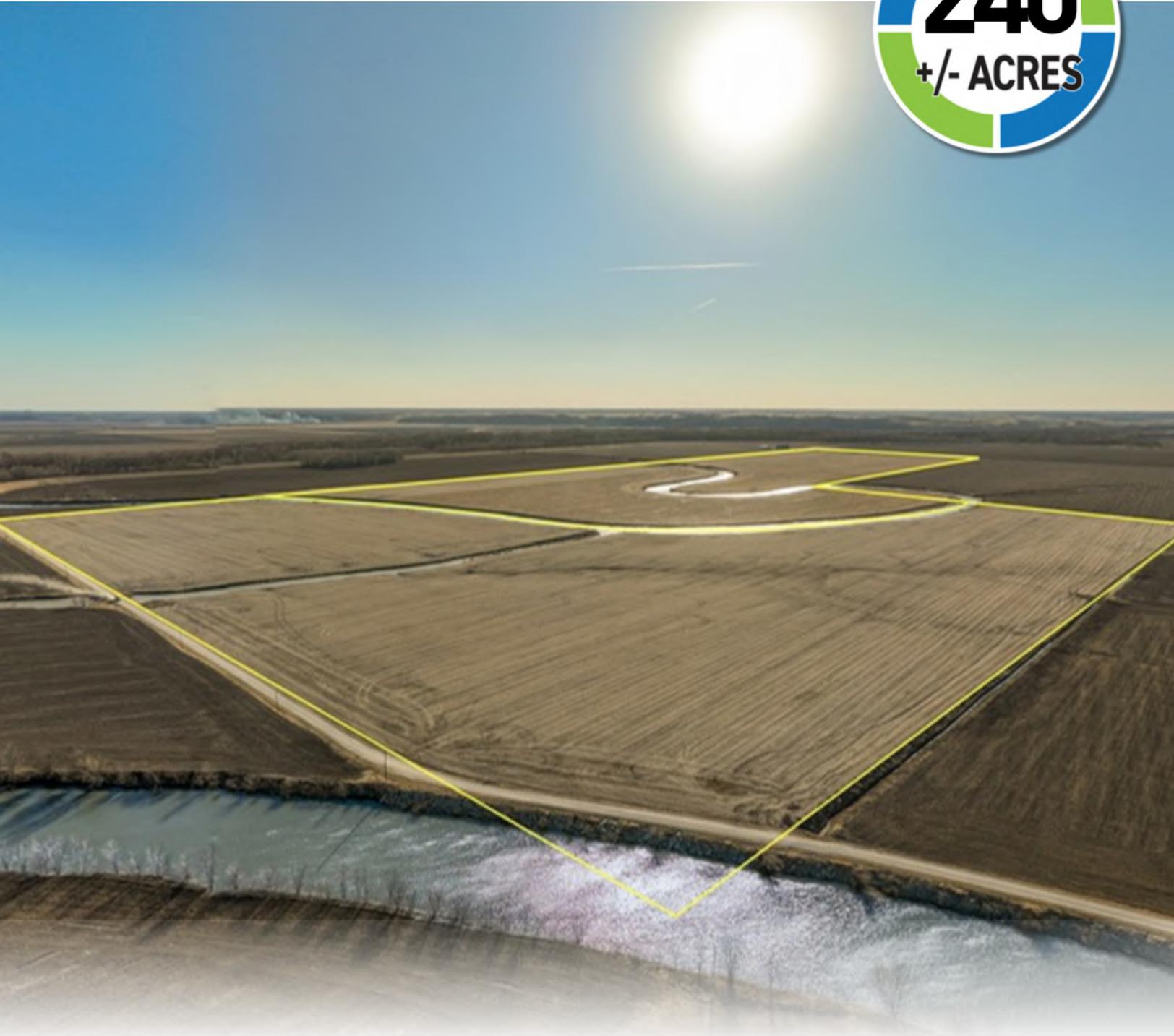


ONLINE TIMED

LAND AUCTION



MARION COUNTY, MO
THURSDAY, APRIL 9 • ENDS 1PM

660-346-8840 • 513 W BREMER AVE, WAVERLY, IA

TERMS: 10% down upon signing purchase agreement with balance due at closing. Full terms & conditions can be found on our website.
Listing Agent: Justin Pollard RE LIC #2022039554 Registered MO Auctioneer/Broker Jacob Hart RE LIC #2022039556 Phone # 319-559-2345

125,000
ACRES SOLD

**ENTIRETY • 240+/- ACRES
MARION COUNTY, MO**



**660-346-8840 • 513 W BREMER AVE, WAVERLY, IA
HIGHPOINTLANDCOMPANY.COM**



ENTIRETY • 240+/- ACRES MARION COUNTY, MO



DESCRIPTION:

High Point Land Company is honored to present an exceptional opportunity to purchase 240± acres of highly productive Mississippi River bottom land, to be sold via timed online auction closing April 9, 2026, at 1:00 PM CST. The property is offered in two tracts, providing flexibility to accommodate a variety of farming and investment strategies.

