MIDWEST LAND GROUP

UNIQUE CARROLLTON, MISSOURI PROPERTY WITH ENDLESS OPPORTUNITY

28.4 ACRES | CARROLL COUNTY | MISSOURI









THE TRUSTED LEADER IN LAND SALES







UNIQUE CARROLLTON, MISSOURI PROPERTY WITH ENDLESS OPPORTUNITY

COUNTY: CARROLL | **STATE:** MISSOURI | **ACRES:** 28.4

Located on the west side of Carrollton Missouri, is a unique property that could go so many different avenues on usage. The 28+/- available acres are mostly open and have recently been used for hay production, with trees lining the south, west and part of the north lines. The east boundary is Ely Street, providing great access to the amenities of town.

The first thing you notice when driving north along Ely Street is the nice modern wide planked fence that runs along the street; when turning into the driveway you are met by a nice gated entrance. Past the gate, you drive up towards the shed that is sitting on the highest point, nearly centered on the property. Below the shed is a beautiful swim pond with a great lounging area, a covered dock, and a water fountain in the pond. The pond has a great sand beach area on one side of the covered dock and a graveled fire pit area on the other. Would be the ideal spot to spend all hours of the day at, whether wanting to swim to escape the heat or start a fire for a weenie roast and s'mores building.

The shed would make a great place to store all the toys and tools needed for your weekend getaway. Big enough to house a camper, tractor, ATVs, and whatever else you could need to keep the property maintained in its pristine condition. Insulated to keep it conditioned if one chooses to. Also equipped with 4 garage doors and a lean-to area on the back side, this shed has a spot for all the toys and equipment. The vaulted middle area with the windows in the higher section allows for great natural lighting inside.

The property sets up well to be used as your own home site, with so many areas suited well for the home; it's truly up to you to decide where you want it located. Up front along the street to overlook the pond, with the shed? Behind the shed on the back half that is protected from the road and minimal traffic noise? Maybe you are wanting to share your beauty and sell off a few spots of land for more to enjoy the property also? This property would be a great development area, with its quietness and beauty! Whatever your desire is, this property is probably set up well for it. Take advantage of the opportunity and come see it for yourself!

PROPERTY FEATURES

- 28.4 +/- acres in Carrollton/Carroll County, Missouri
- 40'x60' shed with vaulted middle
- Lean-to portion on back side
- Insulated with 4 garage doors and a walk-in door
- Tree-lined south and west boundaries
- Open acres that have been hayed
- One acre swim pond
- Covered swim dock
- Swim-up beach area
- Gravel fire pit
- Perfect property for a home on acreage
- Great development opportunities
- Wide planked fencing along Ely Street
- Gated entrance
- Close to all amenities that Carrollton offers



GATED ENTRANCE





40’X60’ SHED

Equipped with 4 garage doors and a lean-to area on the back side, this shed has a spot for all the toys and equipment. The vaulted middle area with the windows in the higher section allows for great natural lighting inside.

















