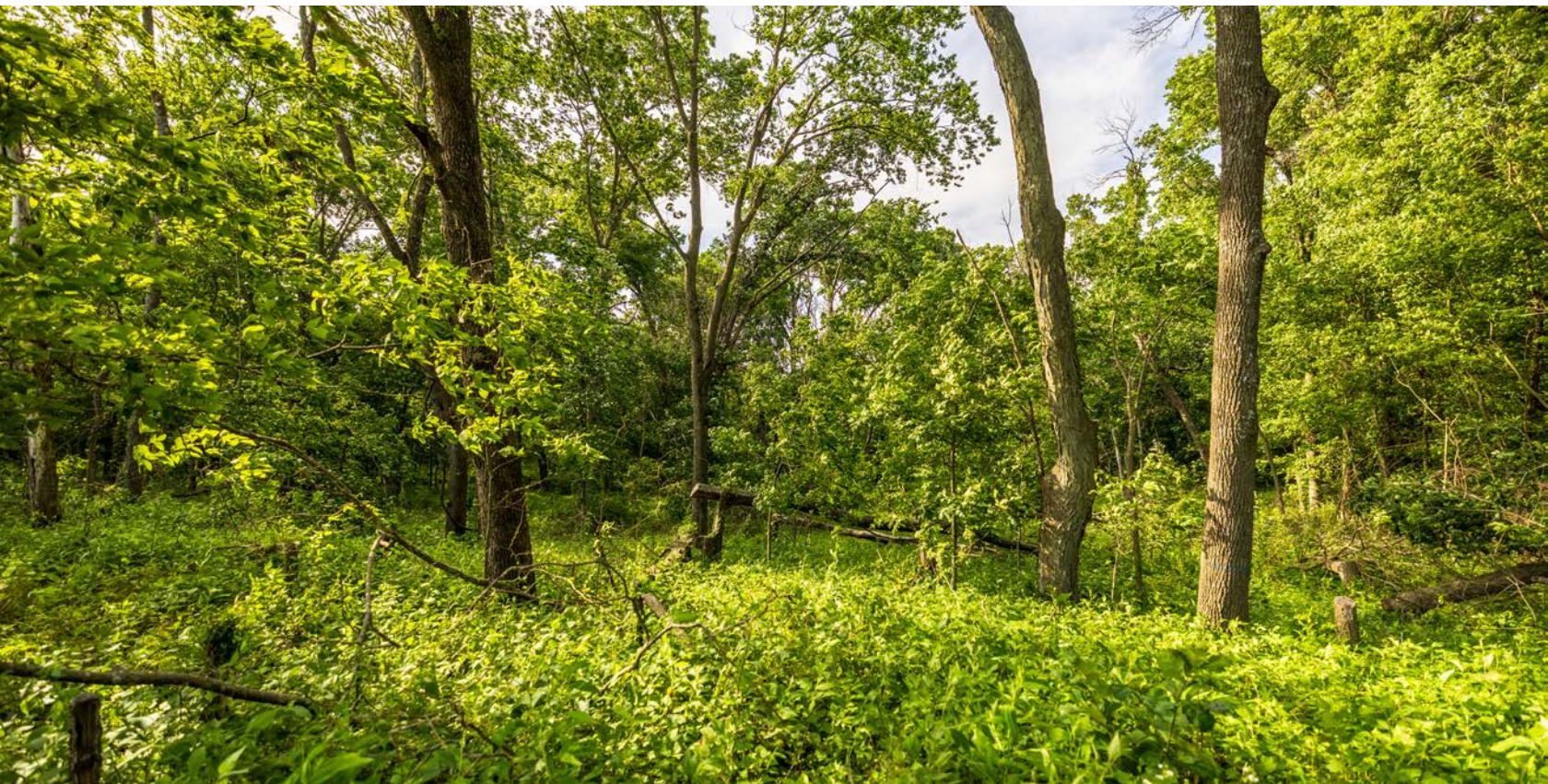
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# 27 TIMBERED ACRES

