

ONLINE TIMED

LAND AUCTION

111.21
+/- ACRES



**HIGH
POINT**
LAND COMPANY

HIGHPOINTLANDCOMPANY.COM

LINCOLN COUNTY, MISSOURI
TUESDAY, AUGUST 12 • ENDS 1PM

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

TERMS: 10% down upon signing purchase agreement with balance due at closing. This sale does not include a buyer's premium. Full terms & conditions can be found on our website.
Listing Agent: Travis Owen RE LIC #2022046508 Registered MO Auctioneer/Broker Jacob Hart RE LIC #2022039556 Phone # 319-559-2345



ENTIRETY - 111.21+/- ACRES LINCOLN COUNTY, MO



DESCRIPTION:

High Point Land Company is proud to present 111.21+/- Acres in Lincoln County, MO up for sale at an online timed auction with bids ending at 1pm Tuesday, August 12th, 2025.

Welcome to Stonewall Farms, an exceptionally managed and highly productive hay and cattle farm with a strong history of stewardship and soil health. Formerly known as the Tillotson Farm, this property totals 111 +/- acres and is being offered in two tracts: 63+/- acres and 48+/- acres.

Stonewall Farms has benefitted from years of rotational bale grazing, where hay was unrolled across the pasture each winter. This practice has distributed organic matter evenly across the landscape, significantly enriching the soil. Past applications of liquid fish fertilizer have further enhanced fertility and contributed to the farm's lush, thick hay stands.

Importantly, this land has not seen a drop of synthetic fertilizer nor a pass of herbicide in over a decade. Instead, a proactive approach of timely brush hogging has kept weed pressure low without sacrificing soil biology. The result is a resilient, naturally fertile farm that's as productive as it is sustainable.

With gentle slopes throughout, the land is suitable for row cropping, yet it's currently fenced for easy cattle rotation. Several water spigots are already in place, allowing for the creation of smaller paddocks with ample water access. The property includes three ponds, two smaller ones on the upper tract and a large, scenic pond on the lower tract.

A wooded drainage and small block of timber add both character and recreational value, providing excellent deer hunting opportunities. This area is well-known for producing trophy-class whitetail and for its fertile, tightly held ground that rarely becomes available.

Whether you're looking to expand your cattle operation, establish a sustainable hay or grain farm, or secure a diverse and beautiful recreational tract, Stonewall Farms checks all the boxes.



TRACT 1 • 63.21+/- ACRES LINCOLN COUNTY, MO

PROPERTY FEATURES:

- 63.21 Acres
- 59 Acres +/- of pasture ground
- 77.35 NCCPI
- Gently sloping
- Incredible views
- Great deer neighborhood
- Thick hay
- Has been farmed without synthetic fertilizers for 10+ years
- 2 Ponds
- Shared Well
- Gnade Rd Access

PROPERTY ADDRESS:

TBD Gnade Rd, Elsberry, MO 63343

DRIVING DIRECTIONS:

Head northwest on MO-79 N/N Main St toward Dubois St Continue to follow MO-79 N 2.0 mi Turn left onto Missouri CC 3.9 mi Turn right onto Gnade Rd





TRACT 2 • 48+/- ACRES LINCOLN COUNTY, MO

PROPERTY FEATURES:

- 48 +/-
- 46.1 Pasture Acres
- 77.35 NCCPI
- Gently sloping
- Incredible views
- Great deer neighborhood
- Thick hay
- Has been farmed without synthetic fertilizers for 10+ years
- 1 lake
- Shared well
- Gnade Rd Access
- Great views

PROPERTY ADDRESS:

TBD Gnade Rd, Elsberry, MO 63343

DRIVING DIRECTIONS:

Head northwest on MO-79 N/N Main St toward Dubois St Continue to follow MO-79 N 2.0 mi Turn left onto Missouri CC 3.9 mi Turn right onto Gnade Rd



AERIAL MAP

Stonewall Farms
Missouri, AC +/-



Boundary

Luke Mitchell
P: (573) 541-1232

Highpointlandcompany.com

28375 Highway B

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




Boundary

SOILS REPORT

I  All Polygons 111.75 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
60168	Menfro silt loam, 5 to 9 percent slopes, eroded	58.16	52.05	0	79	3e
60003	Menfro silt loam, 9 to 14 percent slopes, eroded	46.97	42.04	0	76	4e
60165	Menfro silt loam, 2 to 5 percent slopes	6.62	5.92	0	84	2e
TOTALS		111.75(*)	100%	-	78.04	3.36

(*) 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.

I  Boundary 63.22 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
60003	Menfro silt loam, 9 to 14 percent slopes, eroded	35.1	55.53	0	76	4e
60168	Menfro silt loam, 5 to 9 percent slopes, eroded	28.12	44.49	0	79	3e
TOTALS		63.22(*)	100%	-	77.35	3.56