These quality tracts feature exceptional soils, including Belknap Silt Loam, Chequest Silt Clay Loam, and Carlow Silty Clay, all widely recognized for outstanding productivity and consistent performance. Backed by a strong agricultural profile and proven yield capability, this offering presents an excellent opportunity to expand an existing operation or invest in A-class tillable farmland with dependable income potential.

Situated near West Quincy along the Mississippi River corridor, the property benefits from fertile alluvial soils known for producing high-yield row crops year after year. Close proximity to river terminals, rail access, grain elevators, and major highways helps maintain competitive transportation costs and favorable basis levels. Located within an established and highly regarded farming region with proven yield history and strong tenant demand, this farmland represents a stable hard-asset investment offering both reliable returns and long-term appreciation potential.

This is a rare opportunity to acquire premium-soil farmland to complement an existing operation or strengthen an investment portfolio. It is uncommon to find this many contiguous acres of high-caliber ground in such a well-positioned location, ideal for a single operator seeking efficiency and scale. For investors, strong interest from multiple local operators offering competitive rental rates further enhances the property's appeal as a long-term income-producing asset.



ENTIRETY • 240+/- ACRES MARION COUNTY, MO

TRACT 1 - 146± ACRES (SUBJECT TO PENDING SURVEY)

- Property Address: TBD CR 353, Taylor, MO 63471
- 133.45± FSA Cropland acres
- Belknap Silt Loam, Chequest Silt Clay Loam, and Carlow Silty Clay soils
- NCCPI rating of 72.12
- Access is along the east side of CR 353

TRACT 2 - 94± ACRES (SUBJECT TO PENDING SURVEY)

- Property Address: TBD CR 355, Taylor, MO 63471
- 82.70± FSA Cropland acres
- Silt Clay Loam, Belknap Silt Loam, and Carlow Silty Clay soils
- NCCPI rating of 64.86
- Access is along the west side of CR 355

****A survey is currently being completed at the Seller's expense. The total surveyed acres for tract 1 & 2 will be updated prior to the auction ending date and will be used as the bid multiplier to determine final sale prices.****

PROPERTY FEATURES:

- Located near West Quincy along the Mississippi River corridor
- Fertile alluvial soils capable of producing consistent, high-yield row crops
- Close proximity to river terminals, rail access, grain elevators, and major highways
- Competitive transportation advantages and strong basis potential
- Situated in an established, highly regarded farming region
- Proven yield history with strong local tenant demand
- Stable hard-asset investment with reliable income potential
- Long-term appreciation opportunity

