



**HIGH POINT
LAND COMPANY**



FOR SALE

MARION COUNTY, MO

**80
+/- ACRES**

319-559-2345 • 513 W BREMER AVE, WAVERLY, IA
HIGHPOINTLANDCOMPANY.COM



80+/- ACRES • MARION COUNTY, MO

LISTING PRICE: \$650,000



DESCRIPTION:

High Point Land Company is honored to present this exceptional 80+/- acre hunting oasis in Marion County Missouri, just outside of Monroe City, Missouri. This diverse 80-acre tract offers an exceptional blend of income-producing farmland, mature timber, rolling topography, and recreational appeal. Properties with this kind of balance between productivity and prime hunting habitat are increasingly hard to find.

The 42.74 +/- tillable ground provides immediate return potential, whether you're looking to expand an existing farming operation or generate steady rental income. A productive soil of 75.5 NCCPI and manageable field layout make it ideal for row crops or strategically positioned food sources to enhance wildlife management.

Complementing the open ground is a strong stand of mature timber, offering both long-term investment value and outstanding wildlife cover. The timbered areas transition into a scenic hillside setting, creating natural funnels, bedding areas, and elevated stand locations that seasoned hunters will immediately recognize as prime setups. The rolling terrain not only enhances habitat diversity but also adds character and privacy to the property.

A creek running through the property provides a year-round water source, a critical element for sustaining deer and turkey populations. The combination of water, timber, and nearby food sources creates a natural travel corridor and makes this farm a magnet for white-tailed deer.



80+/- ACRES • MARION COUNTY, MO

LISTING PRICE: \$650,000



PROPERTY FEATURES:

- 21+/- Timber
- 49.74 Tillable
- Creek Access
- Food Plot Potential
- Timbered Hillside
- White-tail Haven

DESCRIPTION CONTINUED:

Whether you envision secluded kill plots tucked into the timber or larger destination plots along the field edges, the layout allows for strategic improvements to maximize hunting success. This 80-acre farm offers the rare combination of income, recreation, and long-term investment value - a true multi-use property in one of northeast Missouri's well-known white-tail regions.

PROPERTY ADDRESS:

TBD County Rd 251, Palmyra, MO 63461

DRIVING DIRECTIONS:

From Monroe City, head north on Z Ave for 4.3 miles, take a slight right onto County Rd 40, travel 0.6, turn right on County Rd 251, property will be on your left, watch for signs.



