



**HIGH POINT**  
LAND COMPANY



**FOR SALE**

**MONTGOMERY COUNTY, MO**

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





**84.51+/- ACRES • MONTGOMERY COUNTY, MO**

LISTING PRICE: \$464,805



**DESCRIPTION:**

Situated just outside Hermann, Missouri, this 84.41 ± acre tract is a showcase of thoughtful land management and conservation. Since early 2021, the property has been carefully stewarded to promote healthy timber, wildlife habitat, and recreational opportunities. For the buyer seeking a balance of income potential, outdoor recreation, and long-term sustainability, this tract offers it all.

The diverse management plan has transformed this property into a haven for wildlife and an excellent hunting destination. With ongoing stewardship practices in place, the land is positioned to continue producing both ecological and financial benefits. Whether you're a conservation-minded buyer, a hunter seeking a managed tract, or someone looking to build a retreat in the heart of Missouri's wine country, this property is a rare find.



**PROPERTY FEATURES:**

- Enrolled in the Conservation Stewardship Program, generating \$4,000 annually.
- Divided into 7 unique timber stands, each managed with Timber Stand Improvements (TSI) and prescribed burning to enhance growth and habitat diversity.
- Two established food plots provide prime hunting opportunities for deer and turkey.
- Pond and wet weather creek add water sources for wildlife and outdoor enjoyment.
- Workshop on site with electric service available, ideal for storage or projects.

**PROPERTY ADDRESS:**

TBD Leach Branch Rd, Hermann, MO 65041

**DRIVING DIRECTIONS:**

Head north on MO-19 N/Market St toward E 3rd StContinue to follow MO-19 N1.8 mi Turn left onto MO-94 W3.4 mi Turn right onto State Hwy EE1.8 mi Continue onto Leach Branch Rd0.2 mi Slight left to stay on Leach Branch Rd2.6 mi Turn right0.2 mi