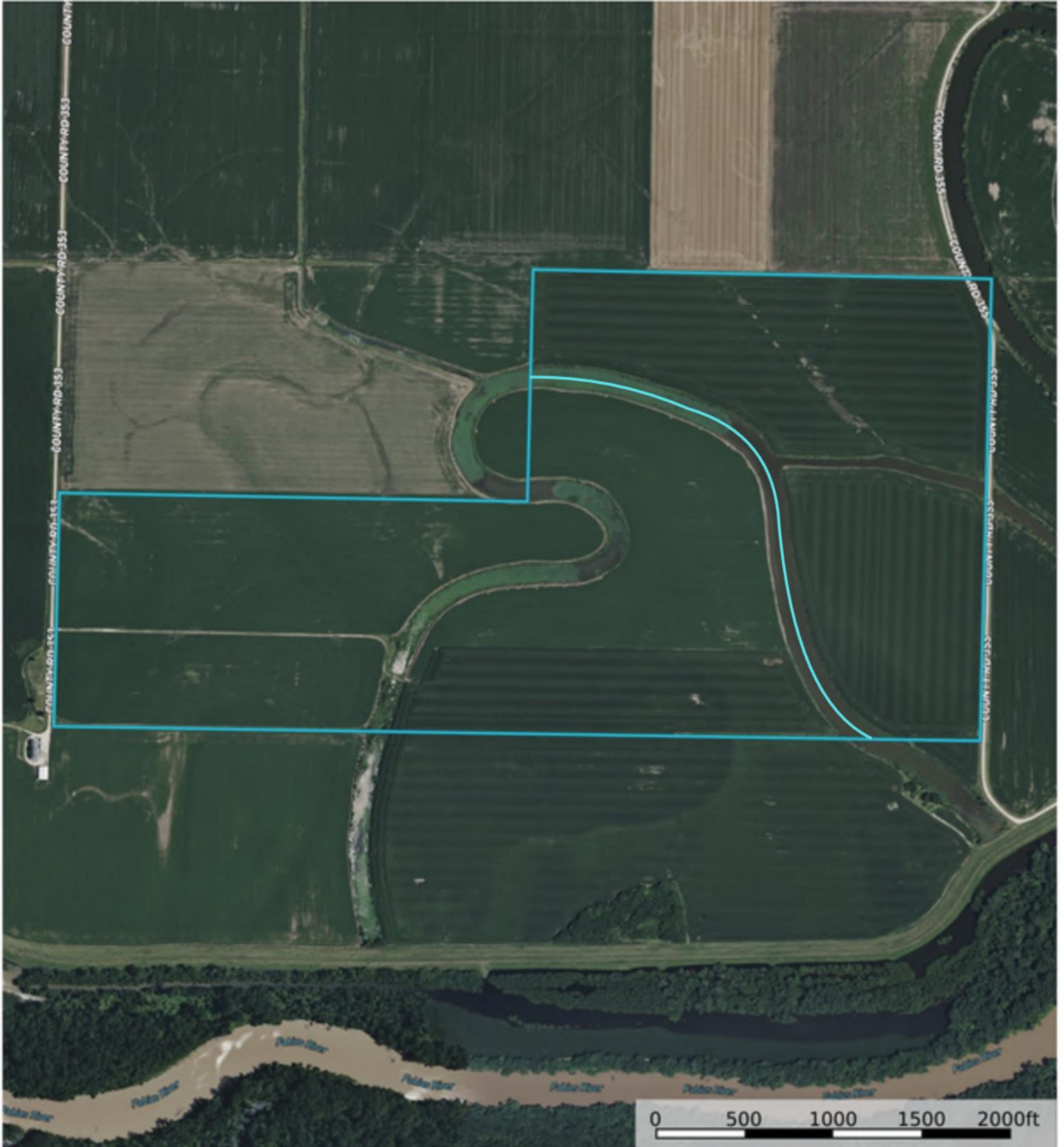
DRIVING DIRECTIONS:

Tract 1: From West Quincy, MO, go west on Hwy 24 to CR 353. Go south on CR 353 approximately 2.4 miles to the property to the east.

Tract 2: From West Quincy, MO, go west on Hwy 24 to CR 355. Go south on CR 355 approximately 2 miles to the property to the west.

AERIAL MAP

Hauworth Entirety
Missouri, AC +/-



 Boundary 1

TRACT 1 SOILS MAP



 Boundary 1

TRACT 1 SOILS MAP

Boundary 1 145.3 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
66058	Belknap silt loam, 0 to 2 percent slopes, occasionally flooded	118.2 2	81.37	0	80	2w
66075	Chequest silty clay loam, 0 to 2 percent slopes, occasionally flooded	14.79	10.18	0	69	3w
99001	Water	12.29	8.46	0	-	-
TOTALS		145.3(*)	100%	-	72.12	2.11

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



TRACT 2 SOILS MAP



Boundary 1

TRACT 2 SOILS MAP

Boundary 1 90.94 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
66075	Chequest silty clay loam, 0 to 2 percent slopes, occasionally flooded	66.71	73.36	0	69	3w
66058	Belknap silt loam, 0 to 2 percent slopes, occasionally flooded	10.89	11.98	0	80	2w
66068	Carlow silty clay, 0 to 2 percent slopes, occasionally flooded	7.57	8.33	0	56	3w
99001	Water	5.77	6.35	0	-	-
TOTALS		90.94(*)	100%	-	64.86	2.87