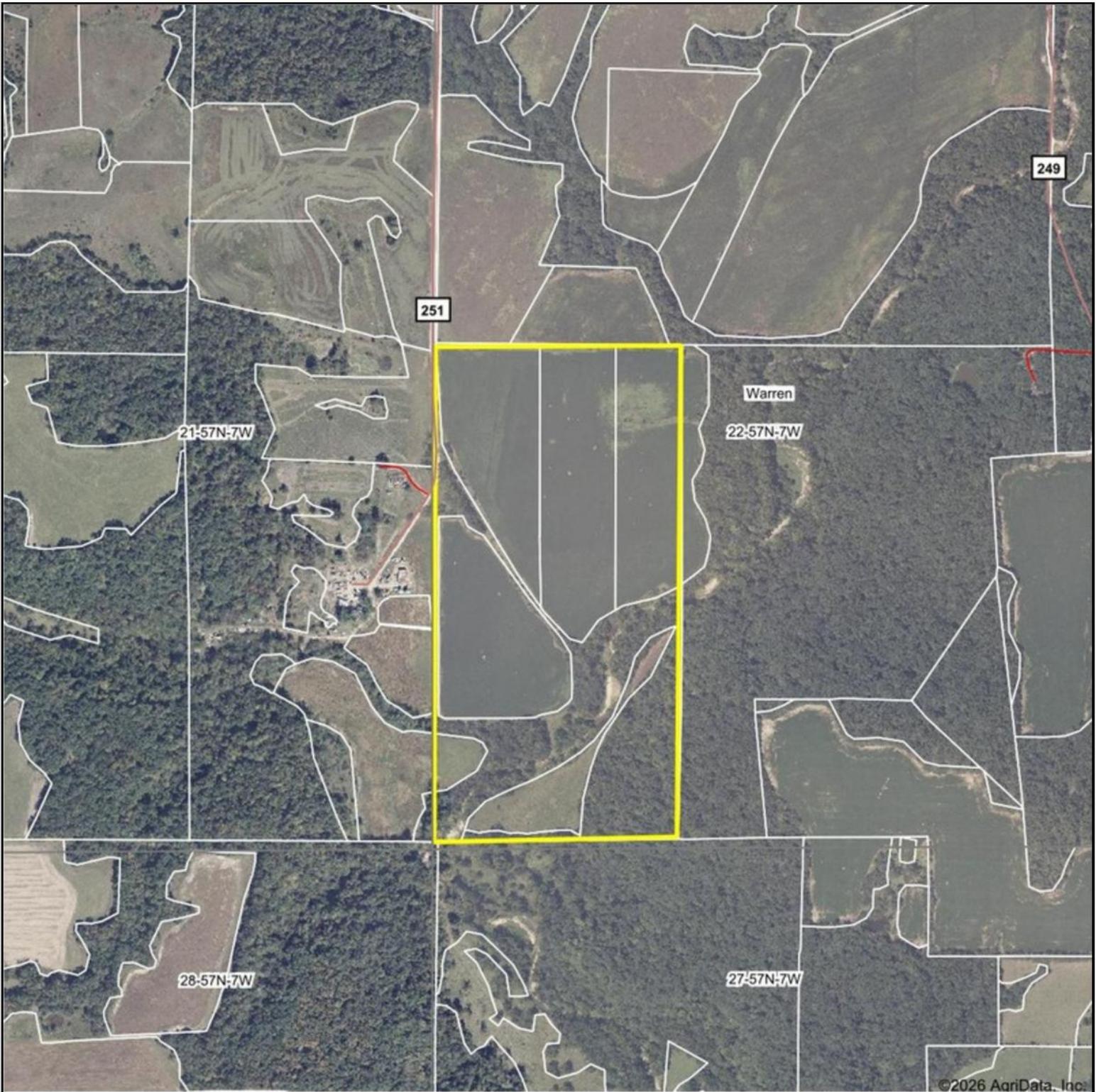


80+/- ACRES • MARION COUNTY, MO

LISTING PRICE: \$650,000



AERIAL MAP



Boundary Center: 39° 43' 7.39, -91° 40' 31.95

0ft 830ft 1661ft

22-57N-7W
Marion County
Missouri

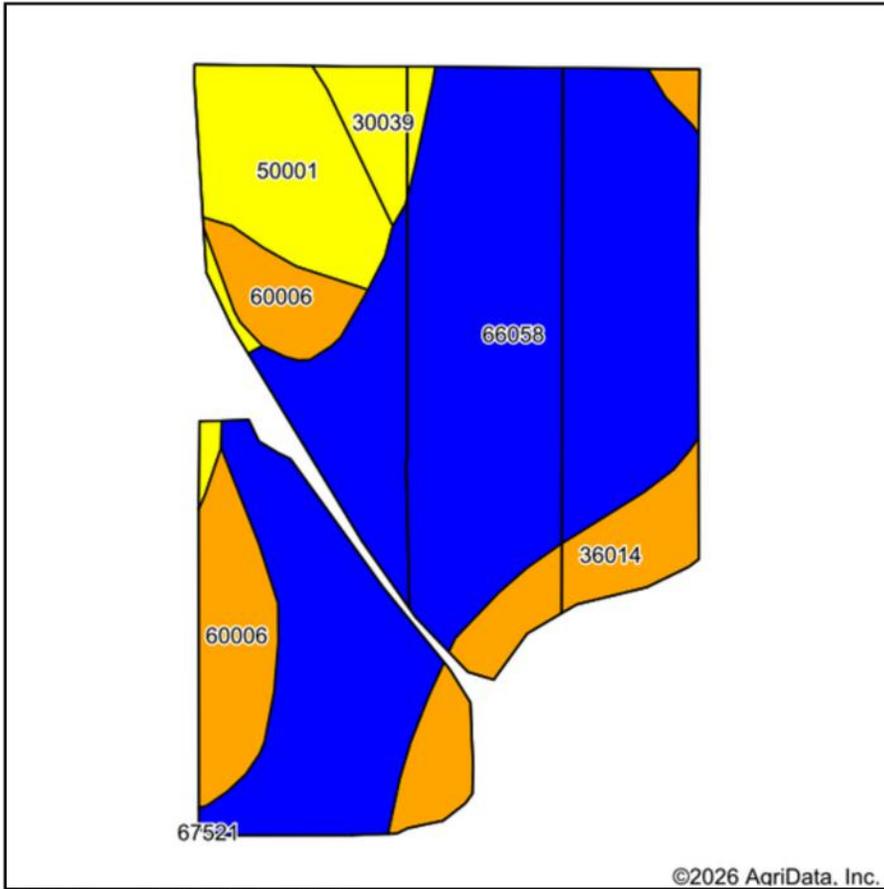


Maps Provided By:
 **surety**[®]
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