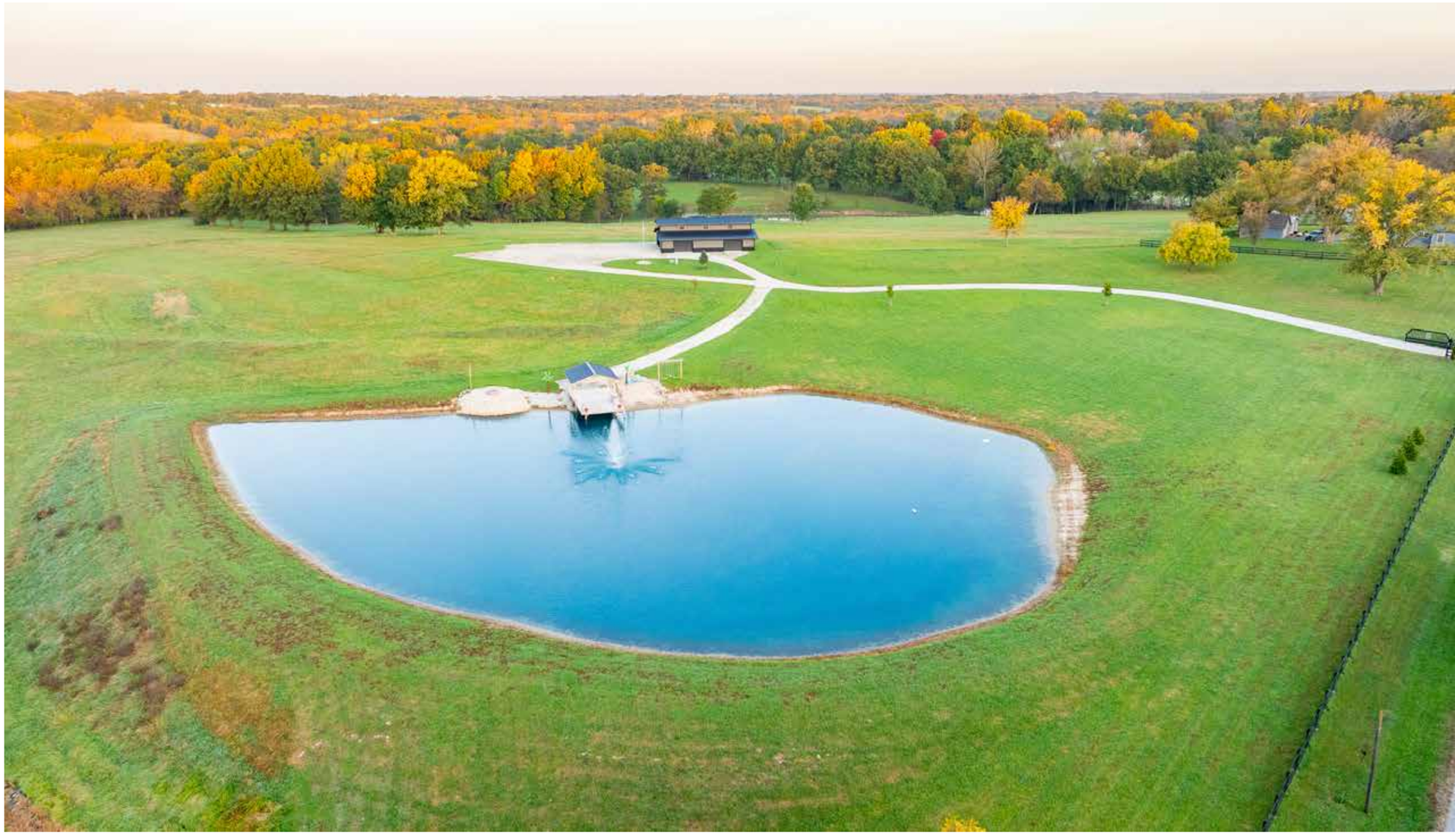


ONE ACRE SWIM POND

Below the shed is a beautiful swim pond with a great lounging area, a covered dock, and a water fountain in the pond. The pond has a great sand beach area on one side of the covered dock and a graveled fire pit area on the other.





