



LISTING PRICE: \$701,250







DESCRIPTION:

A Perfect Blend of Agriculture, Recreation & Local Culture Spanning 93.5 ± surveyed acres, Tract 2 of the Zerr Farm offers an incredible balance of productive farmland, premier hunting habitat, and unique local amenities. Bordered by Auxvasse Creek and designed with both agricultural income and recreation in mind, this tract is as versatile as it is attractive.

Land & Habitat:

- 63.06 ± FSA tillable acres for dependable farming income or cash rent.
- Auxvasse Creek frontage on the southern boundary provides natural deer travel corridors, especially during the rut.
- Multiple wooded fingers stretch into fertile fields, creating prime stand locations for hunters.
- A long, open field provides an unmatched 1,072-yard shooting distance, perfect for longrange target enthusiasts.
- A mix of timber, creek bottom, and tillable acres creates a habitat ideal for both whitetail deer and turkeys.

Access & Utilities:

- 40' ingress/egress and utility easement along the eastern border ensures reliable access and room for utility expansion.
- Convenient entry just off Highway Z, with quick access to Interstate 70.



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PROPERTY FEATURES:

- 10 minutes to Kingdom City
- 14 minutes to Fulton
- 34 minutes to Columbia
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- 53 minutes to Wentzville

DESCRIPTION CONTINUED:

Recreation & Local Lifestyle:

- Trail camera photos confirm large whitetail deer regularly traveling this tract.
- Excellent turkey hunting opportunities in natural funnels and wooded cover.
- Just 10 minutes from 54 Country in Kingdom City a popular local venue featuring live country bands, line dancing, and Saturday night dance lessons. Whether you're looking to enjoy a night out after a day on the farm or want to experience the heart of local country culture, 54 Country is a community favorite.

From steady agricultural returns to worldclass hunting and a connection to the local community through nearby 54 Country, Tract 2 of the Zerr Farm provides buyers with more than just land — it offers a complete lifestyle. Whether you're seeking a farm with proven income, a longrange shooting retreat, or a recreational paradise, this tract delivers on every level.

PROPERTY ADDRESS:

TBD Hwy Z, Kingdom City, MO 65262

DRIVING DIRECTIONS:

Get on I-70 E/US-40 E from Old U.S. 40 and US-54 W 4 min (1.4 mi) Follow I-70 E/US-40 E to State Hwy Z in Calwood Township. Take exit 155 from I-70 E/US-40 E 6 min (7.2 mi) Follow State Hwy Z to your destination 3 min (2.2 mi)