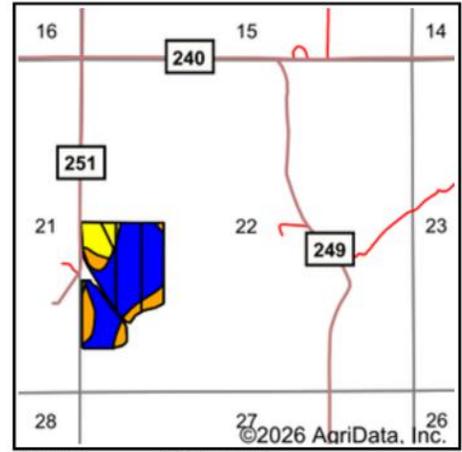
2/16/2026

Field borders provided by Farm Service Agency as of 5/21/2008.

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Marion**
 Location: **22-57N-7W**
 Township: **Warren**
 Acres: **49.74**
 Date: **2/27/2026**



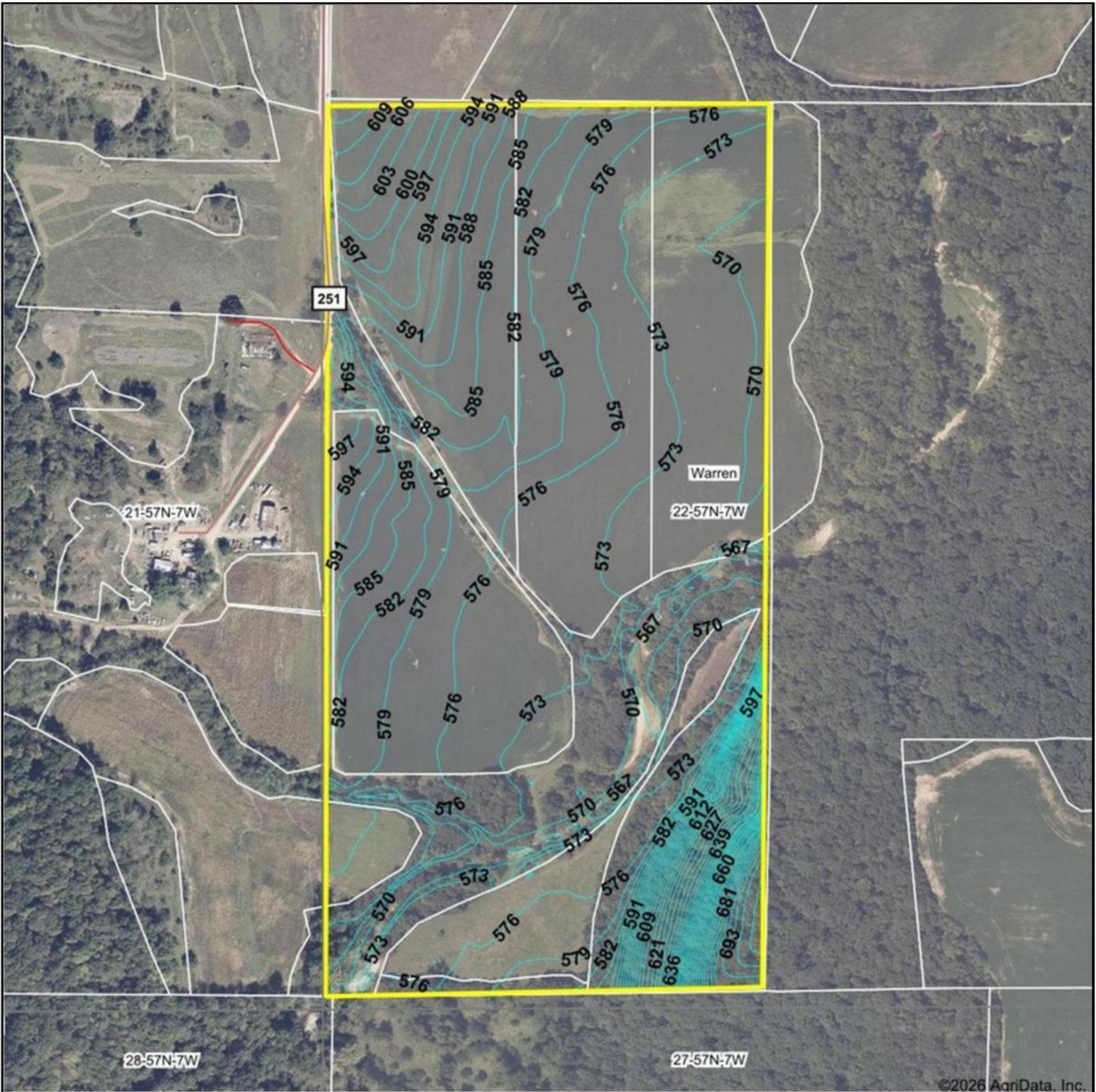
Area Symbol: MO127, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	NonIrr Class Legend	Restrictive Layer	Soil Drainage	NonIrr Class *c	*n NCCPI Overall
66058	Belknap silt loam, 0 to 2 percent slopes, occasionally flooded	33.30	66.9%		> 6.5ft.	Somewhat poorly drained	IIw	80
60006	Marion silt loam, 2 to 5 percent slopes	4.99	10.0%		0.8ft. (Abrupt textural change)	Somewhat poorly drained	IIle	58
50001	Armstrong loam, 5 to 9 percent slopes, eroded	4.80	9.7%		> 6.5ft.	Somewhat poorly drained	IVe	66
36014	Fatima silt loam, 0 to 2 percent slopes, frequently flooded	4.66	9.4%		> 6.5ft.	Moderately well drained	IIlw	77
30039	Armstrong loam, 9 to 14 percent slopes, eroded	1.99	4.0%		> 6.5ft.	Somewhat poorly drained	IVe	64
Weighted Average							2.47	*n 75.5

