

MIDWEST LAND GROUP PRESENTS

114 ACRES IN

CALDWELL COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PASTURE & HAY GROUND IN CALDWELL COUNTY, MISSOURI

With the beef market holding strong, pasture and/or hay ground is becoming harder and harder to find. This 114 +/- acres in Caldwell County, Missouri could satisfy either of both of those needs. The farm is set up for a cattle operation with fencing and cross-fencing in some areas.

With roughly 60 acres open currently and the ability for 10-15 more acres with minimal clearing, this could support a decent herd. A 1.2 +/- acre pond in the front portion of the farm could provide a cooling and drinking area, along with the gate providing access to the eastern portion of the farm; this is the ideal spot for the grazing portion. The western side along the road is currently not fenced along the driveway, allowing for this area to be in hay production. There is a spring-fed creek in the northern portion of the farm that could provide water

to the livestock and wildlife on the farm. The very back open field on the north end was in CRP in the past, and many of the plants and flowers from that are still in existence. The McBee Chappel Drive road frontage along the eastern half would be a good place to build a home, if one chooses to.

While touring and picturing the farm, sightings and evidence of deer were observed. With many timbered draws on the farm, this farm could be set up to hunt a few people without impeding each other.

If you are looking to expand or start a cattle operation, this is a farm that you should see. Great size, good location, and minimal work for getting the farm into production.



PROPERTY FEATURES

COUNTY: **CALDWELL** | STATE: **MISSOURI** | ACRES: **114**

- Great cattle ground
- 1+ acre pond
- Fenced and cross-fenced for grazing
- Hay production
- Hunting potential
- Build site
- Spring-fed creek
- Timbered draws
- Southeast of Braymer, MO
- East line is Carroll County
- South line is Ray County



GREAT CATTLE GROUND

With roughly 60 acres open currently and the ability for 10-15 more acres with minimal clearing, this could support a decent herd. A 1.2 +/- acre pond in the front portion of the farm could provide a cooling and drinking area, along with the gate providing access to the eastern portion of the farm; this is the ideal spot for the grazing portion.