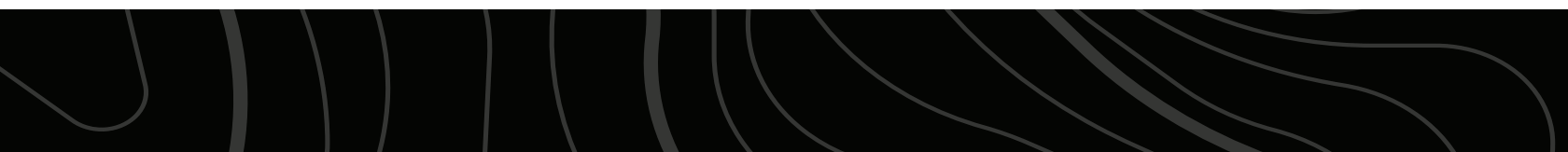
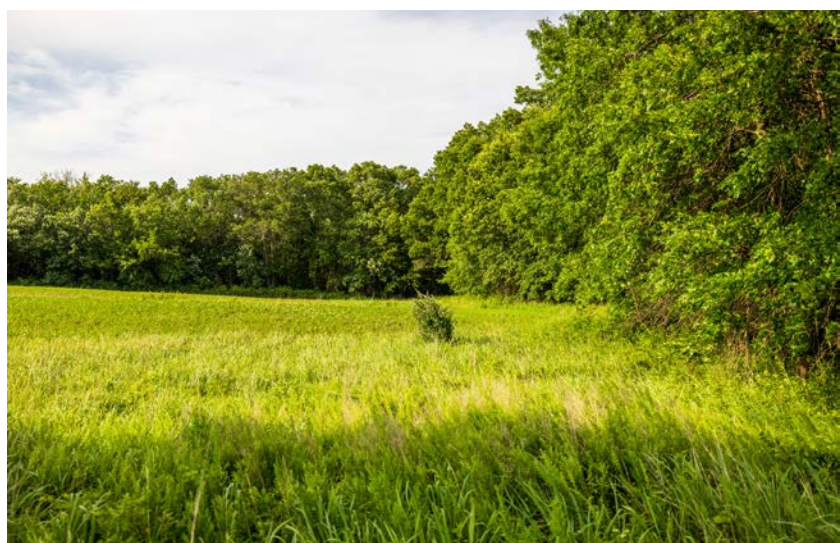
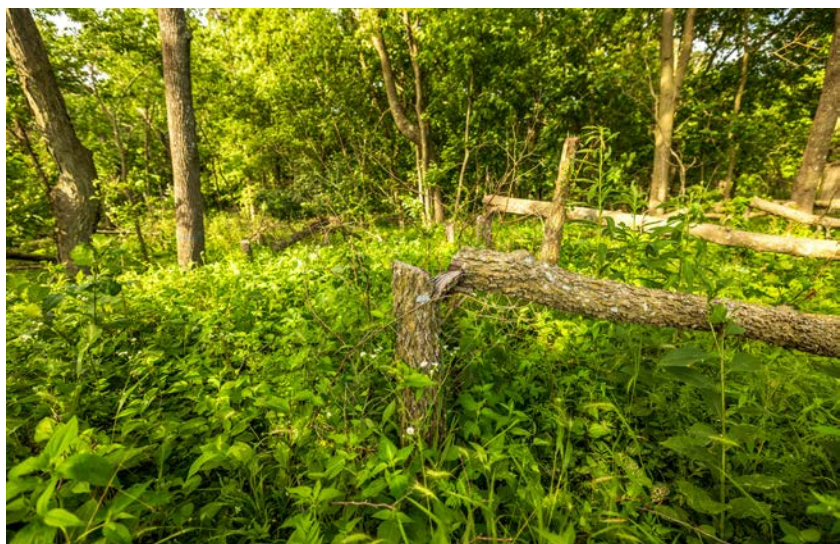