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

TOPOGRAPHY CONTOURS



©2026 AgriData, Inc.

Source: USGS 10 meter dem

0ft 462ft 924ft

Interval(ft): 3.0

Min: 562.1

Max: 700.7

Range: 138.6

Average: 582.6

Standard Deviation: 20.64 ft



2/16/2026

22-57N-7W
Marion County
Missouri

Boundary Center: 39° 43' 7.39, -91° 40' 31.95

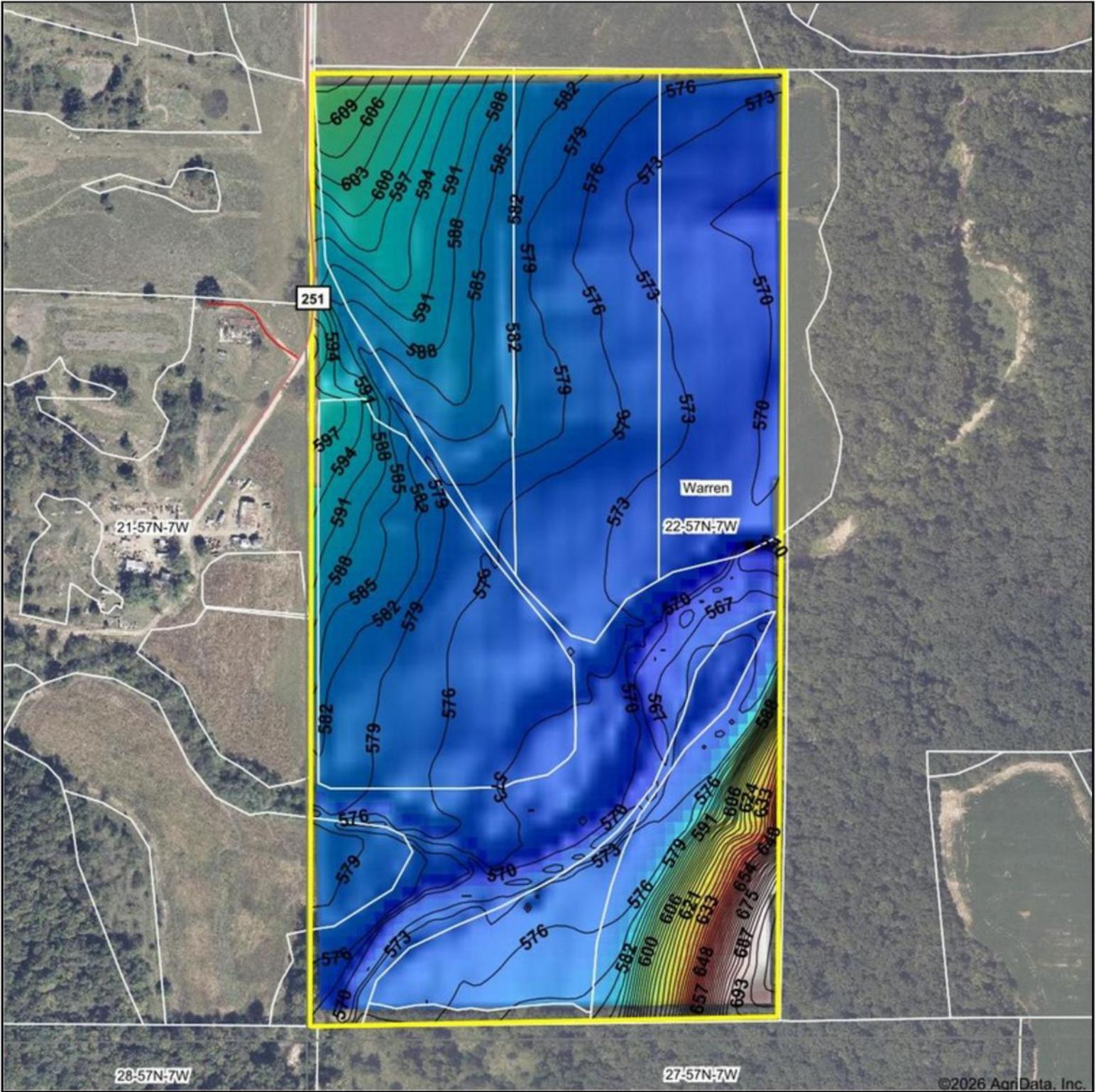
Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