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



WETLANDS MAP

Hauworth Entirety
Missouri, AC +/-



- Boundary 1
- Wetlands
- Riparian

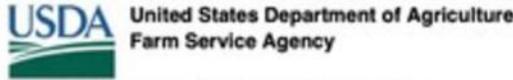
USDA MAP



<p>wht=wheat-SRW-GR C=com-YEL-GR SB=soybn-COM-GR P=mixfg-GZ H=mixfg-FG LS=mixfg-LS All fids NI *Notations on map supersede the legend *Unless notated on Map</p>	<p>Marion Co. FSA Program Year: 2026 Created: 11/6/2025 Flown: 7/6/2024</p>	<p>Wetland Determination Identifiers ● Restricted Use ▼ Limited Restrictions ■ Exempt from Conservation Compliance Provisions Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.</p>
<p>crp clu plss</p> <p>Farm 67 Tract 1530</p>	<p>1:7,920</p>	<p>All Measurements are For FSA Programs Only</p>

156EZ

MISSOURI
MARION
Form: FSA-156EZ



FARM : 67
Prepared : 2/24/26 8:47 AM CST
Crop Year : 2026

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : XXXXXXXXXX
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARCPLC G/VF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
225.38	217.10	217.10	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	217.10	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	106.40	0.00	155	0
Soybeans	106.60	0.00	45	0
TOTAL	213.00	0.00		

NOTES

Tract Number : 1530

Description : S20 T59N R5W
 FSA Physical Location : MISSOURI/MARION
 ANSI Physical Location : MISSOURI/MARION
 BIA Unit Range Number :
 CRP Contract Number(s) : None
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : WILLIAM P HAUWORTH II
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
225.38	217.10	217.10	0.00	0.00	0.00	0.00	0.0

156EZ

MISSOURI
MARION
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 67
Prepared : 2/24/26 8:47 AM CST
Crop Year : 2026

Tract 1530 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	217.10	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	106.40	0.00	155
Soybeans	106.60	0.00	45
TOTAL	213.00	0.00	

NOTES

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In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the State or Local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

TERMS AND CONDITIONS



The Terms & Conditions of Sale are set forth up on the following pages in this Property Information Packet. The information set forth and contained herein is deemed to be accurate and reliable but is not warranted or guaranteed by the Broker, its agents, farm managers, staff, appraisers, or the seller. The owner of the properties and High Point Land Company make no warranties or guarantees expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. High Point Land Company, Auctioneers, Subcontractors and/or property owners or tenants are not responsible for advertising, maps, tile system, photos, property lines or any other discrepancies, inaccuracies, or errors in marketing material. Access to property, utilities, water drainage/ditches or any measurements including but not limited to acreage, square footage, road frontage and/or mappings boundary lines shared herein has not been independently verified and is for purposes of marketing only. If access to property, exact measurement or access to utilities or ditches is a concern the property should be independently measured, investigated, tested or surveyed by prospective buyer. **All ANNOUNCEMENTS ON AUCTION DAY or UPDATED AUCTION DAY TERMS ONLINE TAKE PRECEDENCE OVER PREVIOUSLY ADVERTISED INFORMATION.** High Point Land Company LLC and its employees act as agents for the sellers. Auctions are with reserves, minimum bids, or subject to seller acceptance or rejections unless otherwise advertised as "Absolute Auction, selling without Reserve" Only the top bidder will be contacted as to the status of her/his bid. Information provided by the seller and or obtained by High Point Land Company LLC is deemed reliable and correct however all property is sold as is, where is and all buyer or sellers agree to hold harmless High Point Land Company LLC and our employees for any errors or omissions regarding anything being sold. Prospective buyers are advised to consult with an attorney of their choice with respect to the purchase of any real property including but not limited to, seeking legal advice from their own attorney regarding disclosures and disclaimers set forth below.

TERMS AND CONDITIONS

- Seller may reject any or all bids.
- Seller will provide a clear and marketable title free of any liens and encumbrances and convey property by Warranty Deed.
- The auction sale is for registered bidders & their guests. All bidding is open to the public & the property is offered for sale to qualified purchasers without regard to race, sex, color, natural origin, religion, familial status, or disability.

Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid based auctioneer's discretion of the multi parcel auction method.

2025 taxes to be prorated to date of closing. Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.

EASEMENTS- The property to be sold is subject to any restrictive covenants or easements of record and any results that an accurate survey may show.

BUYER'S PREMIUM- There will be no buyers premium on the gross total sale of this auction.

