



HIGH POINT
LAND COMPANY



FOR SALE

MACON COUNTY, MISSOURI

660-346-8840 • 513 W BREMER AVE, WAVERLY, IA
HIGHPOINTLANDCOMPANY.COM



315+/- ACRES • MACON COUNTY, MO

LISTING PRICE: \$2,816,600



Rarely does an opportunity arise to acquire a nearly 100% tillable, investment-grade farm of this caliber in the heart of Missouri. Located just outside New Cambria in the productive Chariton River bottoms, this 315± acre property offers exceptional income potential and long-term agricultural value.

The property is predominantly composed of Darwin soils, known for their fertility and productivity, making it ideal for row crop operations. Drain tile and diversion ditches have been installed to enhance field performance and water management.

This is a rare opportunity for both owner-operators and investors to acquire a premier, highly tillable farm—income-producing, and rooted in rich agricultural heritage with strong long-term investment potential.

For more information or an informational packet, please contact Missouri Land Specialist, Justin Pollard at [660-346-8840](tel:660-346-8840) or email at Justin@highpointlandcompany.com.



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PROPERTY FEATURES:

- Total Acres: 315± acres
- Cropland Acres: 313± acres
- Soil Types: Predominantly Darwin
- Tiling/Drainage: Some in place for efficient drainage
- Topography: Flat terrain suitable for large equipment and modern farming practices
- Access: Good county road frontage for equipment access and grain transport
- Current Use: Row crop production – strong tenant interest for continued operations
- Investment Potential: Ideal for both owner-operators and investors

PROPERTY ADDRESS:

00000 Dolphin Ave., New Cambria, MO 63558

DRIVING DIRECTIONS:

From New Cambria, MO: Head north on Hwy 149 for 2.25 miles. Turn east onto Derby Street and continue for 1 mile. Turn north on Dolphin Ave and proceed 0.5 miles to the property.



