

MIDWEST LAND GROUP PRESENTS



156.8 ACRES
RAY COUNTY, MO

20731 Cowsert Drive, Braymer, Missouri, 64624



MIDWEST LAND GROUP IS HONORED TO PRESENT

GREAT HOME ON VERSATILE ACRES IN RAY COUNTY, MISSOURI

If you have been looking for the opportunity to start or expand your cattle operation in Ray County, Missouri, this would be a great property to consider. Every aspect of this farm sets up well and has been utilized for a sustainable cattle operation for years.

The home on the farm was built in 1996 and contains 3 bedrooms and 4 bathrooms. It is a 2-story home with a nice, full-length, west-facing front porch. The large living room allows for many to gather and enjoy each other's company, along with western exposure to allow sunset viewing from the comfort of your own couch. The kitchen, just off the living room and bonus room, gives an almost open-concept feel with the large entry from the living room. A full unfinished basement provides ample storage and utility area. An attached 2-car garage is connected to the home via an entryway off the kitchen. The large front and back yards are just what you expect to have when you think of country living.

The 156.8 +/- acres consist of mostly grass pasture land, but also include the large yard and residential setting, roughly 30 acres of beans and a few timbered draws.

The south portion of the farm has a small creek running through it east and west, providing a flowing fresh water option and also a travel corridor for any wildlife passing through the farm. The majority of the tilled acres on the farm are along the creek in the flat "creek bottom land".

The grass acres are what the farm is centered around though, and with a couple of 40'x64' sheds, the ability to sustain the grass and herd is much easier. Providing plenty of storage for tractors and implements, fence building and maintenance equipment, and feed storage is all easily done with those sheds. The pasture land has a few cross fences, allowing for the rotation and sustainability to last longer on the acreage. A pond located on the north side of the farm allows a great place to cool the herd in the heat of the summer.

The location of the farm sets up well for accessibility, with County Road W blacktop running along the entire north end of the farm. Cowsert Drive gravel road runs along the west side of the farm, so two sides of the farm have access, providing many entry points to expand the farm possibilities.



PROPERTY FEATURES

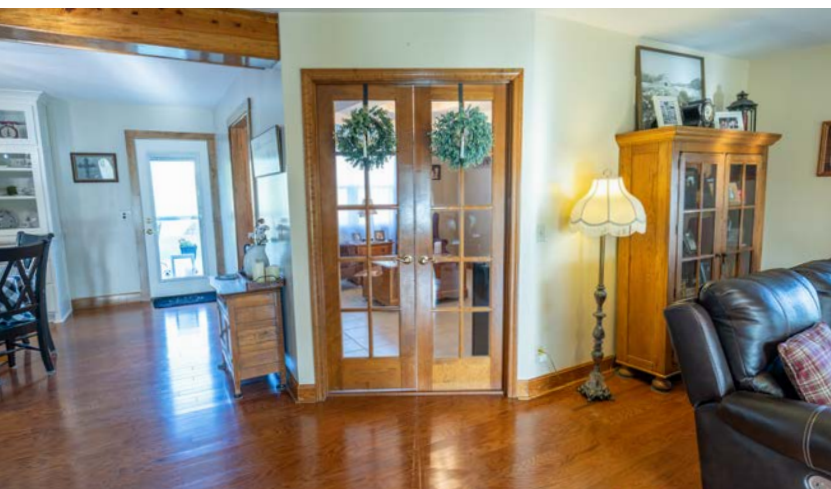
COUNTY: **RAY** | STATE: **MISSOURI** | ACRES: **156.8**

- 156.8 +/- acres in Ray County, Missouri
- 2,596 square foot home
- 3 bedroom, 4 bathroom
- 2-car attached garage
- Western-facing full-width front porch
- Walk-in pantry
- Upstairs loft, possible office or library
- All bedrooms have walk-in closets
- Additional closets for 2 upstairs bedrooms
- Large rural residential setting
- 30 +/- acres of soybeans
- 2 large sheds
- Pond
- Creek
- Clover fields
- Pastures with cross fencing in place
- Blacktop frontage
- 27 minutes from Richmond, Missouri
- 40 minutes from Chillicothe, Missouri
- 56 minutes from Liberty, Missouri



2,596 SQUARE-FOOT HOME

The home on the farm was built in 1996 and contains 3 bedrooms and 4 bathrooms. It is a 2-story home with a nice, full-length, west-facing front porch.



