



MIDWEST LAND GROUP
PRESENTS

COOPER COUNTY

MISSOURI

116.5 ACRES



MIDWEST LAND GROUP IS HONORED TO PRESENT

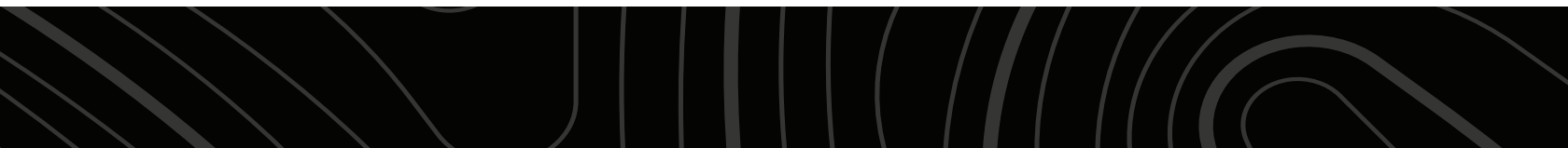
FARMING AND RECREATION IN WEST CENTRAL COOPER COUNTY, MISSOURI

Cooper County has a long history of being a productive farming county. So when the opportunity arises to expand your acreage within that area, most don't wait around for the next one. This is that next opportunity! With 116.5 +/- taxed acres in west central Cooper County, near Pleasant Green, the farm is located well, just north of Highway 135.

With access to the farm off of Ewing Drive, this farm offers 75+ acres of open ground and the remainder consisting of mostly mature timber, including an island of trees on the east field encompassed by beans. This spot proves to be the ideal spot to set up for hunting just about any wind that may be present that day. The south end of the east field looks to be a great strutting area for spring turkeys and an ideal scrape line each fall for the cruising whitetail bucks! With over 75% of the farm ground soil comprised of various silty loams and

a Class III rating, the ability to grow crops is there. The 65.6 NCCPI rating supports that and is in line with the county average, which historically produces good yields from corn and soybeans on an annual basis. A power line is run to the highest peak on the east field, allowing the ability to have electricity to a barn or shed.

The farm consists of two parcels, split by the Katy Trail, allowing for access to one of the longest trail systems in the state. Many people use the trail for nature viewing and biking purposes. Farms of this size and make-up seldom hit the open market. Passing up the chance to see it will likely result in having to wait a substantial period of time for another opportunity like this. Farming, hunting, camping, Katy Trail access - these are just the beginning of the opportunities this property presents to the next owner!



PROPERTY FEATURES

COUNTY: **COOPER** | STATE: **MISSOURI** | ACRES: **116.5**

- 116.5 +/- acres in Cooper County, Missouri
- 75+ acres of open ground currently in beans or grass
- 40+ acres of timber, consisting of field edges, draws, and even an island of trees in the back field
- Miles of field edge that are ideal scrape lines for cruising fall bucks
- Katy Trail access, splitting the two fields
- Easy access to Highway 135 via Ewing Drive
- Roughly 7 miles from Pilot Grove, Missouri
- Seclusion at the end of Ewing Drive
- Hunting for whitetail and turkey
- Mature timber including oaks
- 15 miles to Boonville, Missouri
- Under 40 miles to Columbia, Missouri



75+ ACRES OF OPEN GROUND

With access to the farm off of Ewing Drive, this farm offers 75+ acres of open ground and the remainder consisting of mostly mature timber, including an island of trees on the east field encompassed by beans.



