



HIGH POINT
LAND COMPANY



FOR SALE

CALLAWAY COUNTY, MO

573-470-8776 • 109 E MAIN ST. PERRY, MO 63462
HIGHPOINTLANDCOMPANY.COM



92.3+/- ACRES • CALLAWAY COUNTY, MO

LISTING PRICE: \$738,400



DESCRIPTION:

The Ultimate Recreational & Investment Property

Tract 3 of the Zerr Farm offers 92.3 ± surveyed acres of prime Missouri land with unmatched recreational opportunities. Featuring a 12acre stocked lake, fertile farmland, and a unique deer travel pinch point, this tract is a rare find for those seeking both income and lifestyle. With no restrictions and easy access, the possibilities are wide open.

Land & Water:

- 26.66 ± FSA tillable acres for dependable farming income.
- A 12 ± acre lake, stocked with largemouth bass and bluegill, ideal for fishing and recreation.
- Includes a boat ramp large enough to launch any reasonably sized bass boat.
- The lake could also serve as a cooling pond, offering versatility for alternative uses.
- Fertile river bottoms with several mature walnut trees, adding both value and natural beauty.

Wildlife & Hunting:

- Auxvasse Creek pinch point below the bridge — the only safe crossing for deer and turkey across the 3lane stretch of Interstate 70 for miles east or west.
- This natural funnel creates outstanding trophy whitetail and turkey hunting opportunities.
- A mix of timber, tillable ground, and creek bottom ensures consistent wildlife movement.



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PROPERTY FEATURES:

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

Lifestyle Features:

- Historic Sugar Shack:
 - Built with concrete flooring and traditional maple syrup cooking pits.
 - Can double as a cozy gathering space to hang deer and host friends & family after a successful hunt.
- Property is located just 10 minutes from 54 Country in Kingdom City, a beloved local venue known for line dancing, live music, and Saturday night gatherings.

Access & Utilities:

- Served by the same 40' ingress/egress and utility easement as Tract 2, providing reliable access and room for future utility expansion.
- No restrictions — giving you full freedom to use the property as you see fit.
- Convenient access from Highway Z with easy connection to Interstate 70.

From its 12acre fishing and cooling pond to its unmatched hunting funnel along Auxvasse Creek, Tract 3 of the Zerr Farm offers everything an outdoorsman or investor could want. With no restrictions and direct access through a 40' easement, this tract is ready for farming, recreation, or a custom vision of your own. Whether you're fishing bass on a Saturday morning, hunting whitetails in the fall, or dancing the night away at 54 Country, this property delivers a lifestyle few others can match.

Property Address:

TBD Hwy Z, Kingdom City, MO 65262

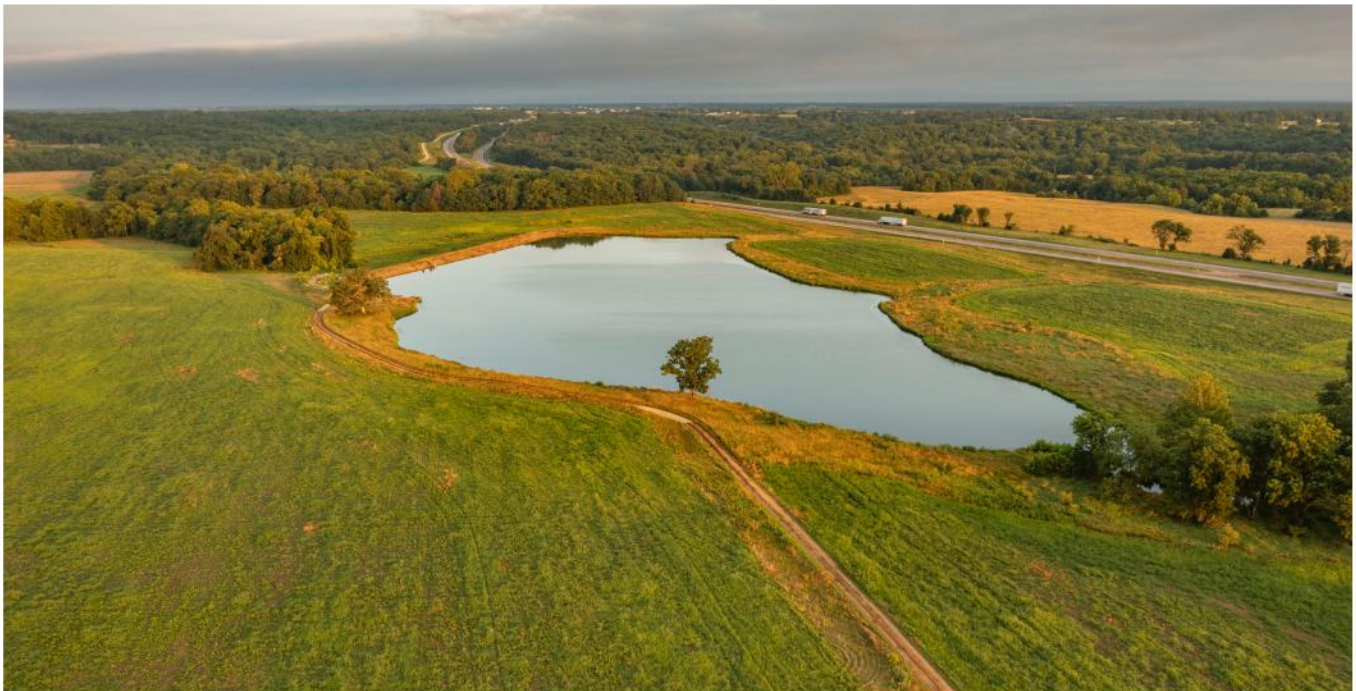
Driving Directions:

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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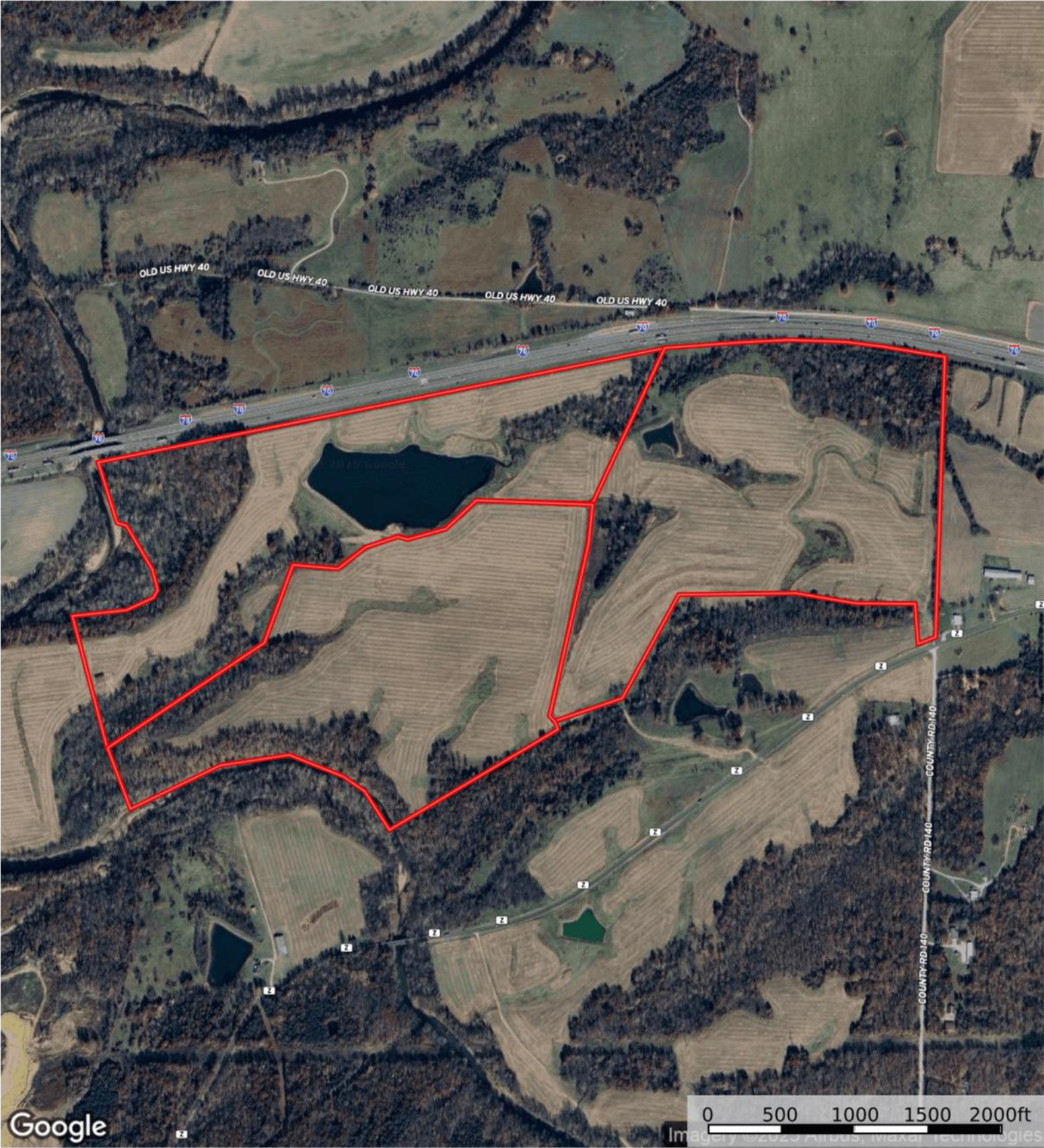
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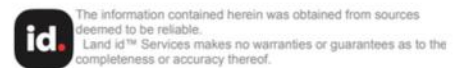
Zerr Farm
Callaway County, Missouri, AC +/-

