



HIGH POINT
LAND COMPANY



FOR SALE

RALLS COUNTY, MO



573-541-1232 • 109 E MAIN ST. PERRY, MO 63462
HIGHPOINTLANDCOMPANY.COM



77.6+/- ACRES • RALLS COUNTY, MO

LISTING PRICE: \$931,122



DESCRIPTION:

This 77.6-acre tract in Ralls County, Missouri, offers an excellent opportunity for both row crop operators and land investors. The property is made up of highly productive tillable acres with strong soils that have been well cared for and consistently farmed. Its open layout and gentle terrain make it easy to work, providing efficiency and reliable yields year after year. With convenient access from county roads, this farm is set up to continue as a strong producer and would be an excellent addition to an existing operation or a great start for someone looking to expand into farmland ownership. Smaller tracts of this quality are becoming increasingly difficult to find in northeast Missouri, and the size of this property makes it versatile for a wide range of buyers. Whether you are looking to add acres to your current farming business, secure a stable land investment, or simply own a piece of high-quality Missouri farmland, this property checks all the boxes. Ralls County is known for its productive soils and strong agricultural presence, and this farm fits right in with that reputation. Opportunities like this don't come up often, and with its proven history of crop production, this 77.6-acre tract is a rare chance to invest in land that will continue to provide value for years to come.



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PROPERTY FEATURES:

- Creek
- NCCPI 66
- Tillable
- Consistent harvest numbers
- Hunting

PROPERTY ADDRESS:

0 Highway 154, Perry, MO 63462

DRIVING DIRECTIONS:

From Perry, head west on MO-154 W / W Main St for approximately 2 miles. Turn left onto Sharps Place and continue until you reach the property.





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LUKE MITCHELL

573-541-1232

LUKE@HIGHPOINTLANDCOMPANY.COM

Luke is a Ralls County native, born and raised on a small family farm just outside Perry, Missouri. He knew very early he wanted to be outdoors and hunting. Luckily in 2014, Luke began running a video camera and marketing for an outdoors television show on the Sportsman Channel. He turned hunting into a career and never looked back. Through work on the show, Luke has been blessed to travel all across the country and meet a tremendous amount of great people. He has been on a lot of different land and farms and learned what it takes to have a great hunting or outdoor experience. With this experience and his love of the outdoors, helping people buy and sell land just seemed right. Luke got his real estate license and became a RealTree™ LandPro at the end of 2020. He is blessed to work with and receive mentorship from some of the very best and have become a multi-million-dollar producer. Luke specializes in farms, recreational property, hunting ground, and country homes with acreage. Luke has a strong commitment to those who list or buy property with him. He has the experience to assist you in purchasing a property that will add to your success and productivity in farming or hunting. It is hard to put into words the feeling of community and love of the outdoors that is so strong here in Northeast Missouri. Luke would like to show you instead.

"Luke is not only a great agent, but a great person. His motivation to work hard for you falls back on his love and desire to take care of his family. Luke should be your go to guy in MO for all your real estate needs."

CALEB ARMSTRONG



LIC#: 2020033844

SCAN TO SEE
MY LISTINGS



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