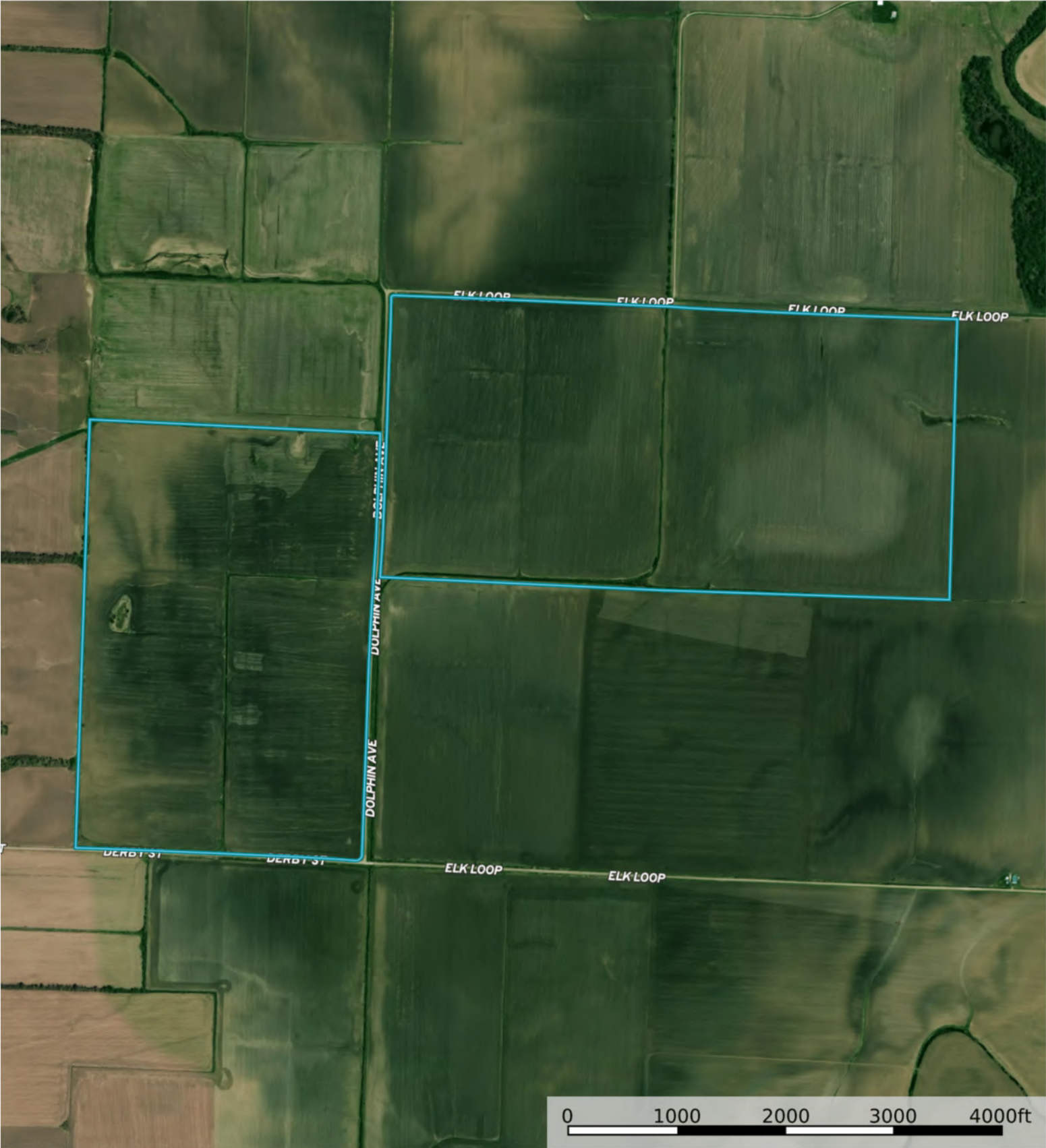


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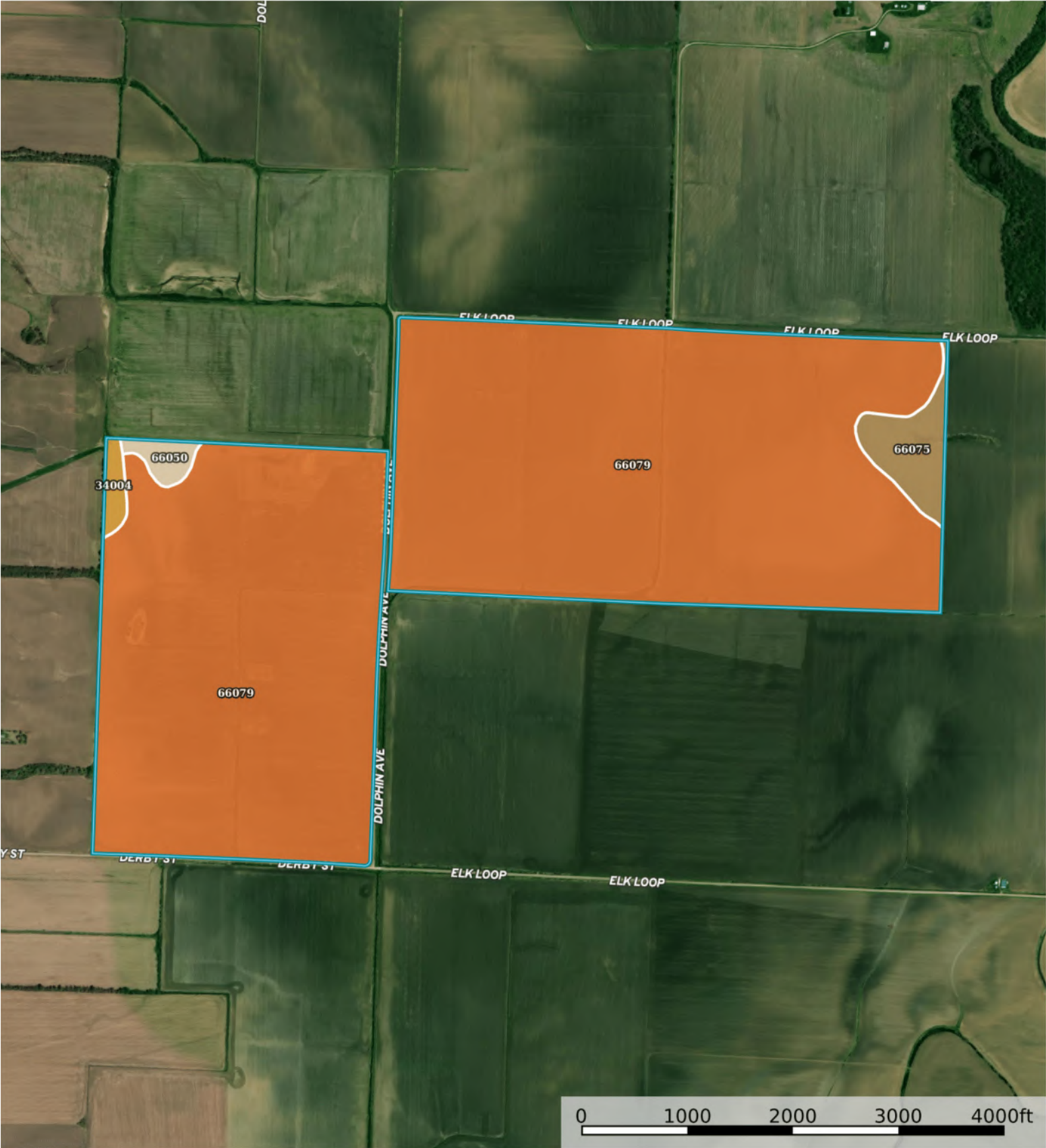
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AERIAL MAP