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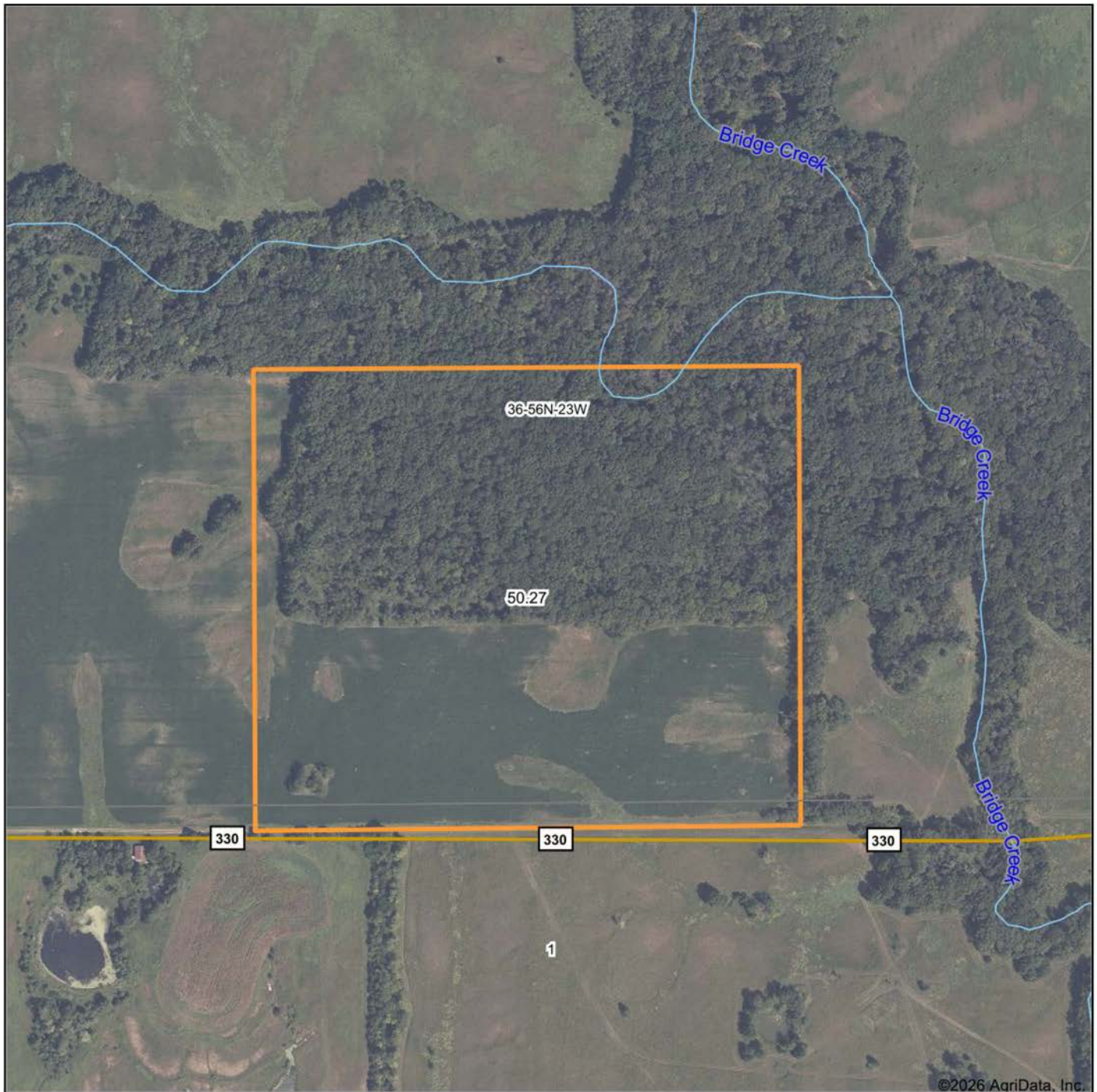
# ADDITIONAL PHOTOS