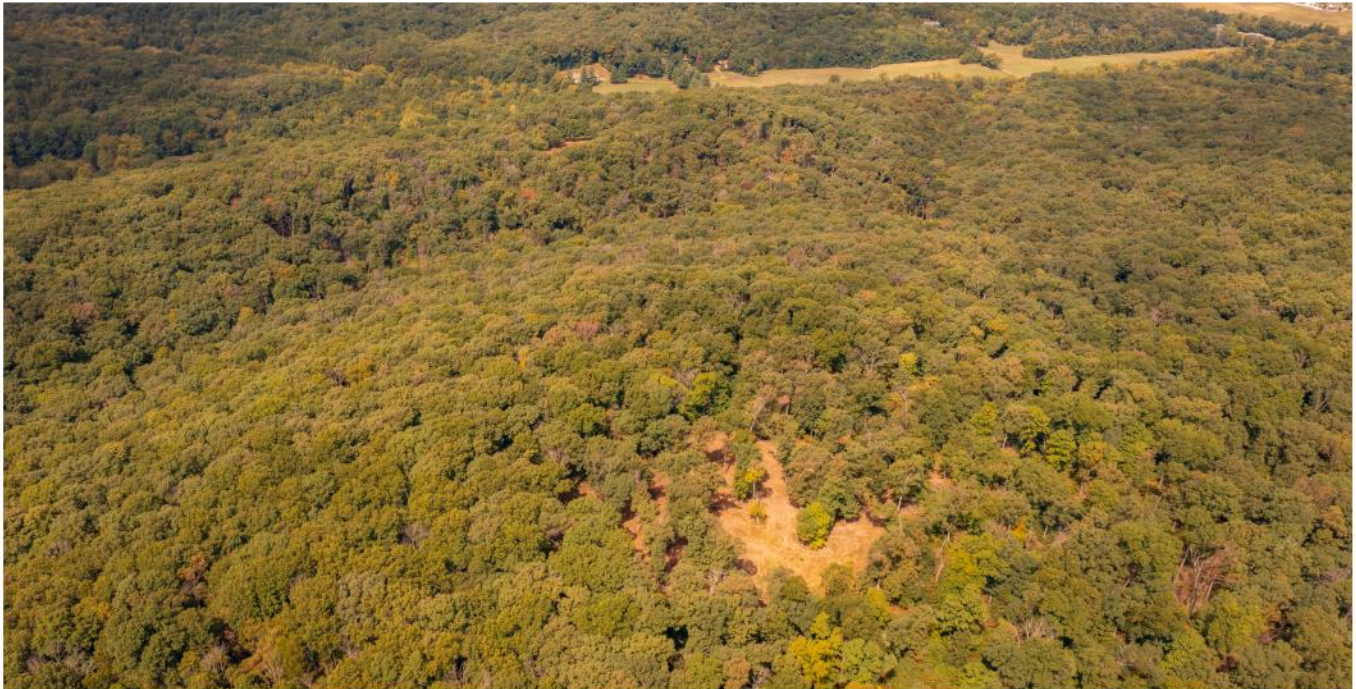






**84.51+/- ACRES • MONTGOMERY COUNTY, MO**

LISTING PRICE: \$464,805



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





**84.51+/- ACRES • MONTGOMERY COUNTY, MO**

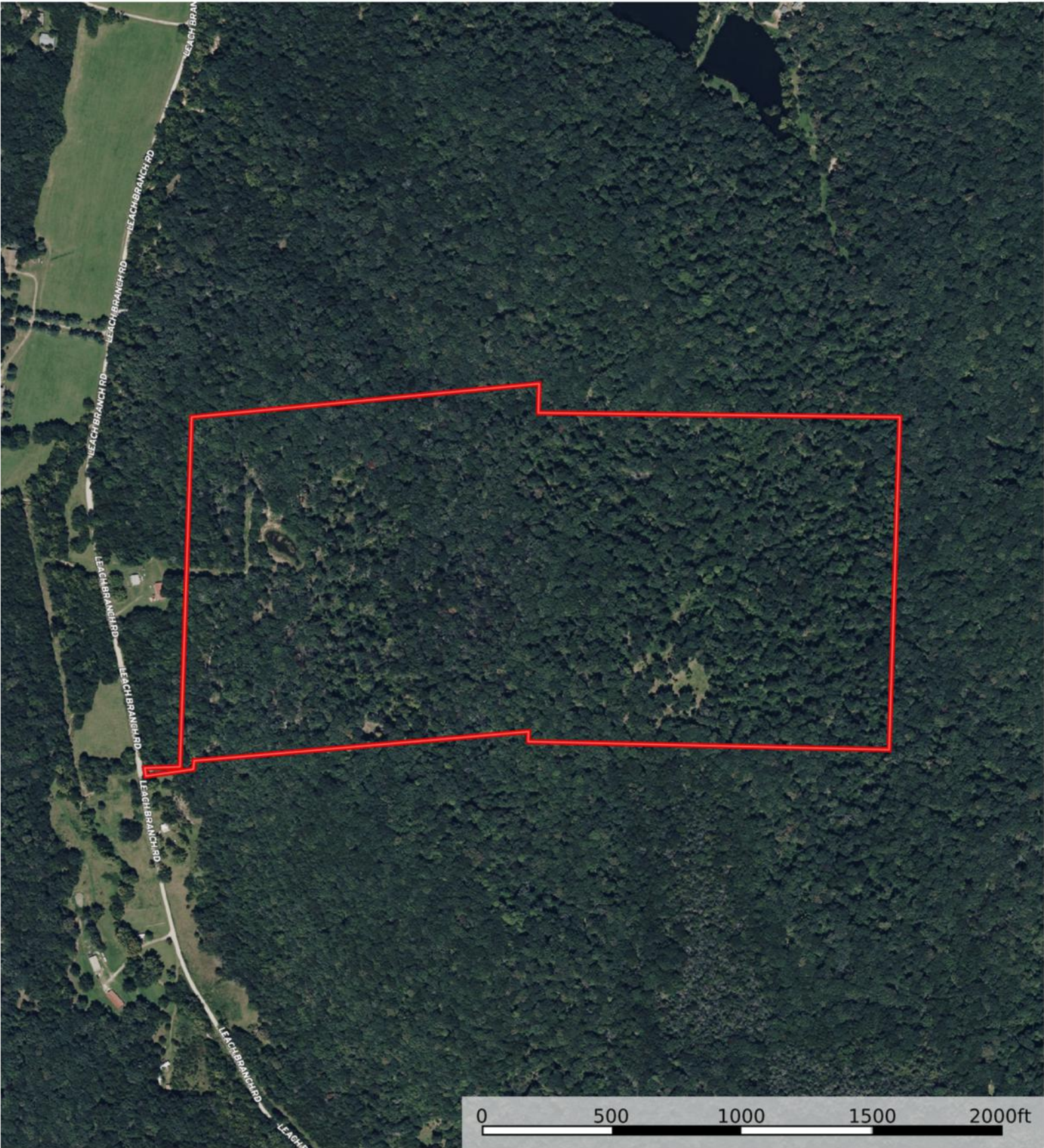
LISTING PRICE: \$464,805



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



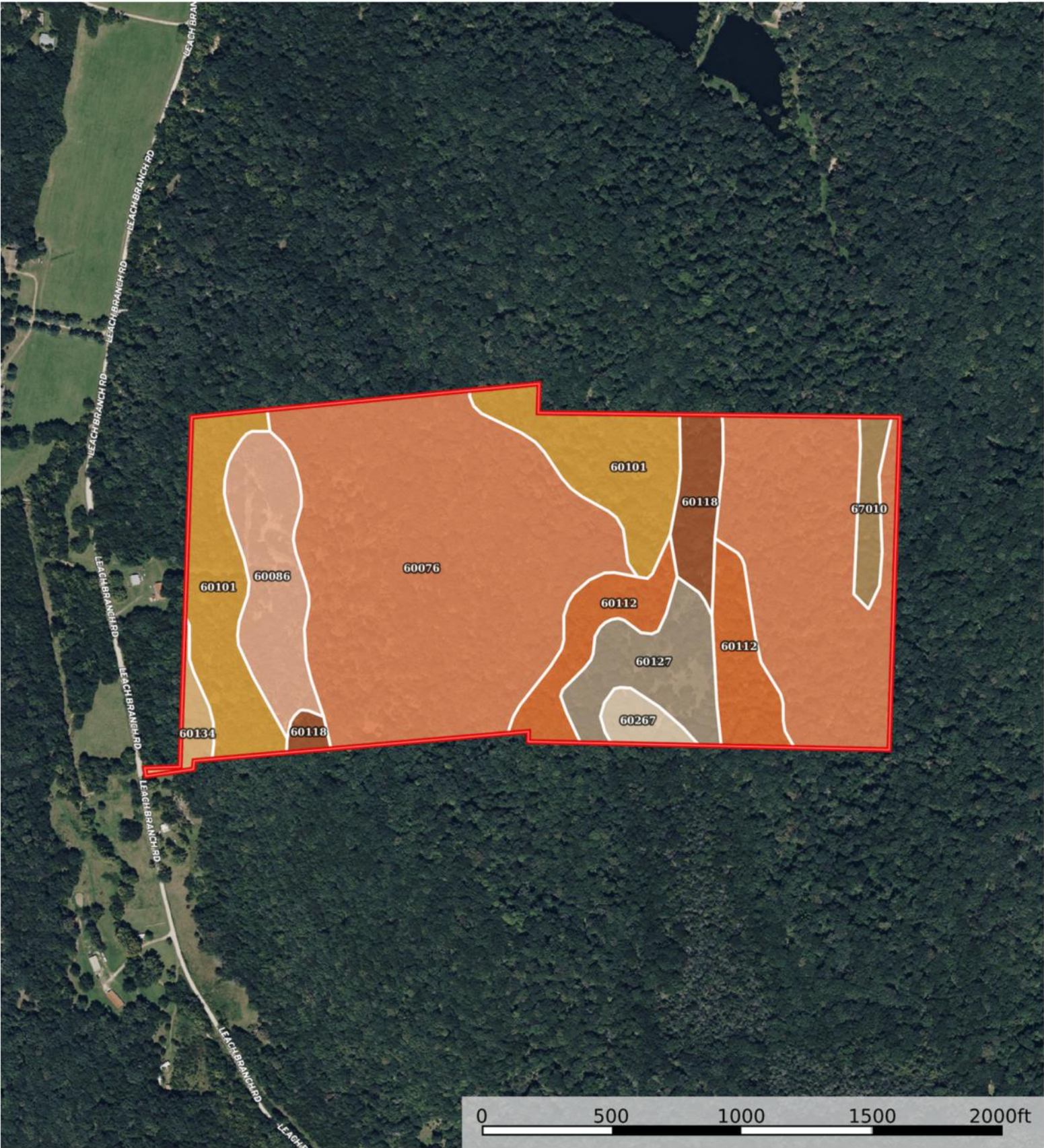
# AERIAL MAP



 Boundary  Townships




# SOILS MAP



 Boundary  Townships