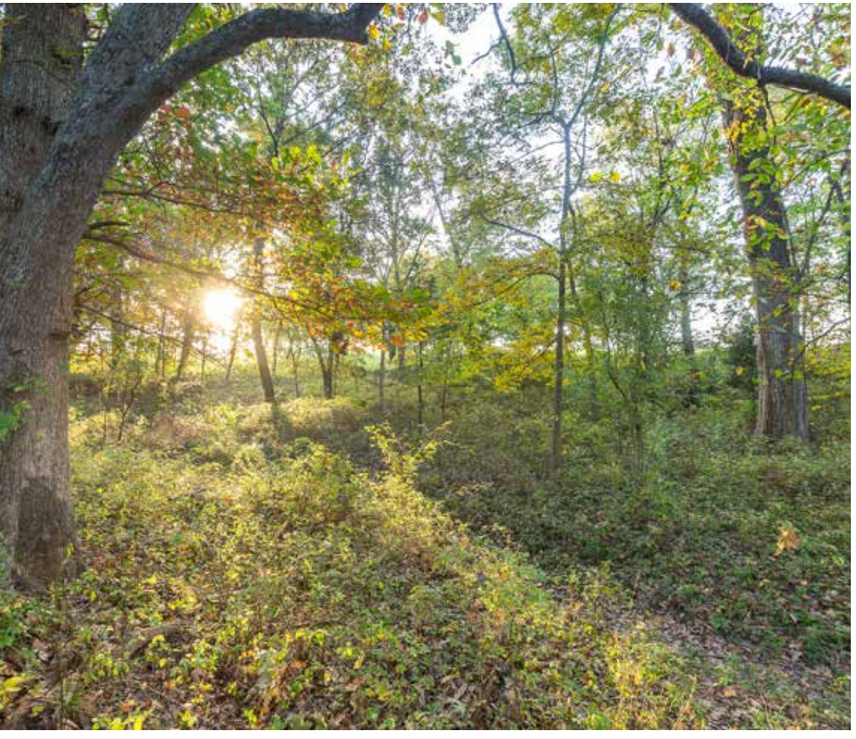










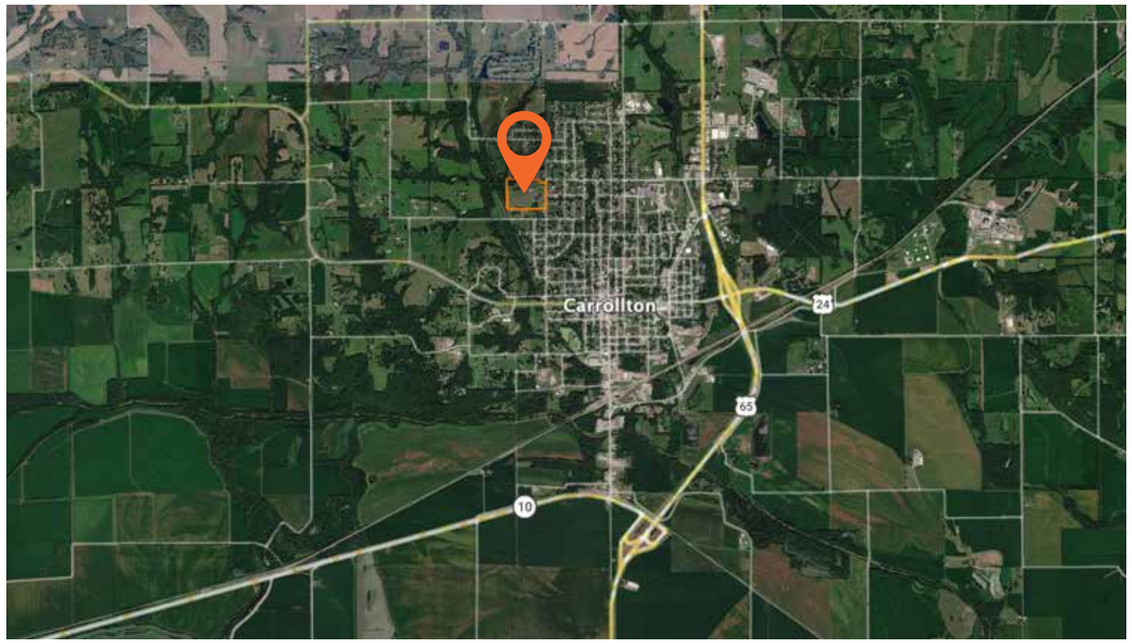






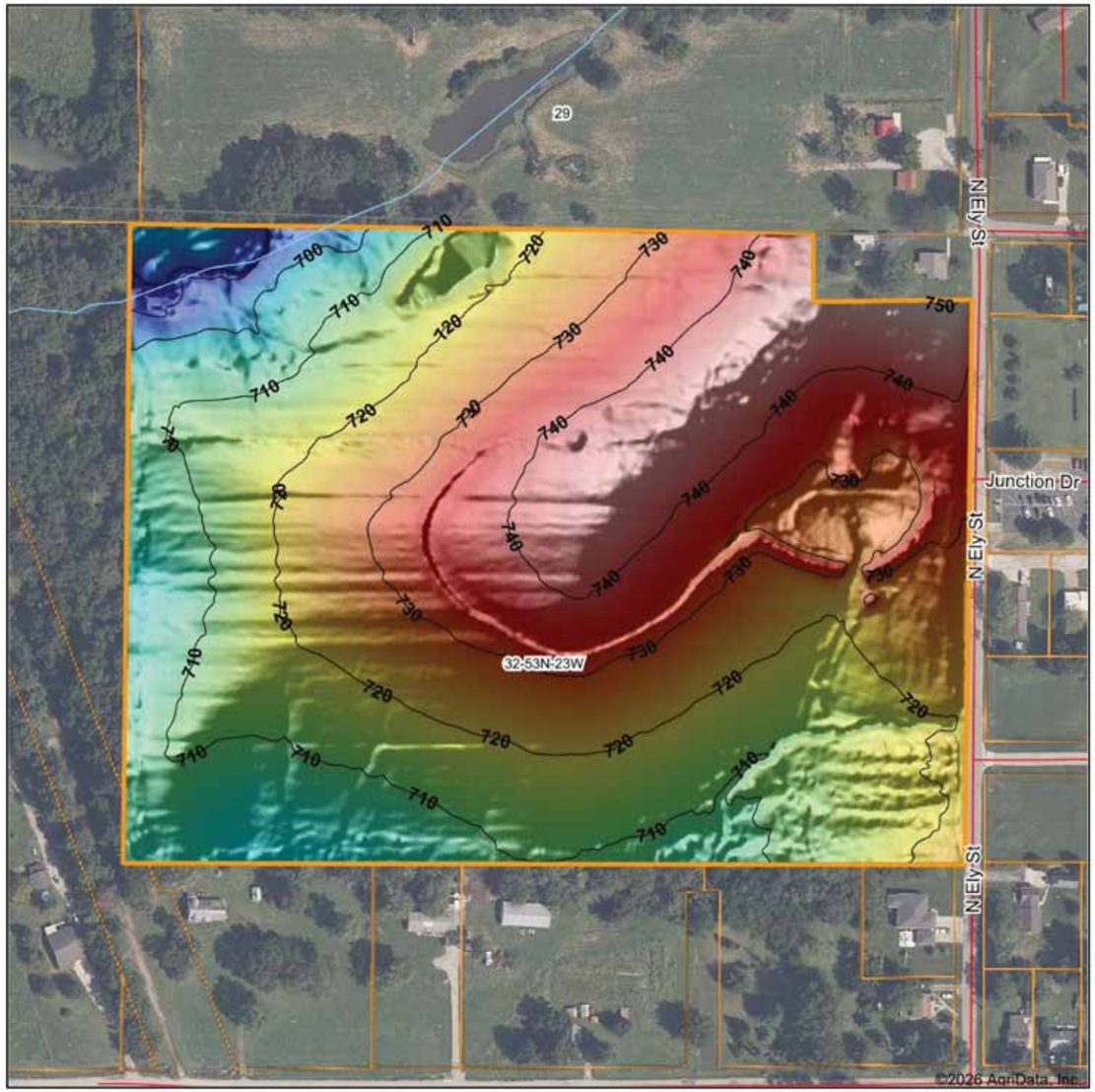
AERIAL MAPS




Carrollton
24
65
10


29
W 10th St
N Ely St
Junction Dr
32-53N-23W
N Ely St
W 7th St
W 7th St
W 7th St
©2026 AgriData, Inc.
Boundary Center: 39° 22' 6.44, -93° 30' 20.66
0ft
237ft
474ft
32-53N-23W
Carroll County
Missouri
N
W
E
S
Maps Provided By:
surety
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11/2/2026

HILLSHADE MAP



Low Elevation High

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Source:	USGS 1 meter dem
Interval(ft):	10
Min:	687.4
Max:	750.6
Range:	63.2
Average:	722.4
Standard Deviation:	13.09 ft

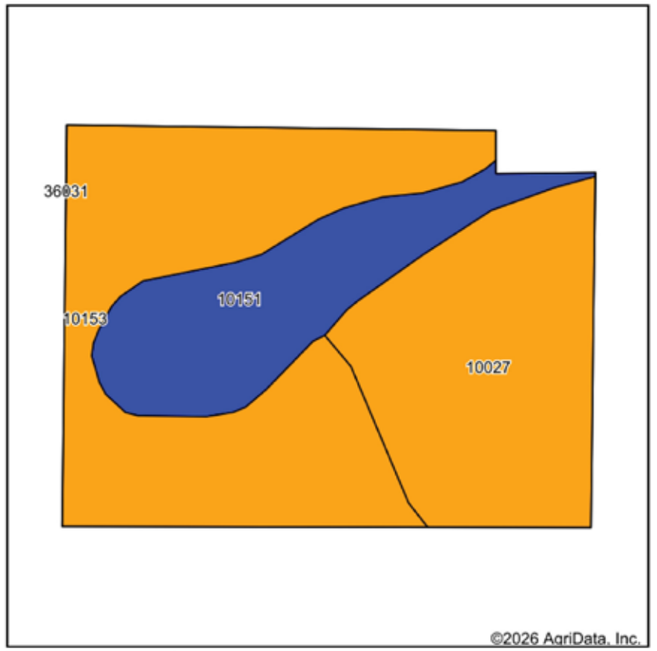
0ft 236ft 472ft

11/2/2026

32-53N-23W
Carroll County
Missouri

Boundary Center: 39° 22' 6.44, -93° 30' 20.66

SOILS MAP



Soils data provided by USDA and NRCS.



State:	**Missouri**
County:	**Carroll**
Location:	**32-53N-23W**
Township:	**Carrollton**
Acres:	**28.02**
Date:	**11/2/2026**

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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 Small Grains	*n NCCPI Soybeans
10153	Wakenda silt loam, 5 to 9 percent slopes, eroded	12.89	46.0%		> 6.5ft.	IIIe	87	87	66	71
10027	Higginsville silt loam, 5 to 9 percent slopes, eroded	9.11	32.5%		> 6.5ft.	IIIe	85	85	67	66
10151	Wakenda silt loam, 2 to 5 percent slopes	6.02	21.5%		> 6.5ft.	IIe	88	88	74	78
					Weighted Average	**2.79**	***n 86.6**	***n 86.6**	***n 68**	***n 70.9**

*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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