CLOSING- The successful bidder(s) will be required to sign a purchase agreement at the close of the real estate auction or within 24 hours with auction agent or electronically. electronically. Closing will be on or before May 9th, 2026 after a signed purchase agreement. A total deposit of non-refundable 10% of the purchase price will be required. Those funds will be held at Mark Twain Title Company as earnest money until closing. Balance of the purchase price must be paid in full with cashier's check at closing on or before date listed on purchase agreement signed by all parties. Closing will be at Mark Twain Title Company, 123 S Main Street, Palmyra, MO 63461.

ONLINE BIDDING- You acknowledge that the internet or data connection may be unreliable and subject to network error. High Point Land Company LLC will not guarantee that bids placed online will be transmitted to or received by auctioneer in a timely fashion. You agree to hold High Point Land Company and its employees harmless for any interruptions in online bidding. At the sole discretion of the company or auctioneer the auction may be suspended, postponed, or canceled if the internet service is unstable and interrupts any live or online auction. The auctioneer has the sole discretion to accept or reject any bid. High Point Land Company LLC retains the right at our sole discretion to add, delete or change some or all of our online auctions or services and the terms or conditions governing our online auctions at any time without notice.

ENVIRONMENTAL DISCLAIMER- The seller, broker & auctioneers do not warrant with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, and environmental conditions that may affect the usability or value of the property. No warranties are made as to the existence or nonexistence of water wells on the property, or the condition of any wells.

PROPERTY SOLD WITHOUT WARRANTY- All dimensions & descriptions are approximations only based upon the best information available & are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the seller, broker or auctioneer, their employees or agents. The property will be sold AS IS & without any warranties or representations, express or implied. Bidders shall rely solely on their own judgment, research, legal counsel, and tax advisors when purchasing this real estate.

LEASE- Farm is currently free of all leases and shall be open to farm or rent for the 2026 growing season.

CRP and/or USDA Programs- Buyer and seller agree that buyer shall succeed any and all USDA contracts. Agrees to Sign USDA documents and accept responsibility and payments for the future term of the contract. Buyer agrees to hold seller harmless and succeed all USDA contracts unless otherwise agreed upon.

Preferential Tax treatment, Green Acres or Forest Reserve Programs- Buyer agrees to accept property tax class or treatments and understands and agrees that property taxes may change due to buyer not being applicable to receive property tax benefits.

POSSESSION- Possession will be at closing unless otherwise agreed to in writing and agreeable by buyer and seller.

SURVEY- A survey is currently being completed at the Seller's expense. The total surveyed acres for tracts 1 & 2 will be updated prior to the auction ending date and will be used as the bid multiplier to determine final sale prices.

SELLER'S PERFORMANCE- The seller has agreed to the terms of the sale as published. However, the broker and auctioneer make no warranties or guarantees as to the seller's performance.

MINERAL RIGHTS- The Seller expressly reserves and retains all oil, gas, coal, and other mineral rights of any kind or nature associated with the property. No mineral rights shall be conveyed to the Buyer at closing. This reservation shall be included in the deed and other closing documents and recorded with the property's conveyance.



JUSTIN POLLARD

660-346-8840

JUSTIN@HIGHPOINTLANDCOMPANY.COM

Justin is a multi-million dollar sales agent with High Point Land Company. Justin has been connecting buyers and sellers for nearly 14 years now and has evolved into one of the top sales agents in the country. Justin specializes in representing clients who are buying and selling farmland, hunting and recreational land all over the country.

Justin has successfully completed numerous real estate transactions on behalf of his clients and has built an extensive network of contacts including investment companies, independent investors and local landowners, as well as real estate agents and brokers across the country. With his real estate knowledge, established contacts, capabilities and a plethora of resources at his disposal, Justin provides unmatched service to his clients.

On a personal level, Justin attended Northwest Missouri State University where he was a member and officer of Alpha Gamma Rho Fraternity. In 2002, Justin graduated with a Bachelor's degree in Animal Science and a minor in Commercial Agriculture. Justin currently resides in Macon with his wife, Megan, and their children, Allison and Rhett. When not assisting buyers and sellers, Justin enjoys spending time with his family, working on the farm, showing livestock, hunting, coaching football and wrestling & attending sporting events.



"We sell farms, it's what we know, what we do, and where we belong. We specialize in land and farm transactions that most likely will be our client's largest financial transaction of their lives. It's our job to get it done right."

SCAN TO SEE
MY LISTINGS



**HIGH
POINT**
LAND COMPANY