1+ ACRE POND



HAY PRODUCTION



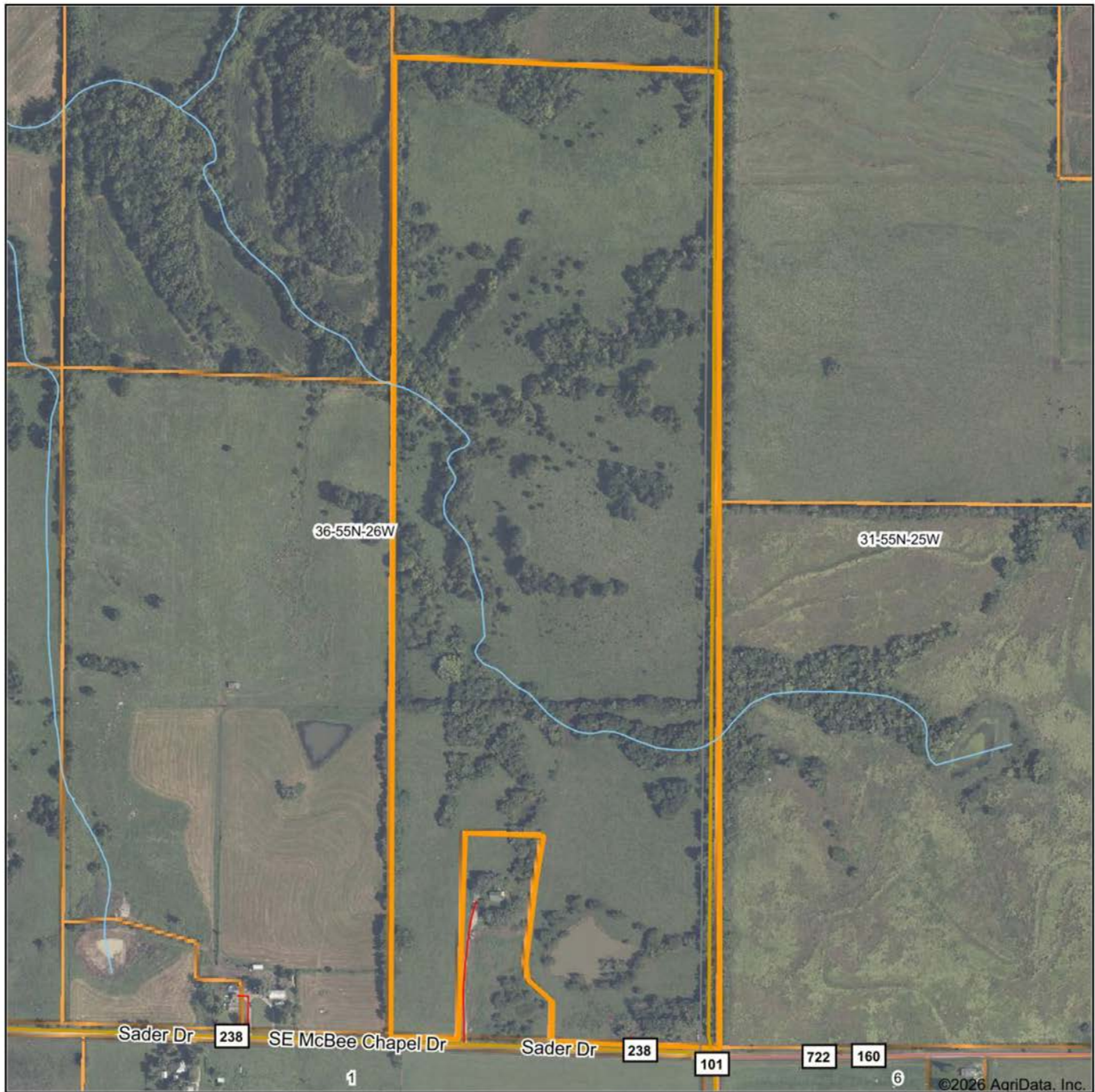
HUNTING POTENTIAL



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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Boundary Center: 39° 31' 48.4, -93° 45' 41.1

