



HIGH POINT
LAND COMPANY



FOR SALE

PEMISCOT COUNTY, MISSOURI



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



84+/- ACRES • PEMISCOT COUNTY, MO

LISTING PRICE: \$609,000



DESCRIPTION:

Hazel Centennial Farm – New Madrid County, Missouri

The Hazel Centennial Farm presents a rare opportunity to own a true legacy property that has been in the same family for over 100 years. This highly productive tract offers an excellent balance of location, access, and soil quality, making it ideal for row crop production or a long-term investment in one of Southeast Missouri's most fertile regions.

Comprising primarily Hayti Silty Clay Loam (approximately 87%), with the balance in Commerce Silt Loam, this farm features some of the region's most desirable and consistent soil types. The property carries an impressive average NCCPI rating of 79.63, indicating strong productivity potential across the board.

With roughly 5,000 feet of combined road frontage along Highway 164 and County Road 543, this tract provides outstanding access and multiple entry points for farm equipment. The farm sits less than half a mile off Interstate 55, offering convenient proximity to major transportation routes for grain hauling and input delivery.



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PROPERTY FEATURES:

- Highway Frontage
- Half a mile from Highway 55
- Great soil ratings
- No FEMA Floodplane
- Three Phase on site

DESCRIPTION CONTINUED:

Topography is nearly level, with only a gentle slope running from a drainage way on the eastern side, contributing to efficient water movement and excellent fieldwork conditions. Electric service, including what appears to be three-phase power, is available along the road, adding versatility for future development or irrigation potential.

The Hazel Centennial Farm stands as a testament to generations of stewardship and productivity. Whether you're an investor or a local producer, this is a chance to own a proven, high-quality tract in one of Missouri's most reliable farming areas.

PROPERTY ADDRESS:

TBD Hwy 164, Steele, MO 63877

DRIVING DIRECTIONS:

Head north on State Highway 164 E out of Steele. Continue on MO-164 E for approximately 9.8 miles. You'll cross Interstate 55 and continue east. After crossing I-55, continue for about 0.4 miles. The destination (near County Road 543) will be on your left (north side) — this is the area corresponding to coordinates 36.08396, -89.78692.



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AERIAL MAP



Missouri, AC +/-

SOILS MAP



Boundary



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SOILS MAP

Boundary 83.73 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
86033	Hayti silty clay loam, 0 to 1 percent slopes, rarely flooded	73.46	87.73	0	80	3w
86015	Commerce silt loam, 0 to 1 percent slopes, rarely flooded	10.27	12.27	0	77	2w
TOTALS		83.73(*)	100%	-	79.63	2.88

(*) 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

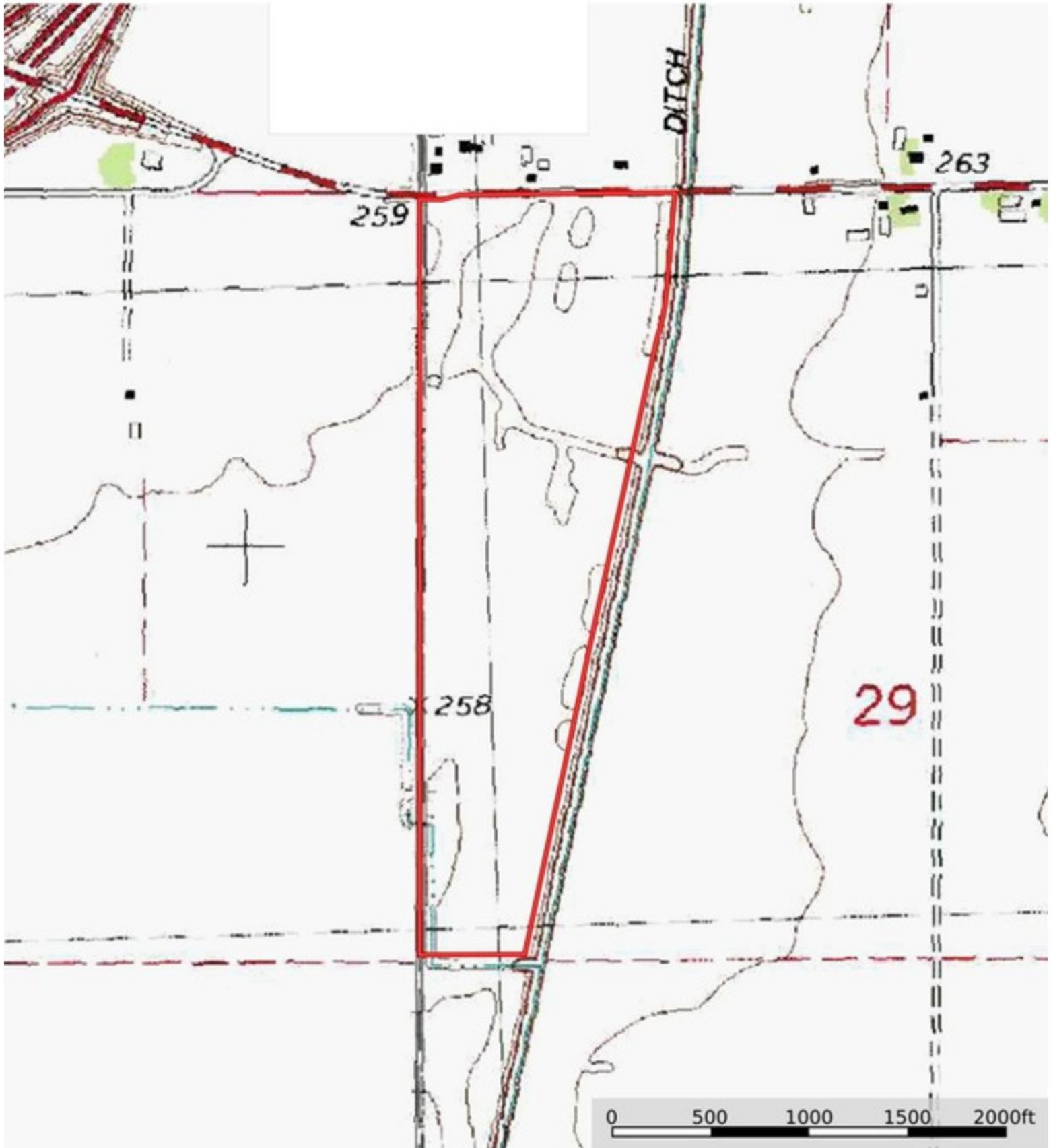
(c) climatic limitations (e) susceptibility to erosion

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

TOPOGRAPHY MAP

Untitled
Missouri, AC +/-

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 Boundary



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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



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