# SOILS MAP

 Boundary 82.06 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
60076	Chilhowie, Gasconade, and Crider soils, 14 to 35 percent slopes	45.5	55.45	0	21	6e
60101	Gasconade-Rock outcrop complex, 14 to 50 percent slopes, rubbly	12.21	14.88	0	4	7s
60112	Goss very gravelly silt loam, 14 to 45 percent slopes	6.73	8.2	0	14	7e
60086	Crider silt loam, 9 to 14 percent slopes, eroded	5.93	7.23	0	69	4e
60127	Hatton silt loam, 3 to 9 percent slopes	4.89	5.96	0	58	3e
60118	Goss very gravelly silt loam, 5 to 14 percent slopes	3.02	3.68	0	57	4e
67010	Cedargap gravelly silt loam, 1 to 3 percent slopes, frequently flooded, cool	1.54	1.88	0	56	3w
60267	Marion silt loam, 0 to 2 percent slopes	1.21	1.47	0	57	2w
60134	Holstein loam, 9 to 14 percent slopes, eroded	1.03	1.26	0	66	4e
TOTALS		82.06(*)	100%	-	26.65	5.69

(\*) 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



	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

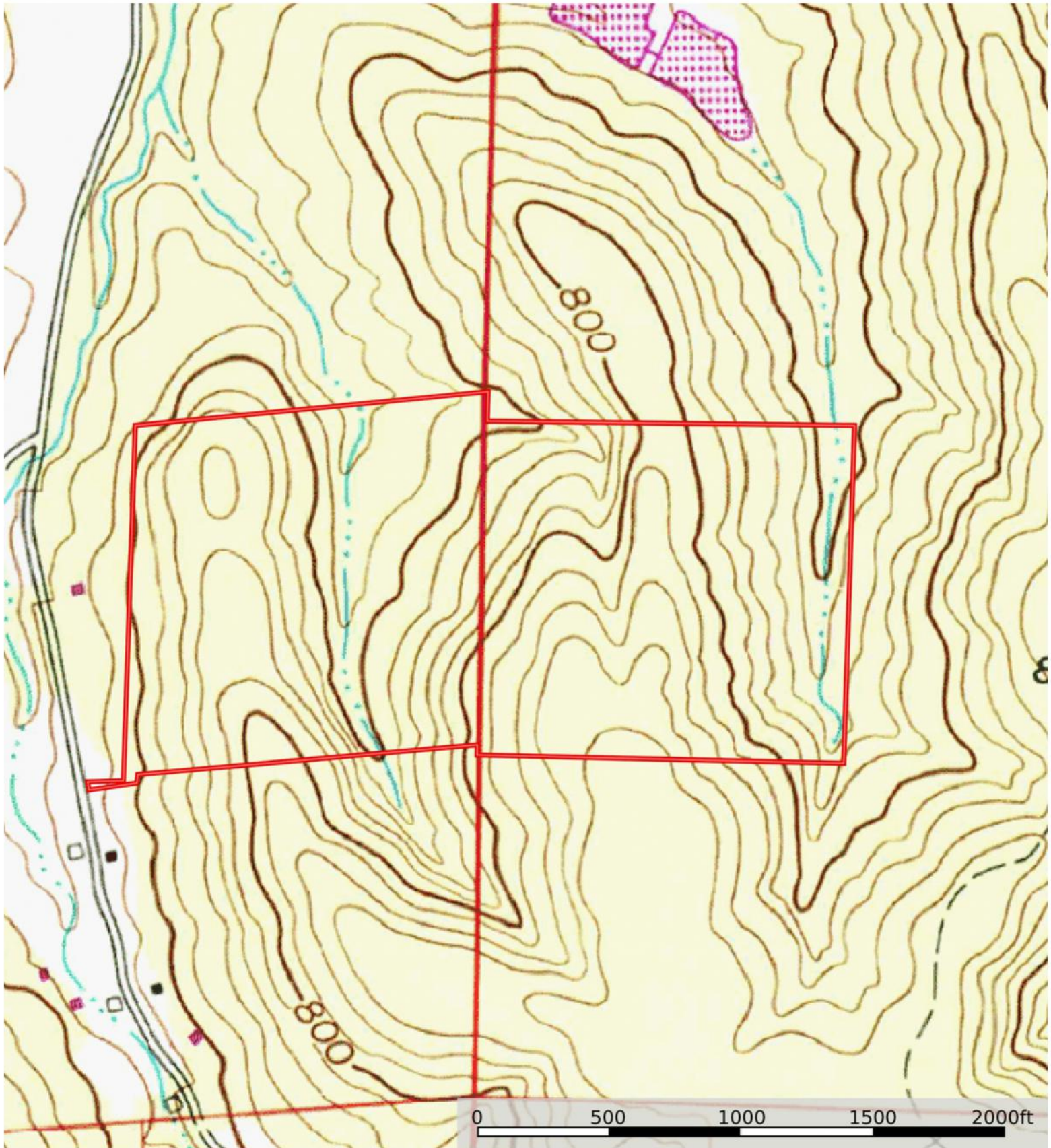
## Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