 Boundary 2  Boundary 1

SOILS MAP



Boundary 2 Boundary 1

SOILS MAP

|  All Polygons 554.94 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
66079	Darwin silty clay, 0 to 2 percent slopes, occasionally flooded	531.2	95.72	0	49	3w
66075	Chequest silty clay loam, 0 to 2 percent slopes, occasionally flooded	15.16	2.73	0	69	3w
66050	Tice silty clay loam, 0 to 2 percent slopes, frequently flooded, long duration	4.75	0.86	0	79	5w
34004	Gifford silt loam, 2 to 5 percent slopes	3.83	0.69	0	75	2e
TOTALS		554.94(*)	100%	-	49.98	3.01

(*) 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.

|  Boundary 2 313.62 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
66079	Darwin silty clay, 0 to 2 percent slopes, occasionally flooded	298.46	95.17	0	49	3w
66075	Chequest silty clay loam, 0 to 2 percent slopes, occasionally flooded	15.16	4.83	0	69	3w
TOTALS		313.62(*)	100%	-	49.97	3.0

(*) 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.

|  Boundary 1 241.32 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
66079	Darwin silty clay, 0 to 2 percent slopes, occasionally flooded	232.74	96.45	0	49	3w
66050	Tice silty clay loam, 0 to 2 percent slopes, frequently flooded, long duration	4.75	1.97	0	79	5w
34004	Gifford silt loam, 2 to 5 percent slopes	3.83	1.59	0	75	2e
TOTALS		241.32(*)	100%	-	50.01	3.02

(*) 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.









SOILS MAP

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



JUSTIN POLLARD

660-346-8840

JUSTIN@HIGHPOINTLANDCOMPANY.COM

Justin is a multi-million dollar sales agent with High Point Land Company. Justin has been connecting buyers and sellers for nearly 14 years now and has evolved into one of the top sales agents in the country. Justin specializes in representing clients who are buying and selling farmland, hunting and recreational land all over the country.

Justin has successfully completed numerous real estate transactions on behalf of his clients and has built an extensive network of contacts including investment companies, independent investors and local landowners, as well as real estate agents and brokers across the country. With his real estate knowledge, established contacts, capabilities and a plethora of resources at his disposal, Justin provides unmatched service to his clients.

On a personal level, Justin attended Northwest Missouri State University where he was a member and officer of Alpha Gamma Rho Fraternity. In 2002, Justin graduated with a Bachelor's degree in Animal Science and a minor in Commercial Agriculture. Justin currently resides in Macon with his wife, Megan, and their children, Allison and Rhett. When not assisting buyers and sellers, Justin enjoys spending time with his family, working on the farm, showing livestock, hunting, coaching football and wrestling & attending sporting events.

"We sell farms, it's what we know, what we do, and where we belong. We specialize in land and farm transactions that most likely will be our client's largest financial transaction of their lives. It's our job to get it done right."



SCAN TO SEE
MY LISTINGS



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