AERIAL MAP



Boundary

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	102.06	35.42	0	73	3e
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	-	-
50001	Armstrong loam, 5 to 9 percent slopes, eroded	7.43	2.58	0	66	4e
TOTALS		288.15(*)	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	3e
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	3e
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	3e
TOTALS		99.84(*)	100%	-	53.92	3.86

(*) 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.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

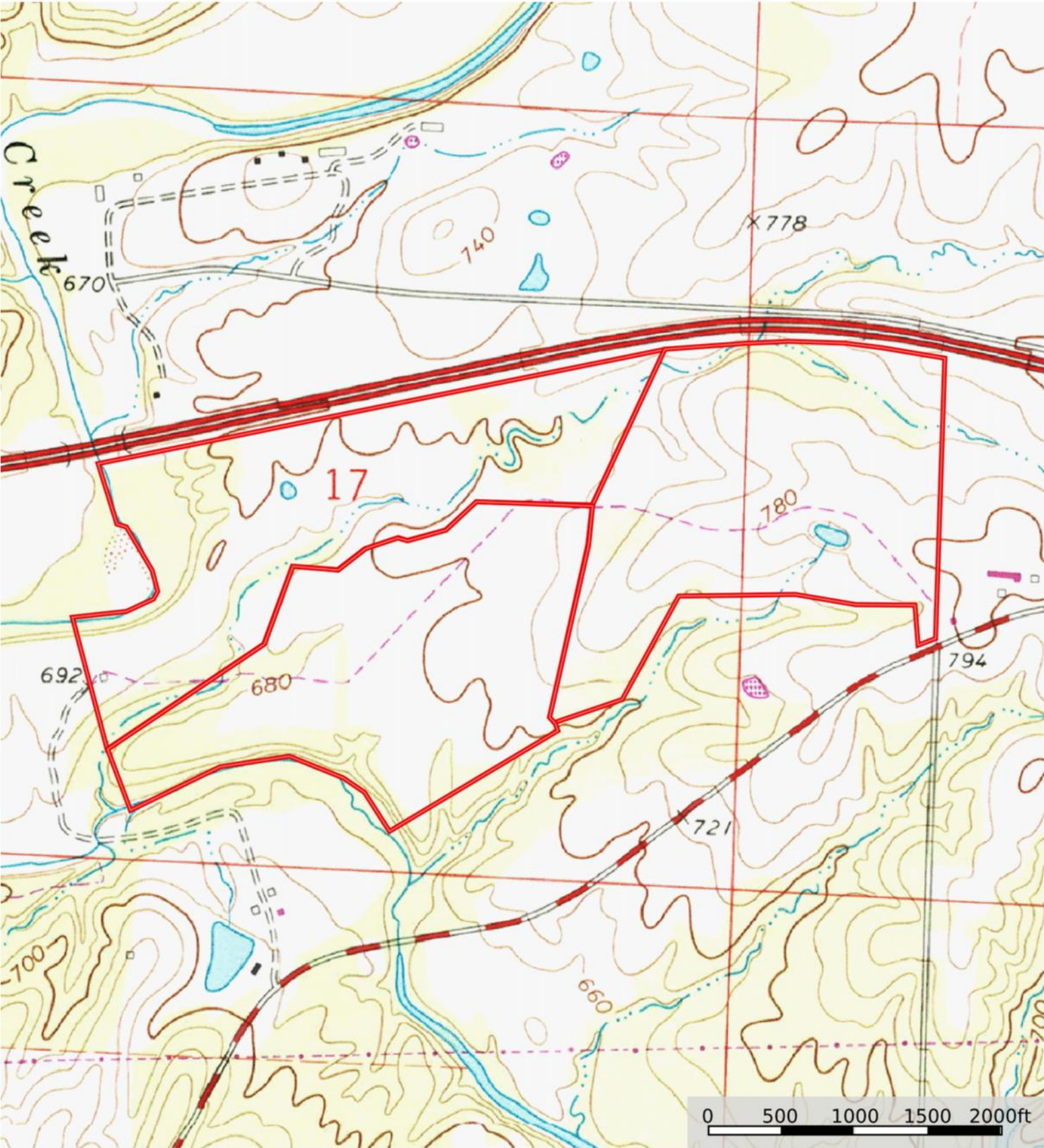
Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