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# AERIAL MAP



Maps Provided By:



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Boundary Center: 39° 36' 59.89, -93° 25' 47.71

**36-56N-23W**  
**Livingston County**  
**Missouri**

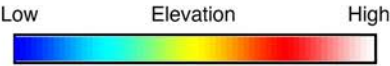
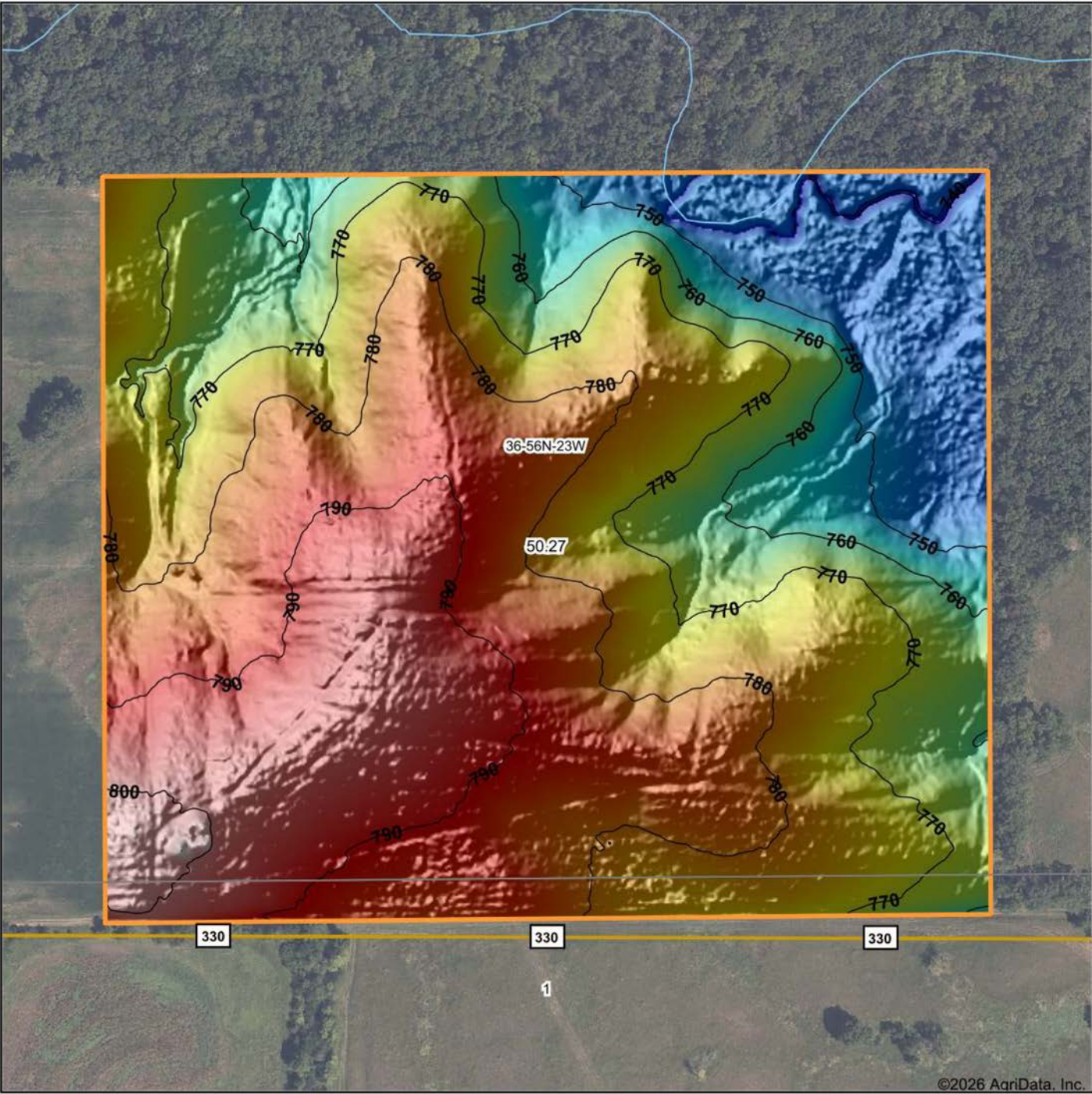
0ft 459ft 917ft



7/20/2026



# HILLSHADE MAP

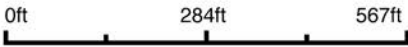


Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem  
Interval(ft): 10  
Min: 738.1  
Max: 806.7  
Range: 68.6  
Average: 774.9  
Standard Deviation: 15.09 ft