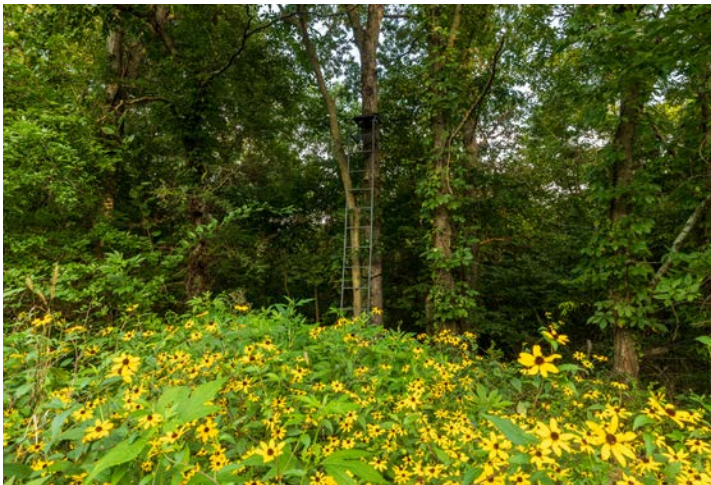
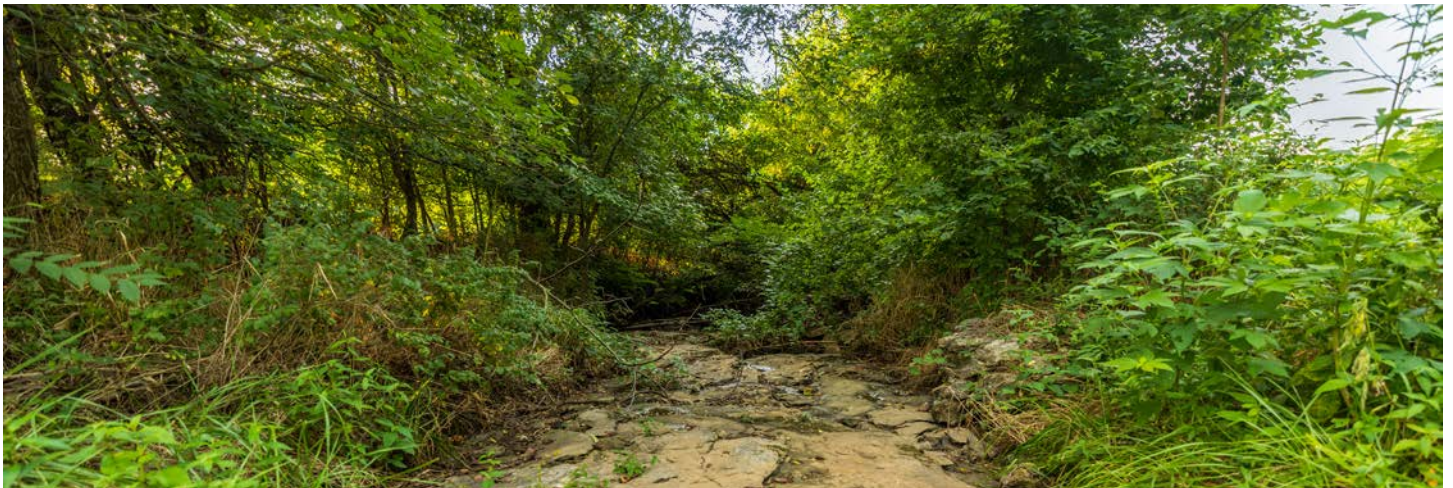
40+ ACRES OF TIMBER



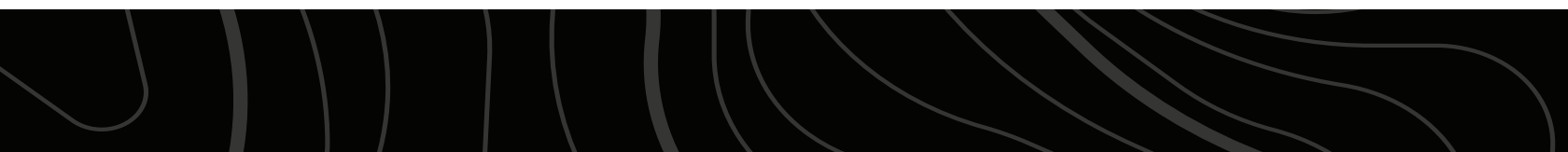
KATY TRAIL ACCESS



HUNTING FOR WHITETAIL AND TURKEY



MILES OF FIELD EDGE



AERIAL MAP



Boundary Center: 38° 48' 36.33, -92° 57' 25.16

0ft 508ft 1017ft



Maps Provided By:



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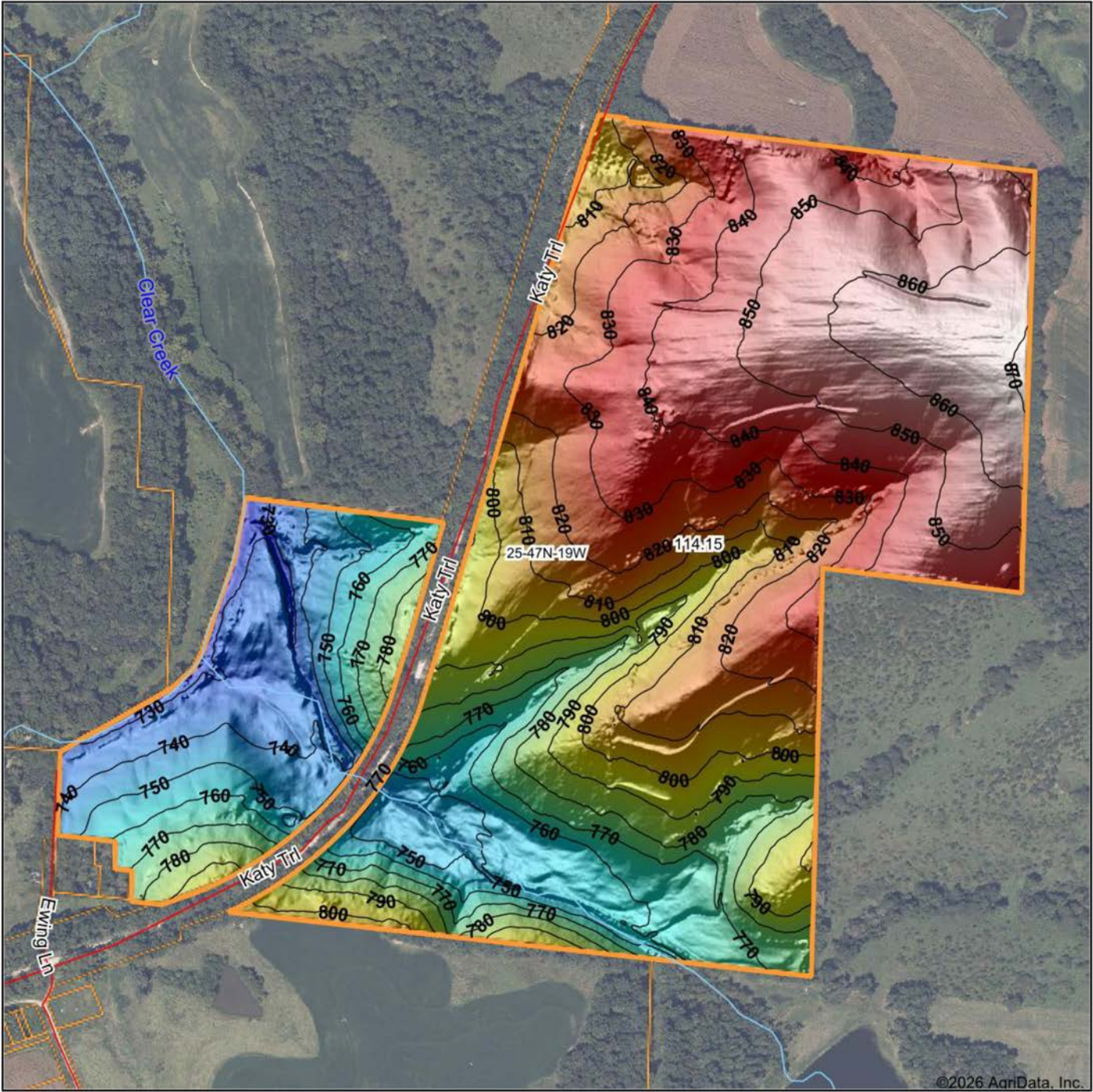
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25-47N-19W
Cooper County
Missouri



7/20/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:
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Source: USGS 1 meter dem
Interval(ft): 10
Min: 720.1
Max: 872.3
Range: 152.2
Average: 804.1
Standard Deviation: 39.93 ft

