



MONTGOMERY COUNTY, MO



40+/- ACRES · MONTGOMERY COUNTY, MO

LISTING PRICE: \$350,000







DESCRIPTION:

The Bruns Farm offers 40± acres of nearly all tillable land in a convenient and accessible location. While the soils are more modest compared to some larger tracts, this property has a proven production history, offering dependable yields and steady income potential.

Small, manageable tracts with this kind of proven output are hard to come by. Whether you're looking to expand your operation, secure a starter farm, or add a steady investment piece to your portfolio, the Bruns Farm is a solid option. For more information, contact Missouri Land Specialist Travis Owen at <u>573-470-8776</u>.



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PROPERTY FEATURES:

- 40± acres, nearly all in production
- Average yields of 45 bu/ac soybeans, 145–150 bu/ac corn, and 60 bu/ac wheat
- Efficient, well-shaped fields for easy operation
- County road frontage for reliable access
- Flexible income options through cash rent or crop-share
- Just 40 minutes from Troy and Warrenton,
 MO

PROPERTY ADDRESS:

TBD Hwy T, Middletown, MO 63343

DRIVING DIRECTIONS:

Head south on N Cherry St toward Main St 446 ft Turn left at the 2nd cross street onto MO-161 N/Johnson Continue to follow MO-161 N 2.0 mi Turn right onto State Hwy T