3 BEDROOMS, 4 BATHROOMS



PASTURES WITH CROSS FENCING

The 156.8 +/- acres consist of mostly grass pasture land, with a few cross fences, allowing for the rotation and sustainability to last longer on the acreage.



POND



TWO LARGE 40'X64' SHEDS



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 39° 27' 48.29, -93° 47' 29.95

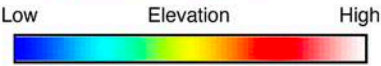
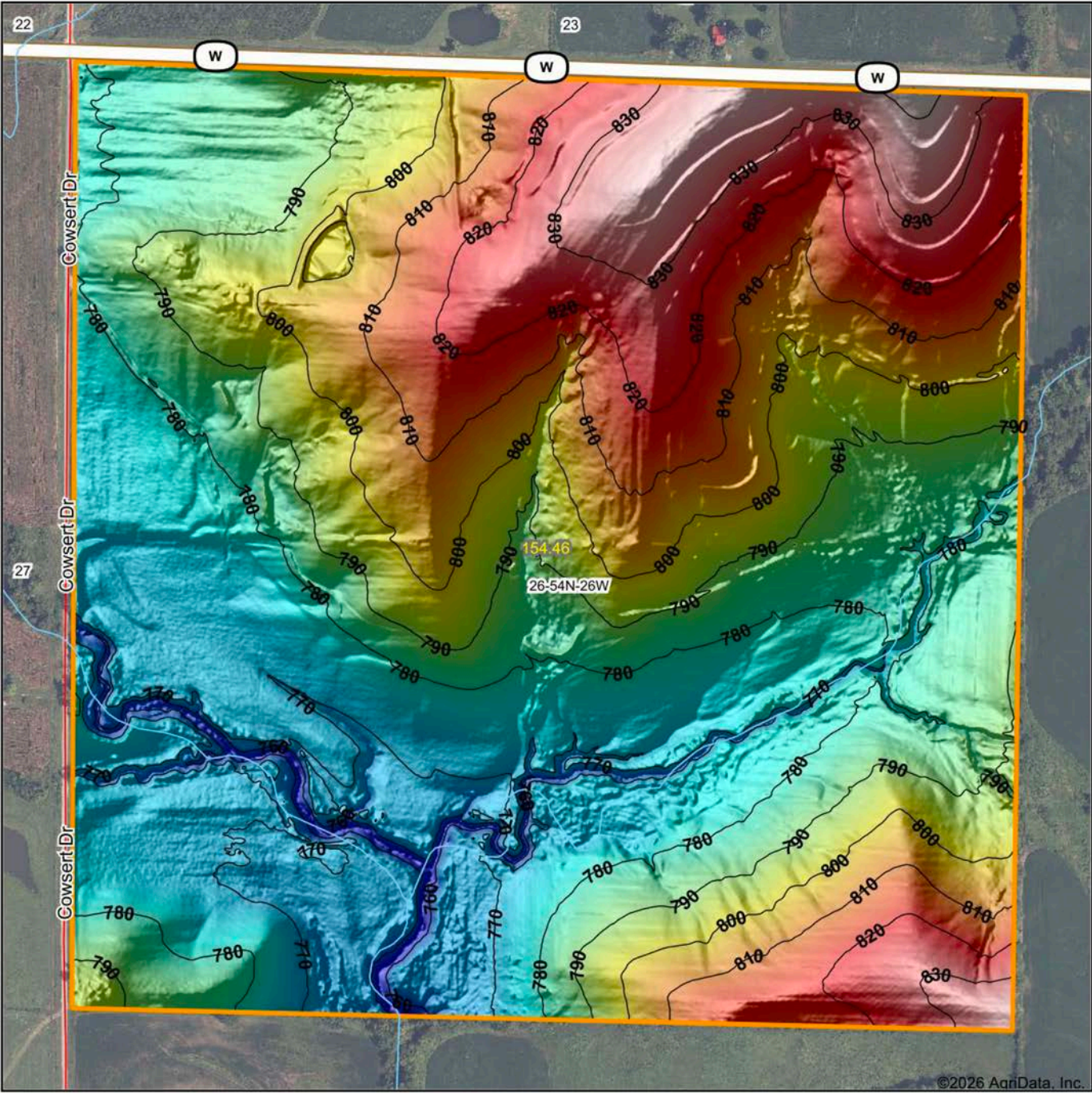
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26-54N-26W
Ray County
Missouri