0ft 507ft 1013ft

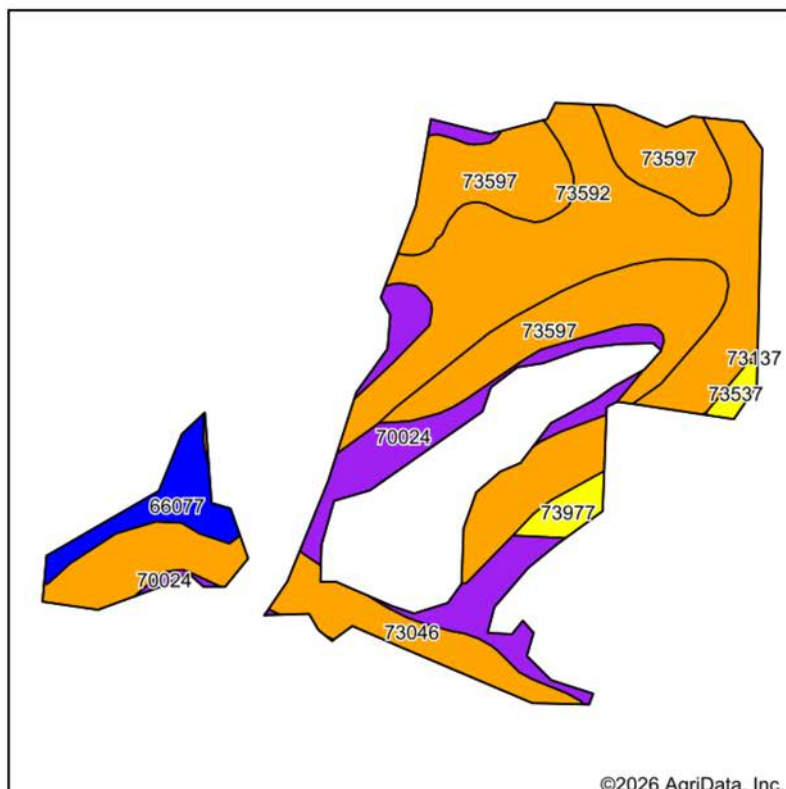


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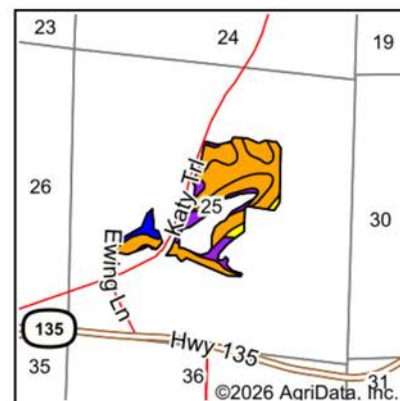
25-47N-19W
Cooper County
Missouri

Boundary Center: 38° 48' 36.33, -92° 57' 25.16

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Cooper**
 Location: **25-47N-19W**
 Township: **Clear Creek**
 Acres: **68.24**
 Date: **7/20/2026**



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 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MO053, Soil Area Version: 30