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AERIAL MAP

Zerr Farm Callaway County, Missouri, AC +/-





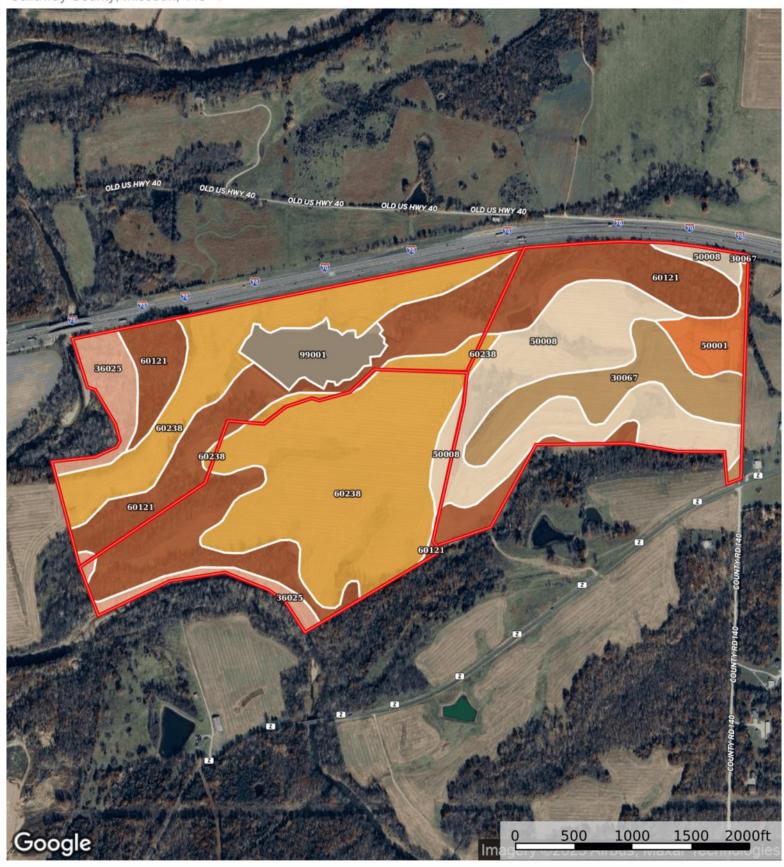


SOILS MAP

Zerr Farm

Callaway County, Missouri, AC +/-







All Polygons 288.15 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
60238	Weller silt loam, bench, 3 to 9 percent slopes	102.0 6	35.42	0	73	3е
60121	Goss-Gasconade-Rock outcrop complex, 5 to 35 percent slopes	85.98	29.84	0	30	6e
50008	Keswick silt loam, 5 to 9 percent slopes, eroded	47.25	16.4	0	58	3e
30067	Gorin silt loam, 3 to 9 percent slopes, eroded	21.1	7.32	0	70	3e
36025	Landes loam, 0 to 2 percent slopes, frequently flooded	13.51	4.69	0	65	3w
99001	Water	10.82	3.75	0	-	1
50001	Armstrong loam, 5 to 9 percent slopes, eroded	7.43	2.58	0	66	4e
TOTALS		288.1 5(*)	100%	-	54.19	3.96

^(*) 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.

Boundary 99.84 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
50008	Keswick silt loam, 5 to 9 percent slopes, eroded	44.45	44.52	0	58	3е
60121	Goss-Gasconade-Rock outcrop complex, 5 to 35 percent slopes	26.12	26.16	0	30	6e
30067	Gorin silt loam, 3 to 9 percent slopes, eroded	21.1	21.13	0	70	Зе
50001	Armstrong loam, 5 to 9 percent slopes, eroded	7.43	7.44	0	66	4e
60238	Weller silt loam, bench, 3 to 9 percent slopes	0.74	0.74	0	73	Зе
TOTALS		99.84(100%	-	53.92	3.8

^(*) 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.

Boundary 95.38 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
60238	Weller silt loam, bench, 3 to 9 percent slopes	38.26	40.11	0	73	3e
60121	Goss-Gasconade-Rock outcrop complex, 5 to 35 percent slopes	37.32	39.13	0	30	6e
99001	Water	10.82	11.34	0		-
36025	Landes loam, 0 to 2 percent slopes, frequently flooded	8.98	9.41	0	65	3w
TOTALS		95.38(*)	100%	-	47.14	4.32

^(*) 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.

Boundary 92.93 ac

SOIL CODE SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP	
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60238	Weller silt loam, bench, 3 to 9 percent slopes	63.06	67.85	0	73	3e
60121	Goss-Gasconade-Rock outcrop complex, 5 to 35 percent slopes	22.54	24.25	0	30	6e
36025	Landes loam, 0 to 2 percent slopes, frequently flooded	4.53	4.87	0	65	3w
50008	Keswick silt loam, 5 to 9 percent slopes, eroded	2.8	3.01	0	58	3e
TOTALS		92.93(100%	-	61.72	3.73

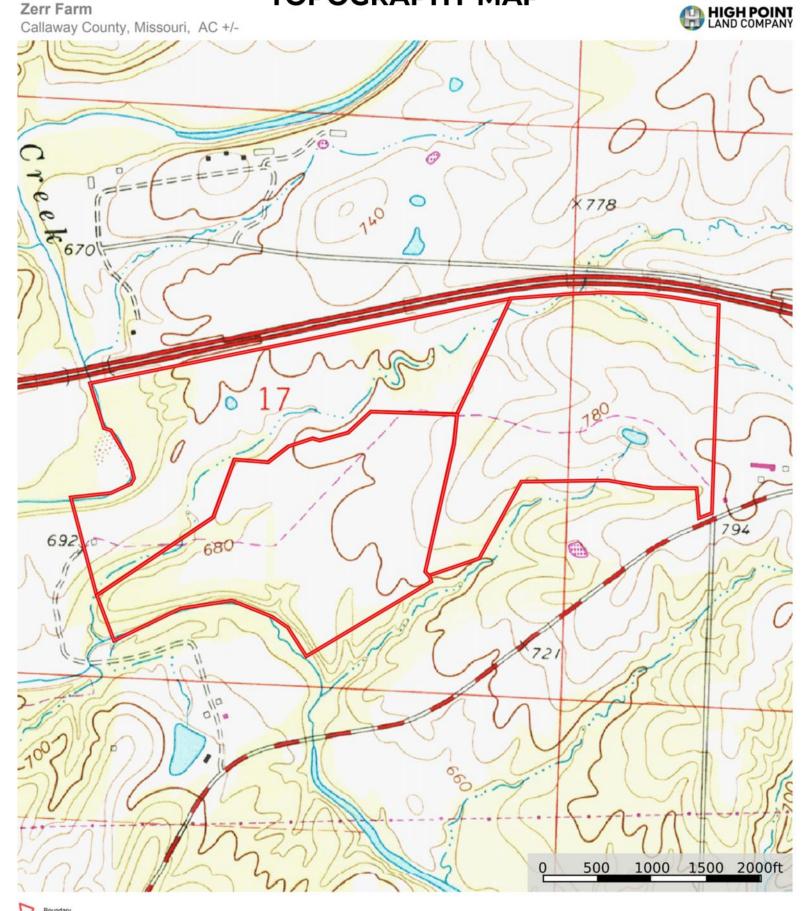
(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



