



HIGH POINT
LAND COMPANY



FOR SALE

CALLAWAY COUNTY, MO



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



102.6+/- ACRES • CALLAWAY COUNTY, MO

LISTING PRICE: \$769,500



DESCRIPTION:

Located just east of Calwood, Missouri with direct access off Highway Z and 1.11± miles of I-70 frontage, the Zerr Property presents an exceptional opportunity for both recreation and income. Boasting 85.67± tillable acres, this farm provides solid returns under a current crop-share arrangement, generating approximately \$150–\$160/acre annually for the owner.

A scenic 12-acre lake, access to Auxvasse Creek, and municipal water, electric, and fiber optic service at the southeast corner make this a highly versatile property with excellent development potential.

For hunters, this property is a rare gem. A natural wildlife pinch point under the Calwood bridge funnels game from both sides of I-70, offering one of the only safe crossings for several miles in either direction. This unique feature—combined with ample cover, abundant food, and water sources—makes it a trophy deer and turkey haven, with proven genetics and heavy movement patterns.

The property benefits from direct highway access as well as a recorded easement, and sits within a critical flyway just south of Mexico, MO—an area known for strong bird migration patterns through the Mexico–Williamsburg–Hatfield corridor.

Whether you're seeking high-performing tillable acres, world-class hunting, or a strategic investment with infrastructure and visibility, the Zerr Property checks every box.



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PROPERTY FEATURES:

- 102.6 surveyed acres
- 85.67 FSA tillable acres for row crop production or cash rent
- 16 +/- acres of timber providing cover for wildlife and recreational use
- 0.82-acre pond with multiple areas suitable for building additional lakes or ponds
- 1913.9 feet of Interstate 70 frontage for visibility and future income opportunities
- Deeded access from Highway Z (SW corner)
- Utilities on site:
- Fiber optic internet
- Municipal water
- Electric service
- High elevation — the highest point on the farm with panoramic views
- Billboard income potential along Interstate 70
- Excellent whitetail deer habitat — trail camera photos show large deer in the area

PROXIMITY TO KEY TOWNS:

- 34 minutes to Columbia
- 14 minutes to Fulton
- 10 minutes to Kingdom City
- 53 minutes to Wentzville
- Versatile use: farming, hunting, building site, or investment/development

PROPERTY ADDRESS:

I 70 / State Road Z, Kingdom City, MO, 65262

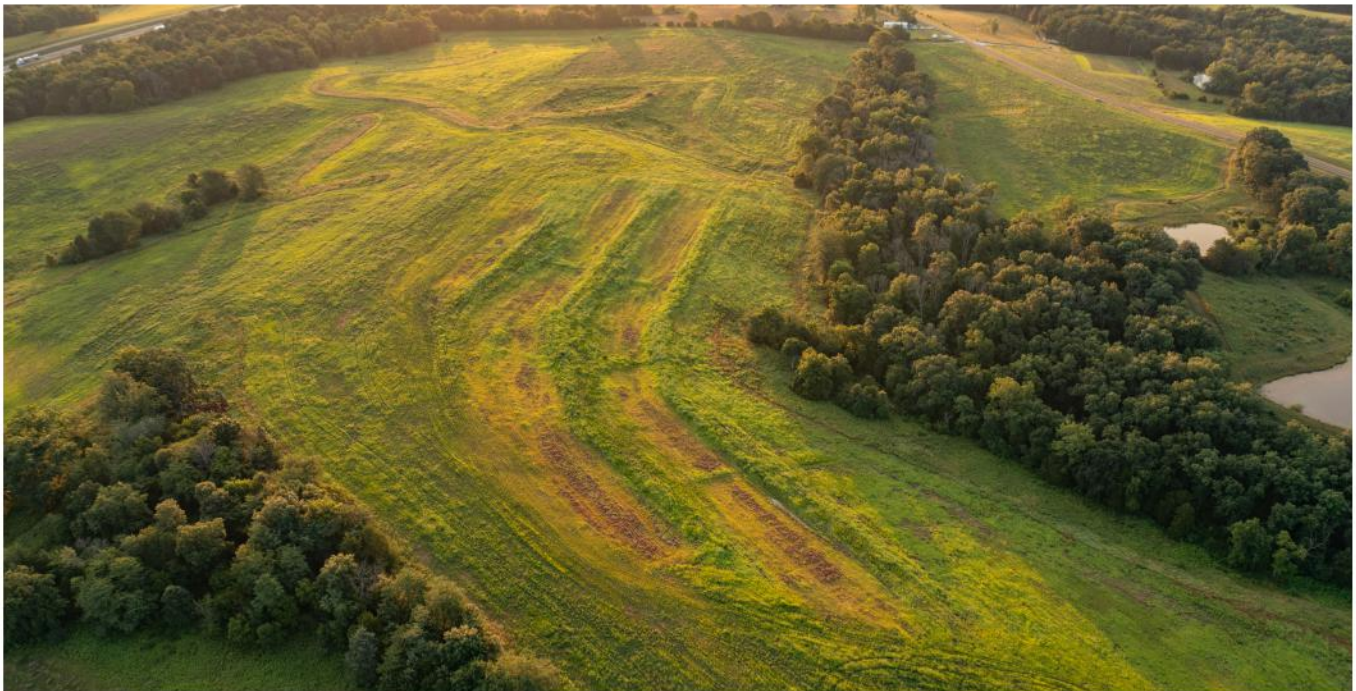
DRIVING DIRECTIONS:

Head southwest on US-54 W toward Old U.S. 400.7 mi Turn left to merge onto I-70 E/US-40 E toward St Louis 7.3 mi Take exit 155 for Missouri A/Missouri Z toward Bachelor/Calwood 0.2 mi Turn right onto State Hwy Z 1.0 mi



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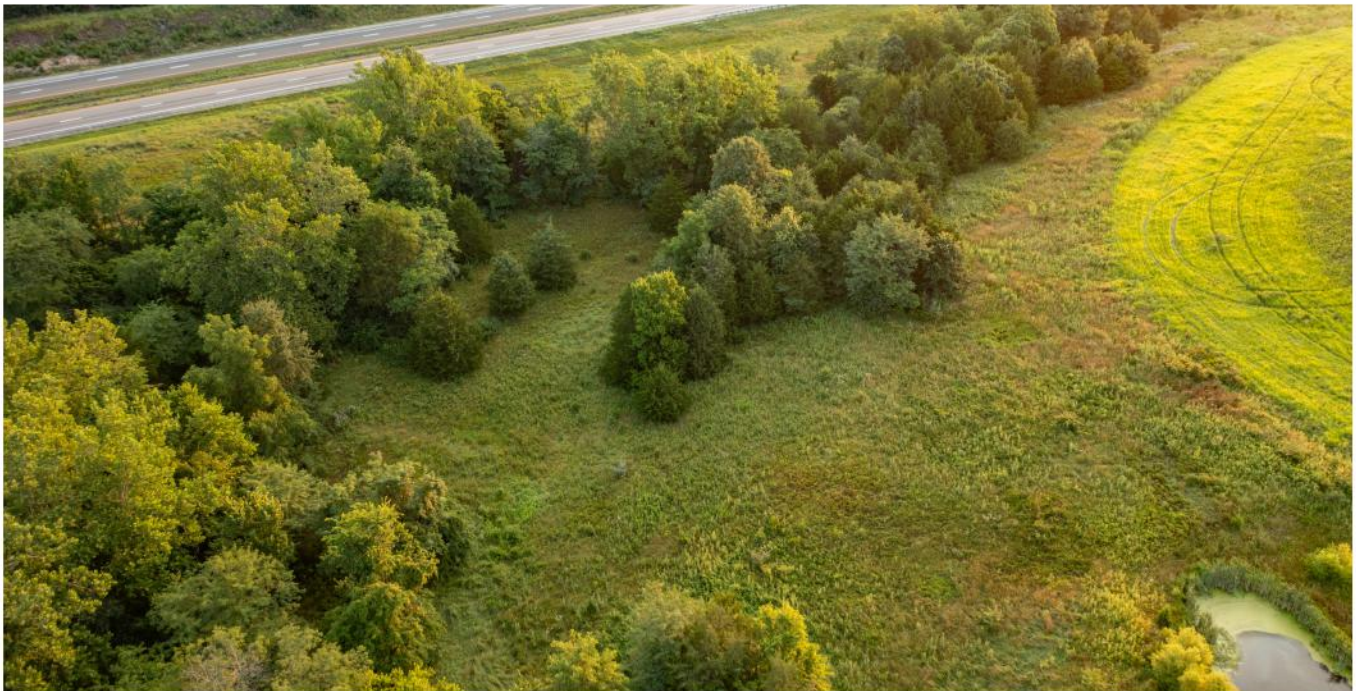