TOPOGRAPHY HILLSHADE



©2026 AgriData, Inc.

Low Elevation High



Source: USGS 10 meter dem

0ft 432ft 863ft

Interval(ft): 3



Min: 562.1

Max: 700.7

Range: 138.6

Average: 582.6

Standard Deviation: 20.64 ft



2/16/2026

22-57N-7W
Marion County
Missouri

Boundary Center: 39° 43' 7.39, -91° 40' 31.95

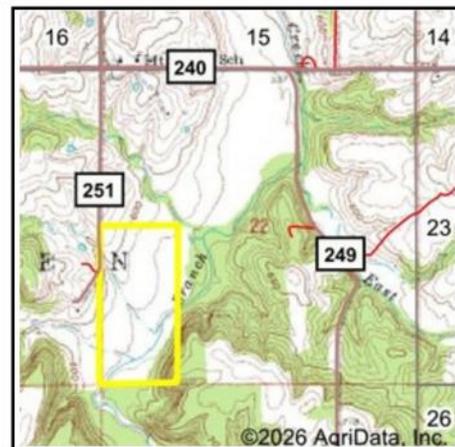
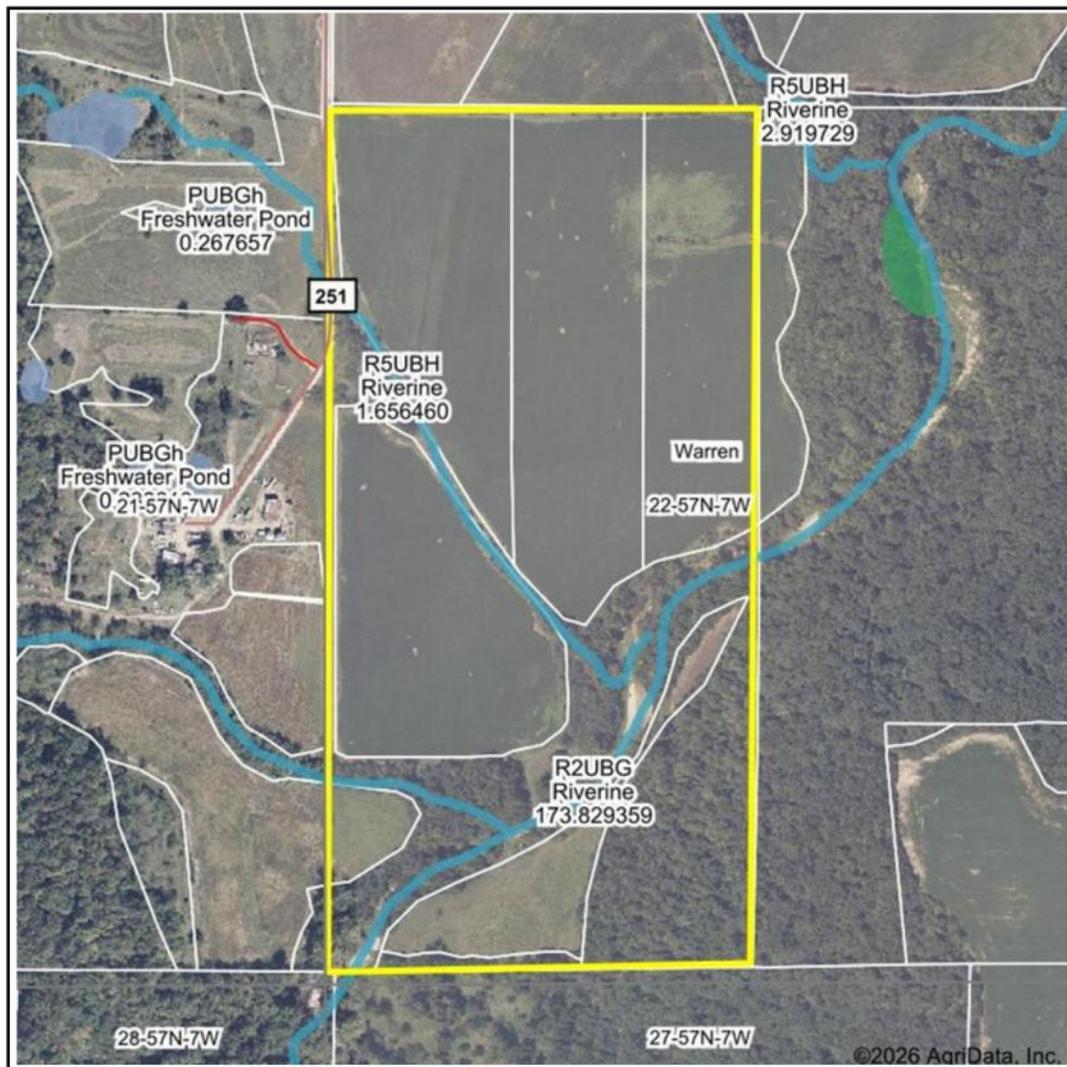
Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

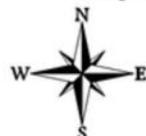
WETLANDS MAP



State: **Missouri**
 Location: **22-57N-7W**
 County: **Marion**
 Township: **Warren**
 Date: **2/16/2026**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com



Classification Code	Type	Acres
R2UBG R5UBH	Riverine	1.48
	Riverine	1.03
Total Acres		2.51

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



JACOB HART

319-559-2345

SOLD@HIGHPOINTLANDCOMPANY.COM

Jacob Hart is the Founder and CEO of High Point Land Company, the premier Land Real Estate and Auction Firm specializing in everything from tillable farm ground to recreational properties, hunting properties, ranches, and more. With extensive experience in 1031 exchanges, real estate investment, and auctions, Jacob has sold hundreds of thousands of acres throughout his career and is a trusted authority in the industry.

Jacob's real estate journey began early, purchasing his first rental property just out of high school and focusing on building a real estate investment portfolio near the Mayo Clinic. He later worked with the national auction firm Ameribid in Tulsa, Oklahoma, where he played a key role in large-scale property dispersals, selling hundreds of properties in a single day.

Driven by a passion for land investment and a commitment to creating the best land real estate and auction firm in the country, Jacob has grown High Point Land Company into a well-oiled machine. Under his leadership, the company has expanded to include appraisal and farm management divisions, offering comprehensive services for landowners and investors. Jacob is dedicated to training and mentoring land agents, helping them build successful businesses and fulfilling lives so they can provide the best service and experience for High Point's clients.

" I can't say enough good things about Jacob Hart and the High Point team. Jacob handled a farm land auction in Howard County, Iowa for my family after our mother passed away...He is extremely knowledgeable and managed all the details from start to finish which made what could have been a stressful experience so easy for us...Many thanks to Jacob and the High Point team! We highly recommend their services!"

-Deb Teitelbaum



LIC#: 2022039556

SCAN TO SEE
MY LISTINGS



**HIGH
POINT**
LAND COMPANY

319-559-2345 • 513 W BREMER AVE, WAVERLY, IA
HIGHPOINTLANDCOMPANY.COM