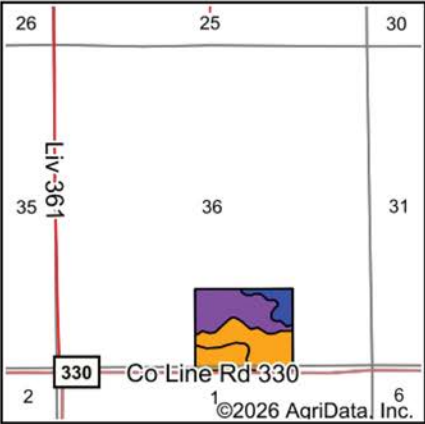
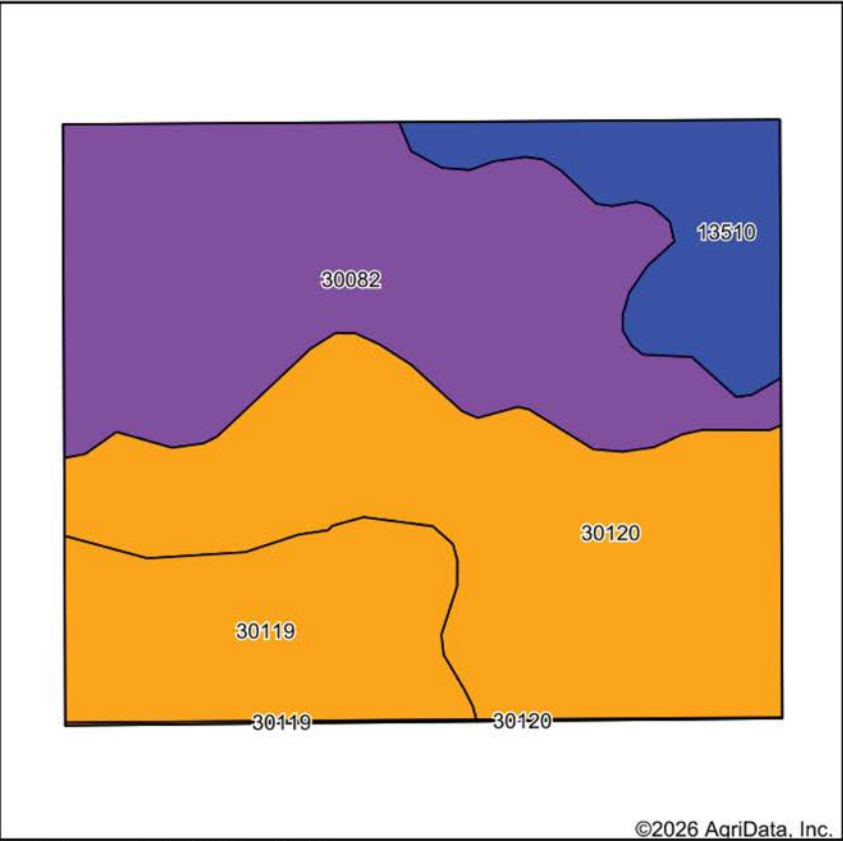
7/20/2026