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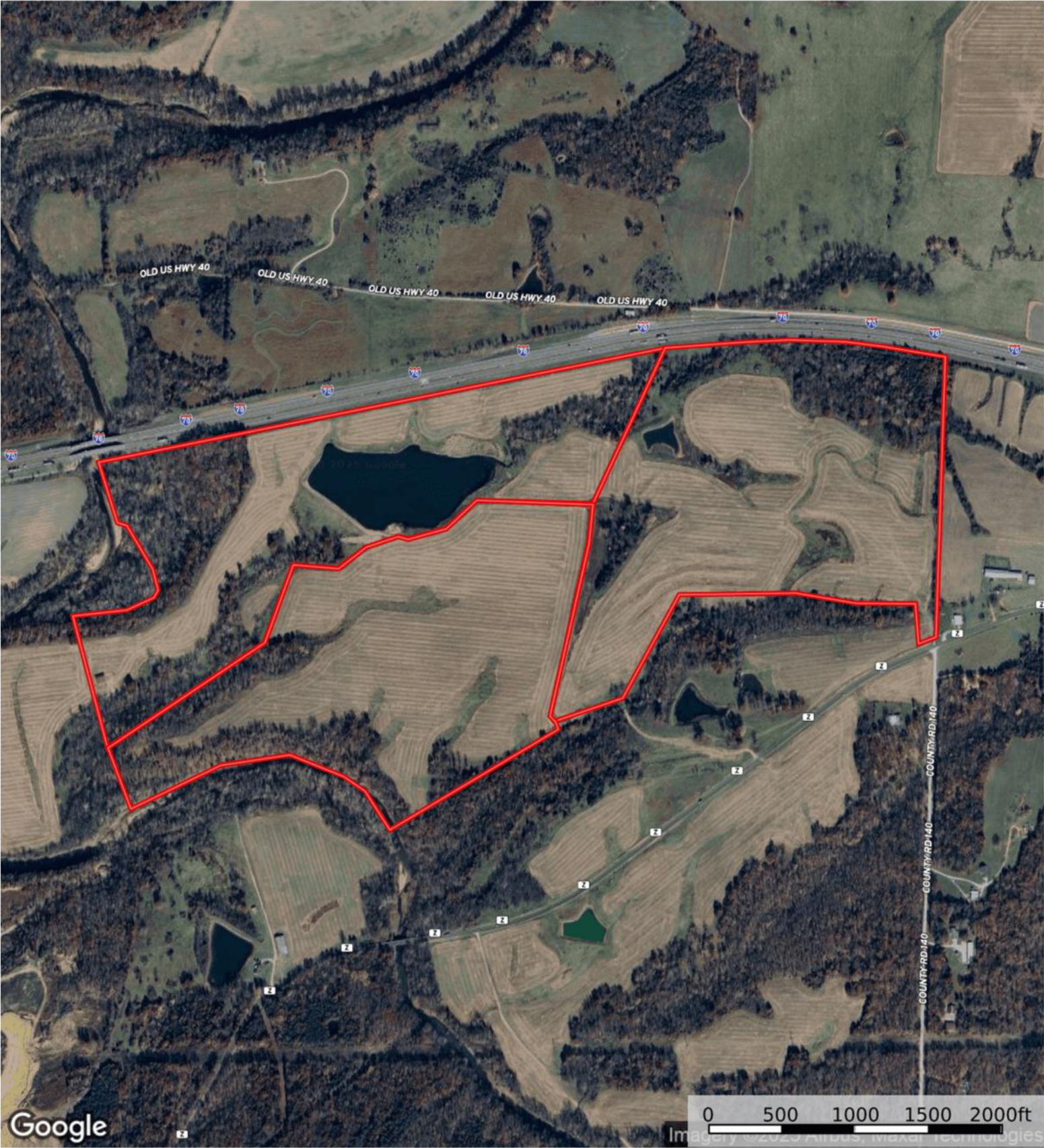
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Zerr Farm
Callaway County, Missouri, AC +/-