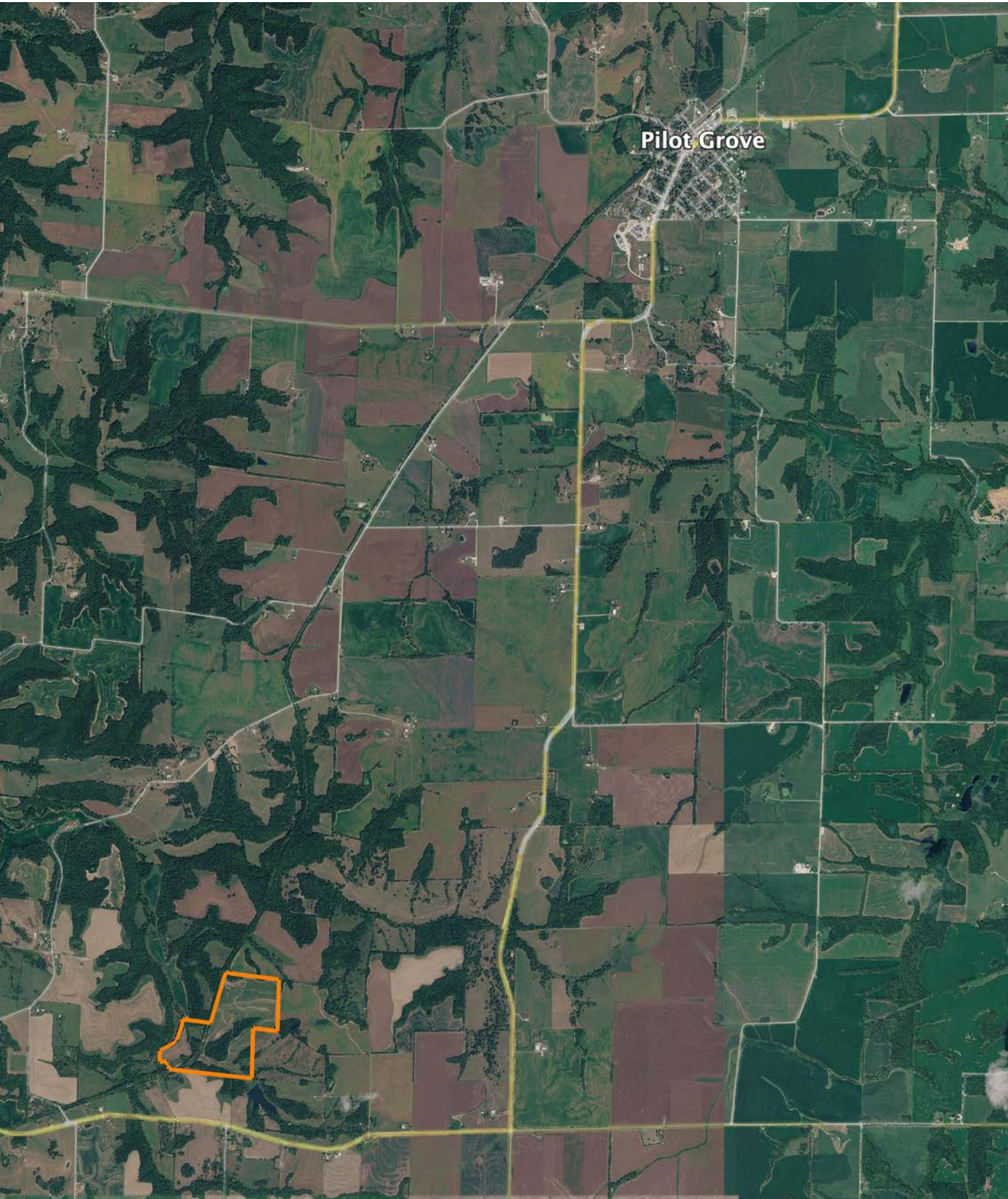
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
73592	Wrengart silt loam, 3 to 8 percent slopes	25.62	37.5%		2.5ft. (Undefined)	IIle	82	82	68
73597	Cotton silt loam, 5 to 8 percent slopes, eroded	18.16	26.6%		2.2ft. (Undefined)	IIle	69	69	56
70024	Goss very gravelly silt loam, 15 to 35 percent slopes, very stony	10.09	14.8%		> 6.5ft.	VIle	12	12	3
73046	Wrengart silt loam, 3 to 8 percent slopes, eroded	9.14	13.4%		2.1ft. (Undefined)	IIle	66	66	55
66077	Dameron silt loam, 0 to 3 percent slopes, occasionally flooded	3.32	4.9%		> 6.5ft.	IIlw	88	88	75
73977	Wrengart silt loam, 8 to 15 percent slopes, eroded	1.30	1.9%		2.4ft. (Fragipan)	IVle	53	53	33
73537	Cotton silt loam, 8 to 15 percent slopes, eroded	0.61	0.9%		2.2ft. (Undefined)	IVle	66	66	53
Weighted Average						3.42	*n 65.6	*n 65.6	*n 53

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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.



JASON HILBRENNER, LAND AGENT
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