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

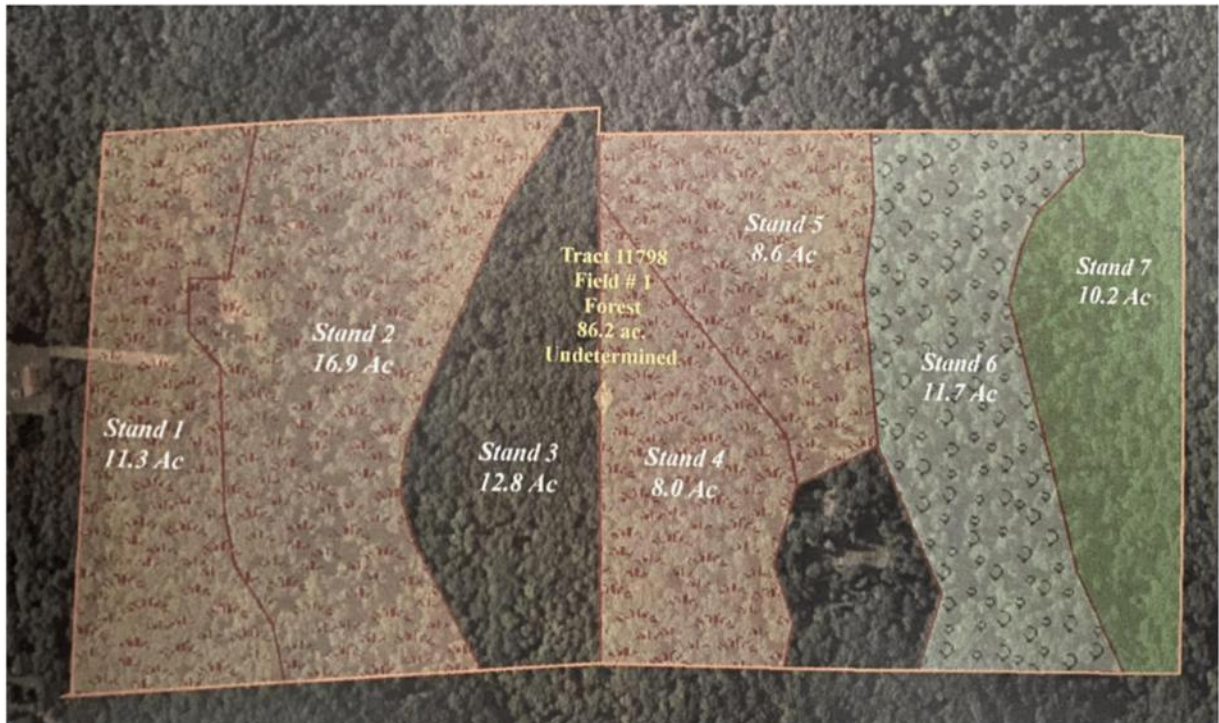


# TOPOGRAPHY MAP



 Boundary  Townships





2022 – Stands 1-5 burned and stand 1 had timber stand improvement.

2023 – Stands 1,6-7 burned and stand 3 had timber stand improvement.

2024 – Stands 1,2 burned and stand 2 had timber stand improvement.

2025 – Stands 4,5 burned and stand 6 had timber stand improvement.

#### Timber stand improvement

Stand 1 removed cedar, elm, ironwood, maple, and ash

Stand 2 removed maple, ironwood, hickory, and elm

Stand 3 removed cedar, maple, elm, and thinned oaks species to open the canopy

Stand 6 removed maple, hickory, and sassafras





# 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



**HIGH  
POINT**  
LAND COMPANY

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