OVERHEAD MAP



Boundary

Callaway County, Missouri, AC +/-

HIGH POINT
 LAND COMPANY Boundary

28375 Highway B

id. The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

SOILS MAP

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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SOILS MAP

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	•							

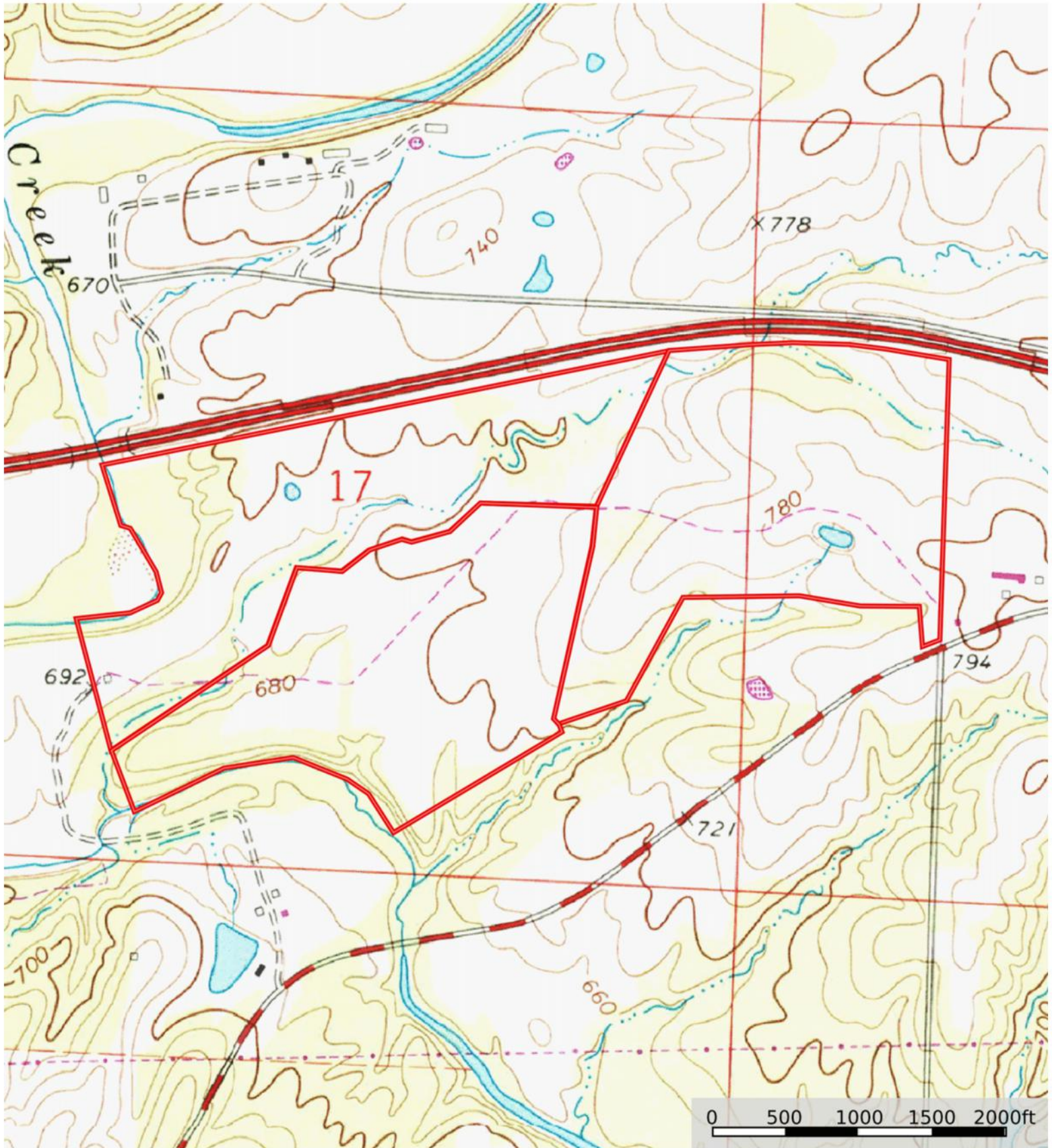
Grazing Cultivation