Zerr Farm
Callaway County, Missouri, AC +/-

TOPOGRAPHY MAP

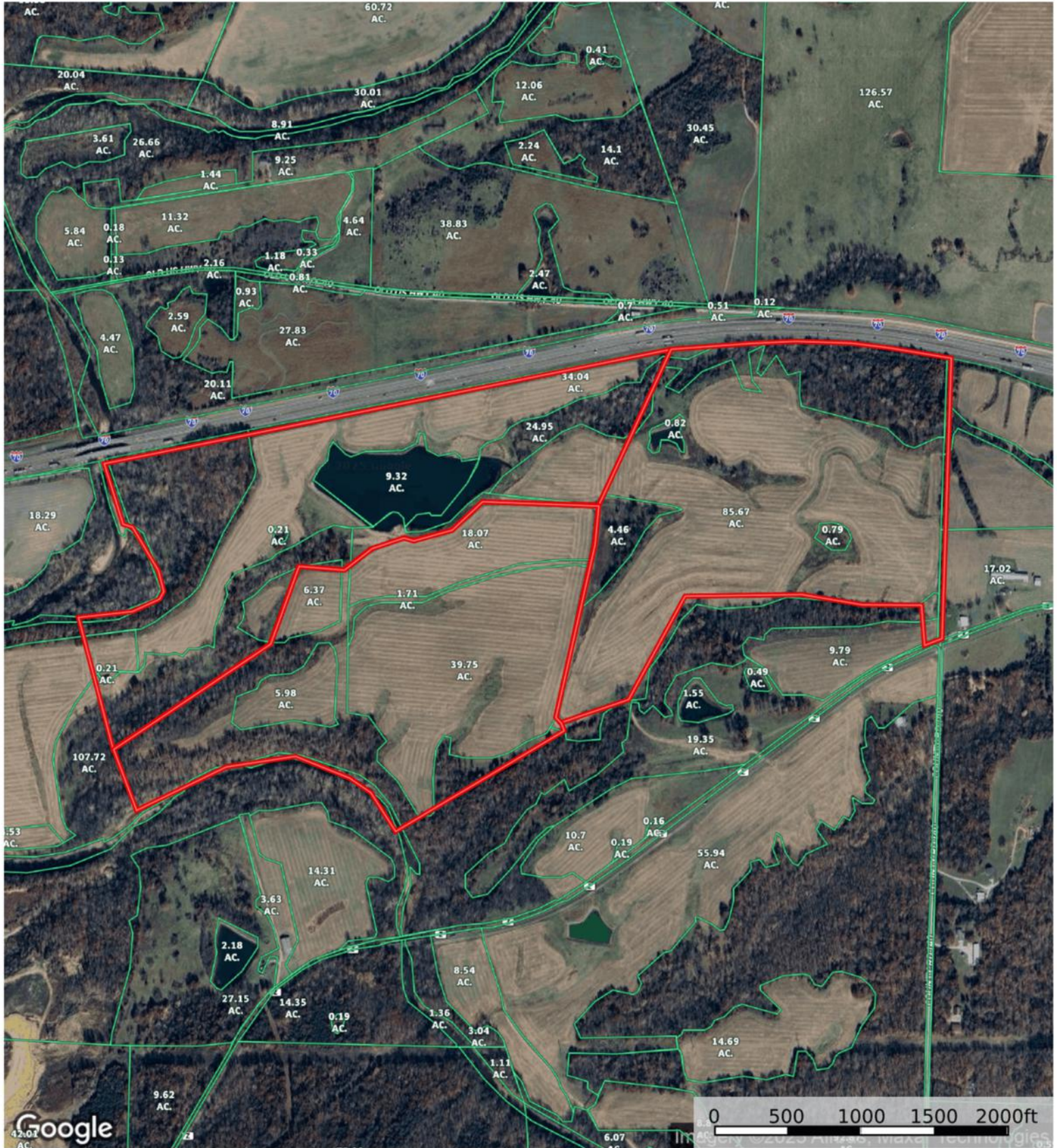


Boundary

FSA MAP

Zerr Farm

Callaway County, Missouri, AC +/-





TRAVIS OWEN

573-470-8776

TRAVIS@HIGHPOINTLANDCOMPANY.COM

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



SCAN TO SEE
MY LISTINGS



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