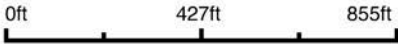
4/13/2026

HILLSHADE MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 10
Min: 753.8
Max: 842.7
Range: 88.9
Average: 793.5
Standard Deviation: 19.85 ft

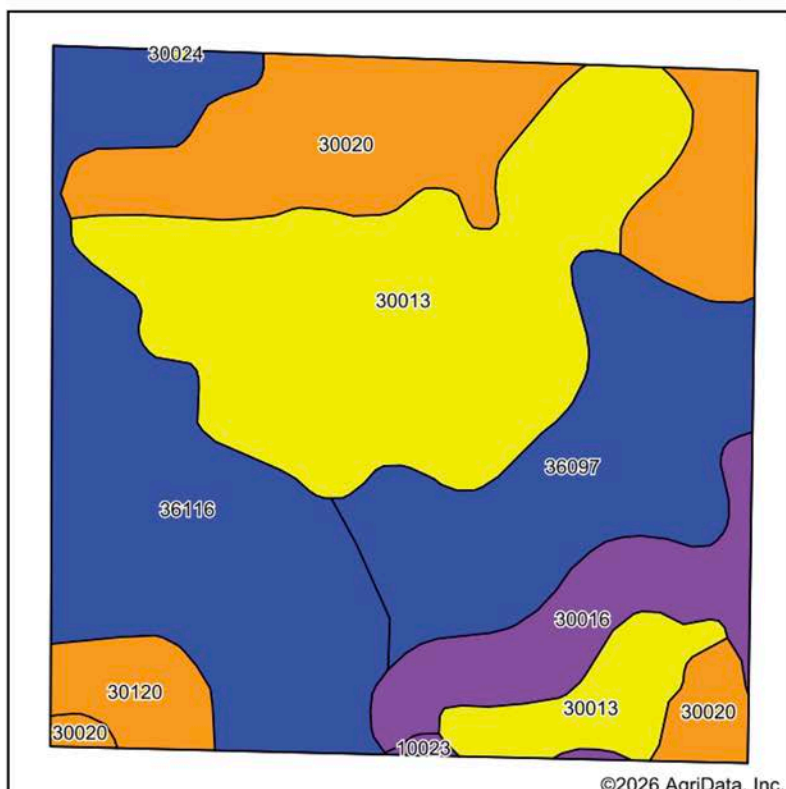


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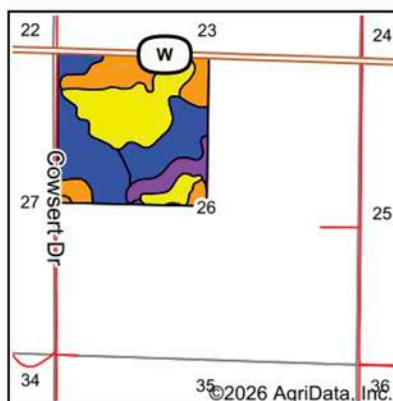
26-54N-26W
Ray County
Missouri

Boundary Center: 39° 27' 48.29, -93° 47' 29.95

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Ray**
 Location: **26-54N-26W**
 Township: **Grape Grove**
 Acres: **154.46**
 Date: **4/13/2026**



Maps Provided By:



Area Symbol: MO177, Soil Area Version: 25

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
30013	Armster clay loam, 5 to 9 percent slopes, severely eroded	48.52	31.4%		> 6.5ft.	IVe	60	60	43
36116	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	36.51	23.6%		> 6.5ft.	IIw	74	74	67
30020	Armster silty clay loam, 5 to 9 percent slopes, eroded	28.21	18.3%		> 6.5ft.	IIIe	64	64	48
36097	Zook silty clay loam, 1 to 4 percent slopes, occasionally flooded	24.64	16.0%		> 6.5ft.	IIw	85	84	67
30016	Armster clay loam, 9 to 20 percent slopes, severely eroded	11.35	7.3%		> 6.5ft.	VIe	52	52	35
30120	Lagonda silty clay loam, 5 to 9 percent slopes, eroded	4.72	3.1%		> 6.5ft.	IIIe	70	68	59
10023	Greenton silty clay loam, 9 to 14 percent slopes, severely eroded	0.51	0.3%		2ft. (Abrupt textural change)	VIe	49	49	36
Weighted Average						3.15	*n 67.7	*n 67.5	*n 53.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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.



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