**36-56N-23W**  
**Livingston County**  
**Missouri**

Boundary Center: 39° 36' 59.89, -93° 25' 47.71



# SOILS MAP



State: **Missouri**  
County: **Livingston**  
Location: **36-56N-23W**  
Township: **Fairview**  
Acres: **50.27**  
Date: **7/20/2026**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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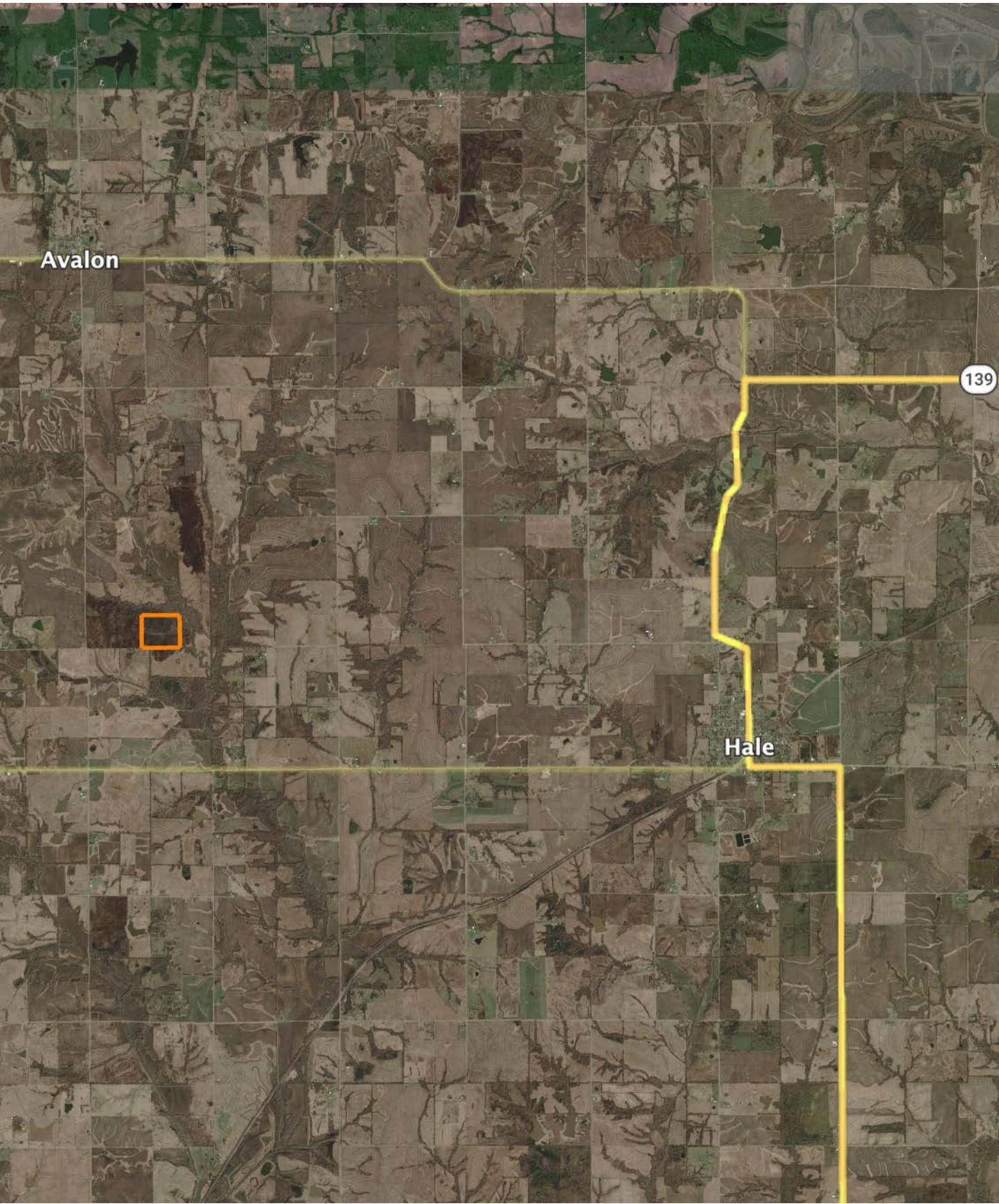
Area Symbol: MO033, Soil Area Version: 28  
Area Symbol: MO117, Soil Area Version: 28

| 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 |
|------------------|-------------------------------------------------------------------------------|-------|------------------|----------------------|-----------------------------|------------------|------------------|---------------|-------------------|
| 30082            | Greenton silty clay loam, bedrock substratum, 9 to 14 percent slopes, eroded  | 18.95 | 37.7%            |                      | 3.7ft. (Paralithic bedrock) | Vle              | 47               | 47            | 38                |
| 30120            | Lagonda silty clay loam, 5 to 9 percent slopes, eroded                        | 17.44 | 34.7%            |                      | > 6.5ft.                    | Ille             | 70               | 68            | 59                |
| 30119            | Lagonda silty clay loam, 2 to 5 percent slopes, eroded                        | 8.25  | 16.4%            |                      | > 6.5ft.                    | Ille             | 73               | 73            | 58                |
| 13510            | Colo silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded | 5.52  | 11.0%            |                      | > 6.5ft.                    | Ilw              | 95               | 94            | 86                |
| 30119            | Lagonda silty clay loam, 2 to 5 percent slopes, eroded                        | 0.11  | 0.2%             |                      | > 6.5ft.                    | Ille             | 73               | 73            | 58                |
| Weighted Average |                                                                               |       |                  |                      |                             | 4.02             | *n 64.6          | *n 63.8       | *n 53.9           |

\*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**  
**660.770.3165**

[JHilbrenner@MidwestLandGroup.com](mailto:JHilbrenner@MidwestLandGroup.com)



## MidwestLandGroup.com

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