Grazing Cultivation

- (c) climatic limitations (e) susceptibility to erosion
- (s) soil limitations within the rooting zone (w) excess of water

TOPOGRAPHY MAP

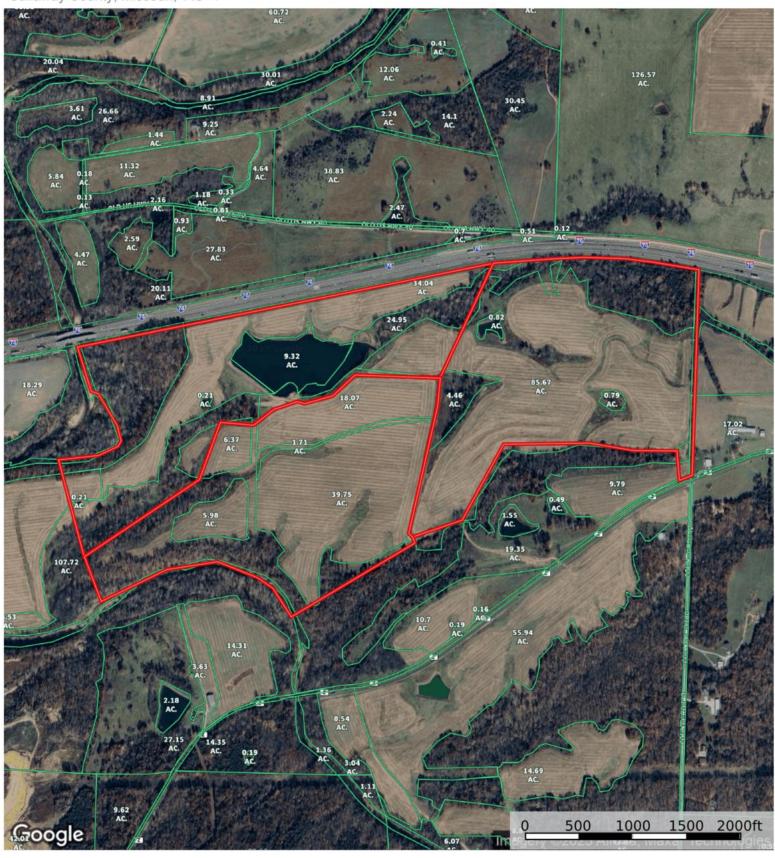


FSA MAP

Zerr Farm

Callaway County, Missouri, AC +/-









TRAVIS OWEN

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Travis was born and raised just outside of Middletown, Missouri. He spent his childhood in the outdoors hunting and working on the family farm. After graduation, he hit the road as a pipefitter hunting from state to state on his days off. In 2021 Mr. Owen moved back to Missouri purchasing his first piece of ground with his wife in Lincoln County, MO. During the off-season, he enjoys improving the habitat for the local wildlife and has extensive knowledge on timber stand improvement, invasive species removal, or putting fire to use on the landscape. Travis has a wealth of outdoor knowledge from hunting, farming, and dirt work and a passion for helping others succeed no matter what their goals are. From setting up a property for more efficient hunting and a higher likelihood of encounters with target game species, to solving erosion problems with soil conservation efforts, or creating land improvements he is eager to help you every step of the way in your Eastern Missouri land intentions.

"Unfortunately we had to sell some of our family farm in order to help fund medical expense for our mother. Choosing Travis Owen at High Point Land company was one of the best decisions we could have made. Travis went to our farm and walked the land. He helped us decided what the best portion of land to sell would be and started a terrific marketing plan. He took great drone footage of the area and got the word out about our property. He took the time to learn the history of the farm and what it meant to us and made sure to let all of the potential buyer know how special it was. He did a great job of walking us through the entire process and help us get top dollar for our property. We appreciate everything he did for us and helping us with this process."

-JAMES SPANGLER