(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



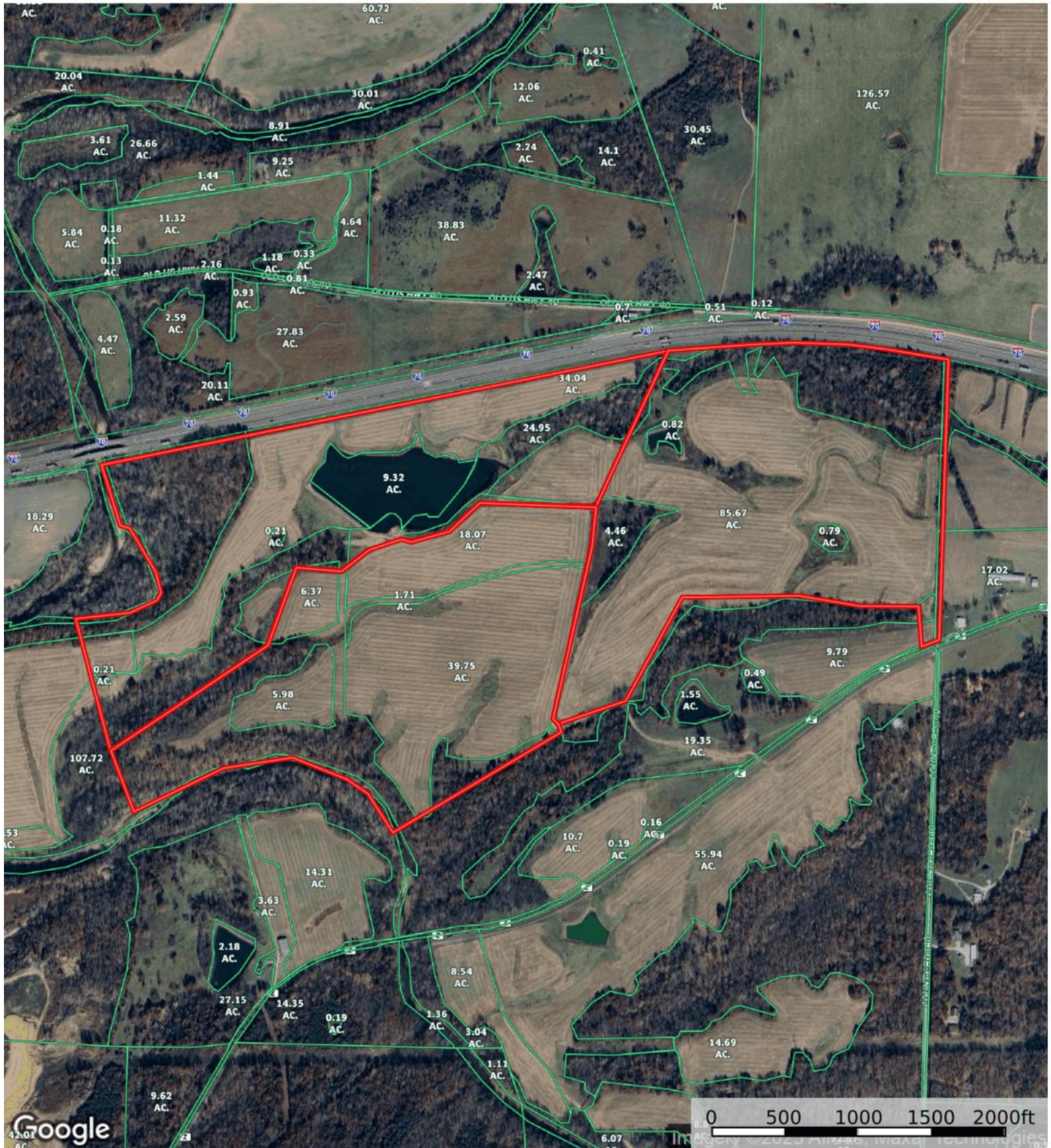
Boundary



Zerr Farm

Callaway County, Missouri, AC +/-

FSA MAP



Boundary

Luke Mitchell

P: (573) 541-1232

Highpointlandcompany.com

28375 Highway B



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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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