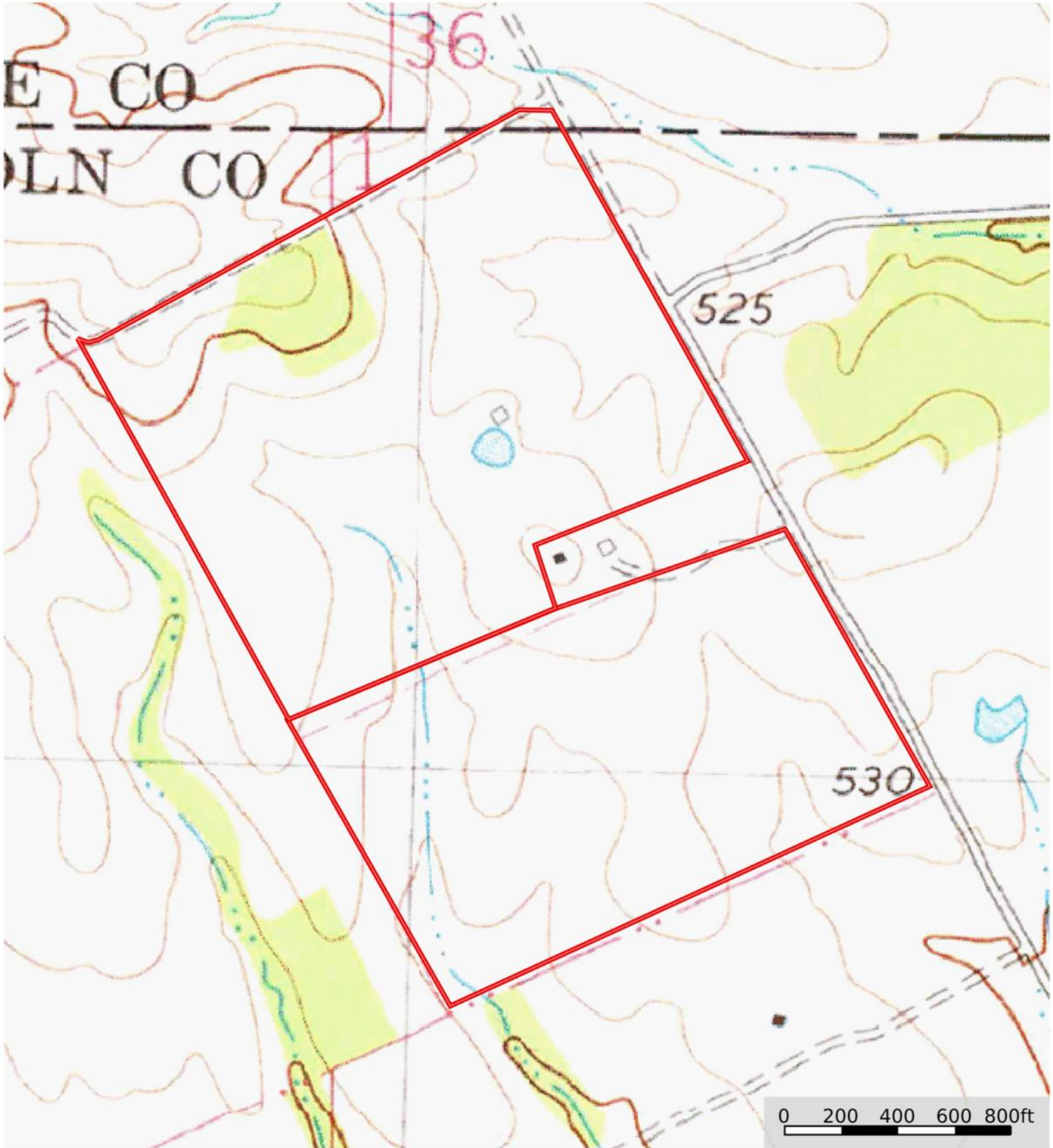
(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

I  Boundary 48.53 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
60168	Menfro silt loam, 5 to 9 percent slopes, eroded	30.04	61.9	0	79	3e
60003	Menfro silt loam, 9 to 14 percent slopes, eroded	11.87	24.46	0	76	4e
60165	Menfro silt loam, 2 to 5 percent slopes	6.62	13.64	0	84	2e
TOTALS		48.53(*)	100%	-	78.95	3.11

(*) 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.

TOPOGRAPHY MAP



 Boundary



Boundary

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- This sale does not include a buyer's premium.

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. Closing will be on or before September 26th, 2025 after a signed purchase agreement. A total deposit of non-refundable 10% of the purchase price will be required. Those funds will be placed in the All County Title Company, Troy, Missouri, 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 under the supervision of All County Title Company, Troy, Missouri.

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 lease and shall be open to farm or rent for the 2025 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- Survey will be completed prior to closing. Costs will be split 50/50 between the seller and buyer(s).

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- All mineral rights, if any, held by seller will be transferred upon closing. However, the Seller does not warrant the amount or adequacy of the mineral rights.



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.

When my family needed to sell a portion of our historic family farm that has been in our family since the 1850's, we contacted Travis. His professionalism and knowledge was like no other. Travis thoroughly enjoys what he does and will do whatever it takes to make your experience as easy and painless as possible. After working with him, I will never use anyone else. Choose Travis, you won't regret it.

-TOM SPANGLER

"Knowledgable. Professional. Passionate. Sincere. All these and more are traits on full display when working with Travis Owen. While looking at ground in eastern Missouri, his pride in his work, and depth of local knowledge and land history was a welcome breath of fresh air, and was truly appreciated. His dedication to his clients was evident as even while we were enjoying some springtime turkey action, his phone was never far away!"

-BEECHRIDGEOUTFITTERS



SCAN TO SEE
MY LISTINGS



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