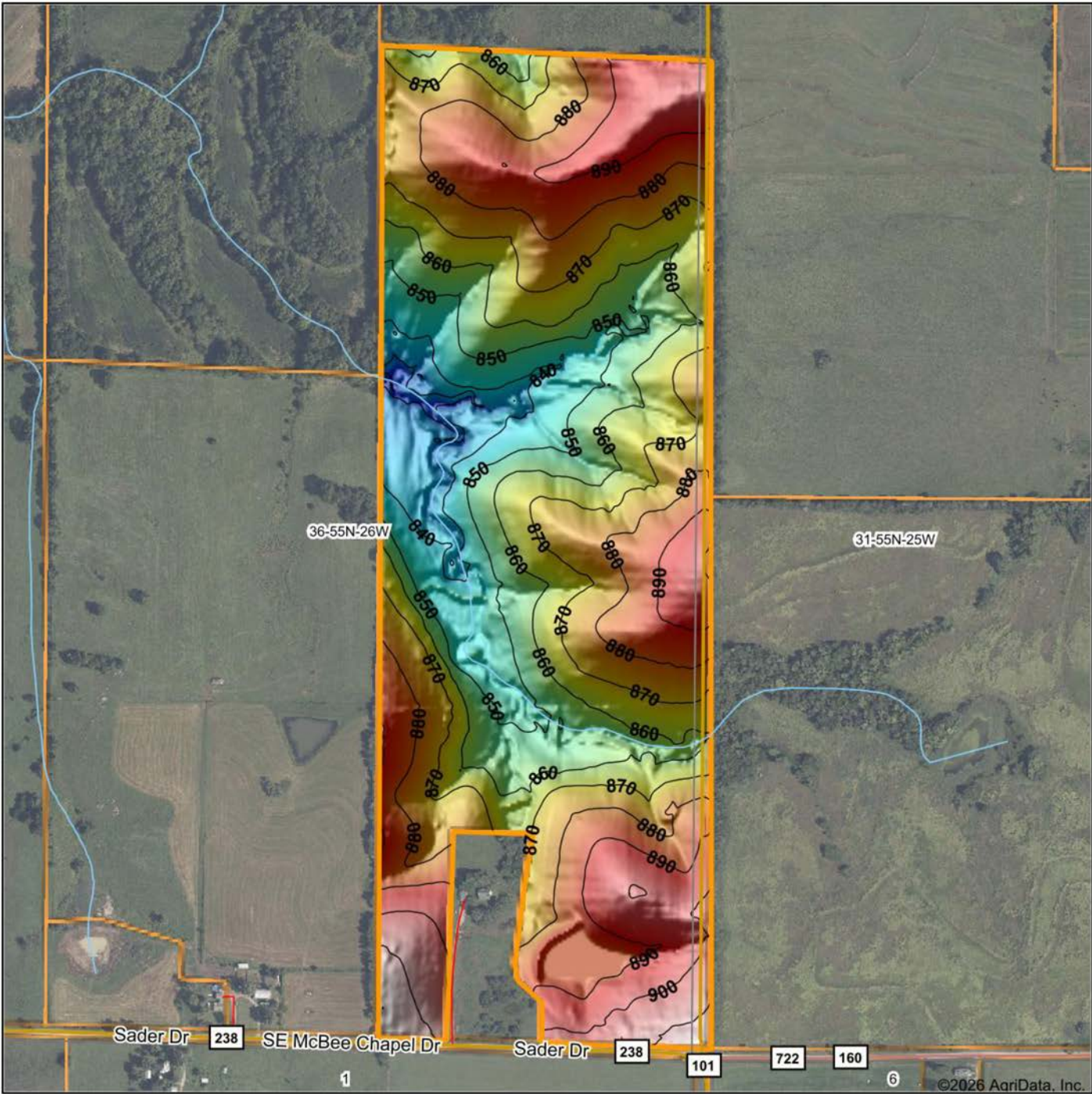
36-55N-26W
Caldwell County
Missouri

0ft 625ft 1250ft



7/25/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 10

Min: 817.8

Max: 915.9

Range: 98.1

Average: 871.1

Standard Deviation: 18.86 ft

0ft 618ft 1237ft

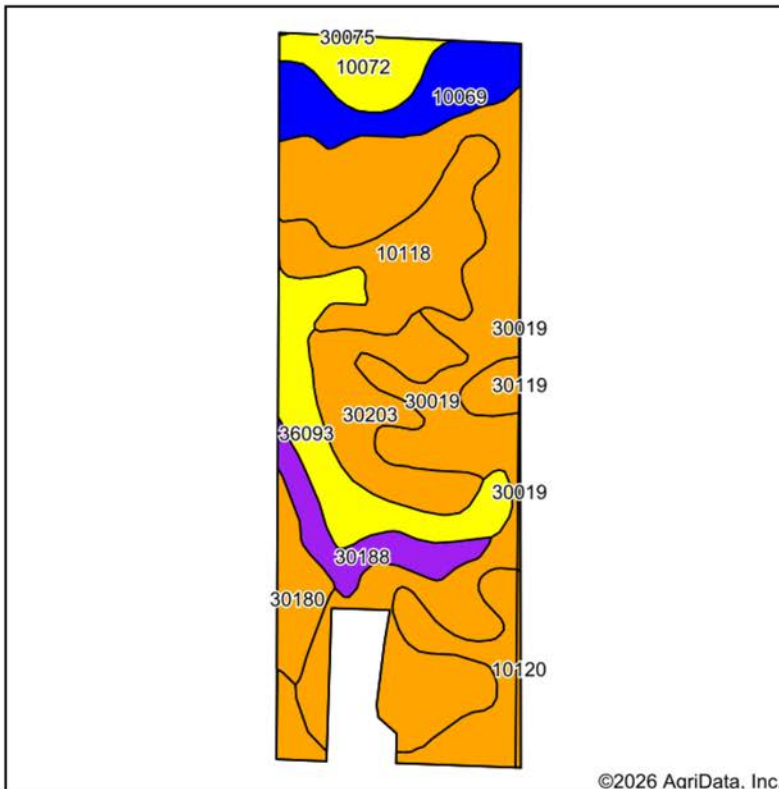


7/25/2026

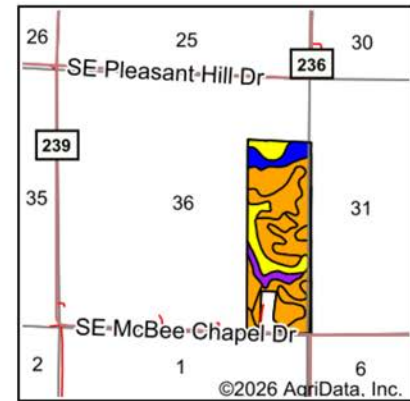
36-55N-26W
Caldwell County
Missouri

Boundary Center: 39° 31' 48.4, -93° 45' 41.1

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Caldwell**
 Location: **36-55N-26W**
 Township: **Davis**
 Acres: **113.06**
 Date: **7/25/2026**



Maps Provided By:



Area Symbol: MO025, Soil Area Version: 28
 Area Symbol: MO033, 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
30019	Armster loam, 5 to 9 percent slopes	40.55	35.7%		> 6.5ft.	IIle	62	62	55
10118	Sampsel silty clay loam, 5 to 9 percent slopes, eroded	12.62	11.2%		5.5ft. (Paralithic bedrock)	IIle	64	64	52
36093	Wabash silty clay, 1 to 3 percent slopes, occasionally flooded	11.75	10.4%		> 6.5ft.	IVw	48	45	46
30203	Snead silty clay loam, 5 to 9 percent slopes	11.39	10.1%		1.7ft. (Paralithic bedrock)	IIle	51	51	35
10120	Sharpsburg silt loam, 2 to 5 percent slopes	9.40	8.3%		> 6.5ft.	IIIs	72	72	55
10069	Ladoga silt loam, 2 to 5 percent slopes	8.97	7.9%		> 6.5ft.	Ile	70	70	58
30188	Chillicothe silt loam, 5 to 14 percent slopes, eroded, rocky	5.73	5.1%		5.8ft. (Lithic bedrock)	VIle	62	62	49
10072	Ladoga silt loam, 9 to 14 percent slopes, eroded	5.61	5.0%		> 6.5ft.	IVe	57	57	45
30180	Polo silt loam, 5 to 9 percent slopes, eroded	4.39	3.9%		> 6.5ft.	IIle	80	79	59
30119	Lagonda silty clay loam, 2 to 5 percent slopes, eroded	1.79	1.6%		> 6.5ft.	IIle	73	73	58
10120	Sharpsburg silt loam, 2 to 5 percent slopes	0.56	0.5%		> 6.5ft.	IIIs	72	72	55
30019	Armster loam, 5 to 9 percent slopes	0.30	0.3%		> 6.5ft.	IIle	62	62	55

Soils data provided by USDA and NRCS.

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.



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