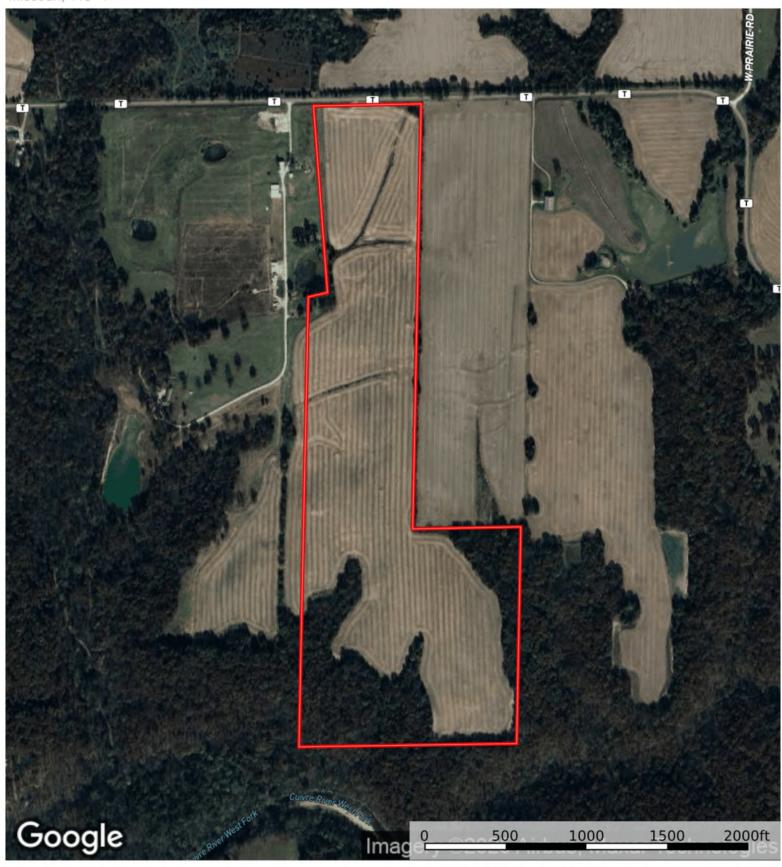




AERIAL MAP

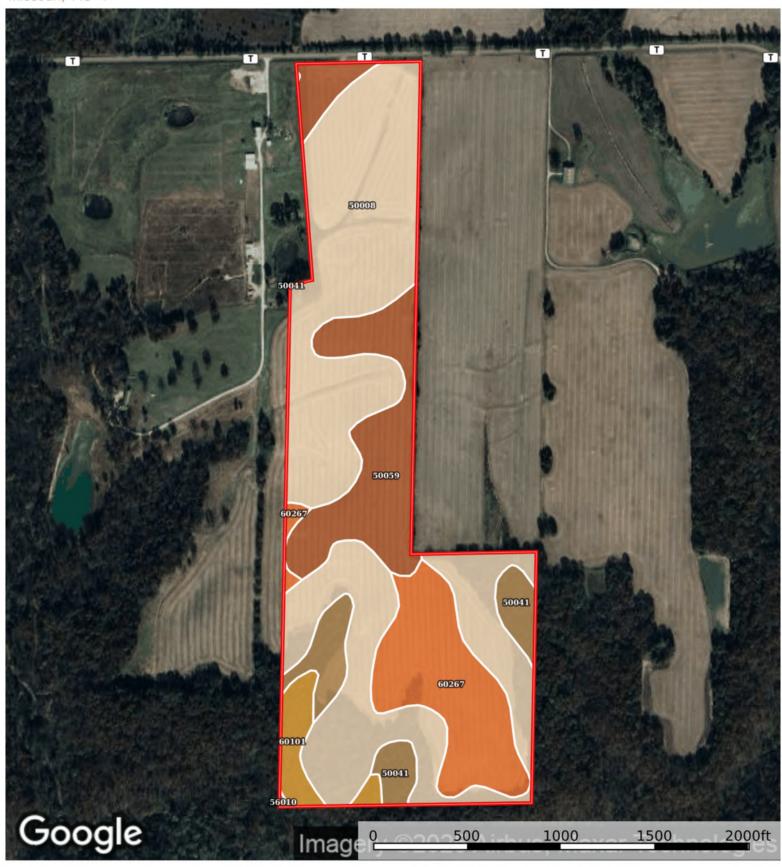
Untitled Missouri, AC +/-













Boundary 80.51 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
50008	Keswick silt loam, 5 to 9 percent slopes, eroded	45.54	56.57	0	58	Зе
50059	Mexico silt loam, 1 to 4 percent slopes, eroded	13.48	16.75	0	72	Зе
60267	Marion silt loam, 0 to 2 percent slopes	12.79	15.89	0	57	2w
50041	Lindley loam, 14 to 40 percent slopes	5.74	7.13	0	18	6e
60101	Gasconade-Rock outcrop complex, 14 to 50 percent slopes, rubbly	2.9	3.6	0	4	7s
56010	Belknap silt loam, 0 to 2 percent slopes, frequently flooded	0.06	0.07	0	67	3w
TOTALS		80.51(100%	-	55.4	3.2

(*) 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.



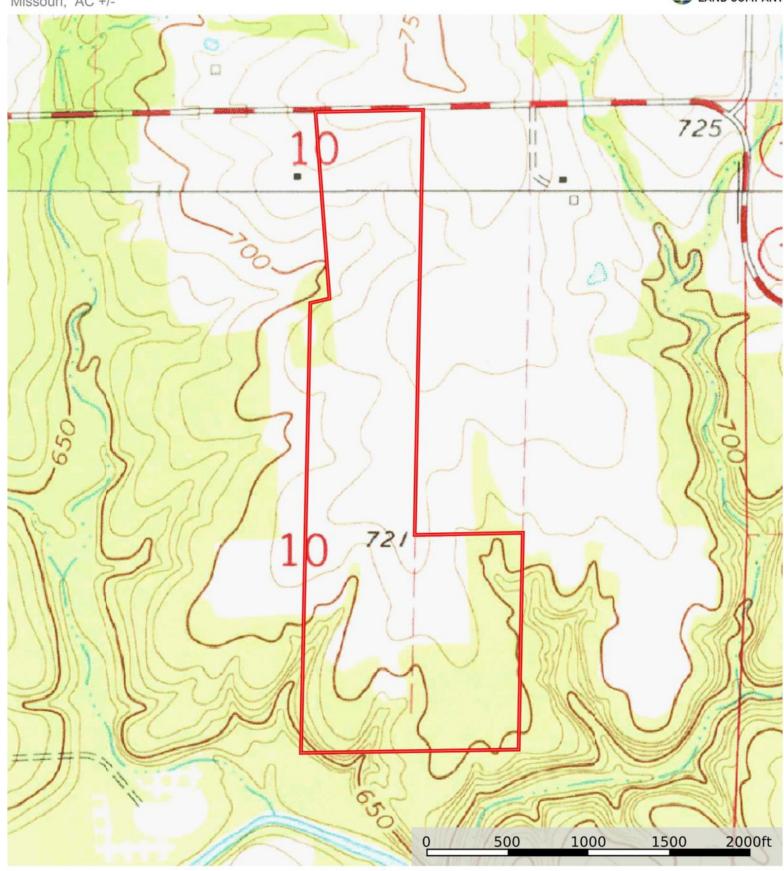
Grazing Cultivation

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

TOPOGRAPHY MAP

Untitled Missouri, AC +/-







Boundary



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







