



**HIGH POINT**  
LAND COMPANY



**FOR SALE**

**DAVISS COUNTY, MISSOURI**



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





## 80+/- ACRES • DAVIESS COUNTY, MO

LISTING PRICE: \$470,400



Discover 80 beautiful acres in the heart of Daviess County, Missouri—offering a unique blend of income potential, natural beauty, and recreational opportunity. This property is a dream for hunters, conservationists, and investors alike. With 49.04 acres enrolled in the Conservation Reserve Program (CRP) under a CP23 contract, it provides a reliable annual income of \$8,494 through 2027, while enhancing the ecological health of the land, particularly by supporting wetland restoration and wildlife habitat.

What truly sets this property apart is its exceptional wildlife habitat. The CRP acres are planted in a rich mix of native grasses, wildflowers, and forbs, providing year-round bedding, nesting, and cover for a variety of wildlife. These open fields are thoughtfully interspersed with timbered draws, edge cover, and a 10-acre block of mature timber, creating natural funnels and travel corridors that consistently attract and hold mature whitetail deer, wild turkey, quail, and small game.

A drainage ditch connecting Brushy Creek and Hickory Creek forms the western boundary of the property and flows into Hickory Creek at the southwest corner, where the creek continues along the entire southern property line. These seasonal water sources play a crucial role in providing wildlife hydration and contribute significantly to the property's biodiversity. The riparian corridors along both waterways are lined with mature timber and dense brush, creating ideal conditions for ambush hunting setups and offering thermal cover during the colder months.





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### DESCRIPTION CONTINUED:

The combination of native CRP grasses, timber pockets, seasonal water, and strategic seclusion creates a turnkey recreational property for hunting, wildlife watching, or simply enjoying the outdoors in complete privacy.

Whether you're looking for a weekend escape, a high-quality hunting property, or a land investment with income and long-term appreciation, this parcel offers incredible potential. This property is also part of a larger 185± acre offering. For those seeking additional acreage, please see the adjacent 105± acre farm listing available on our website.

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





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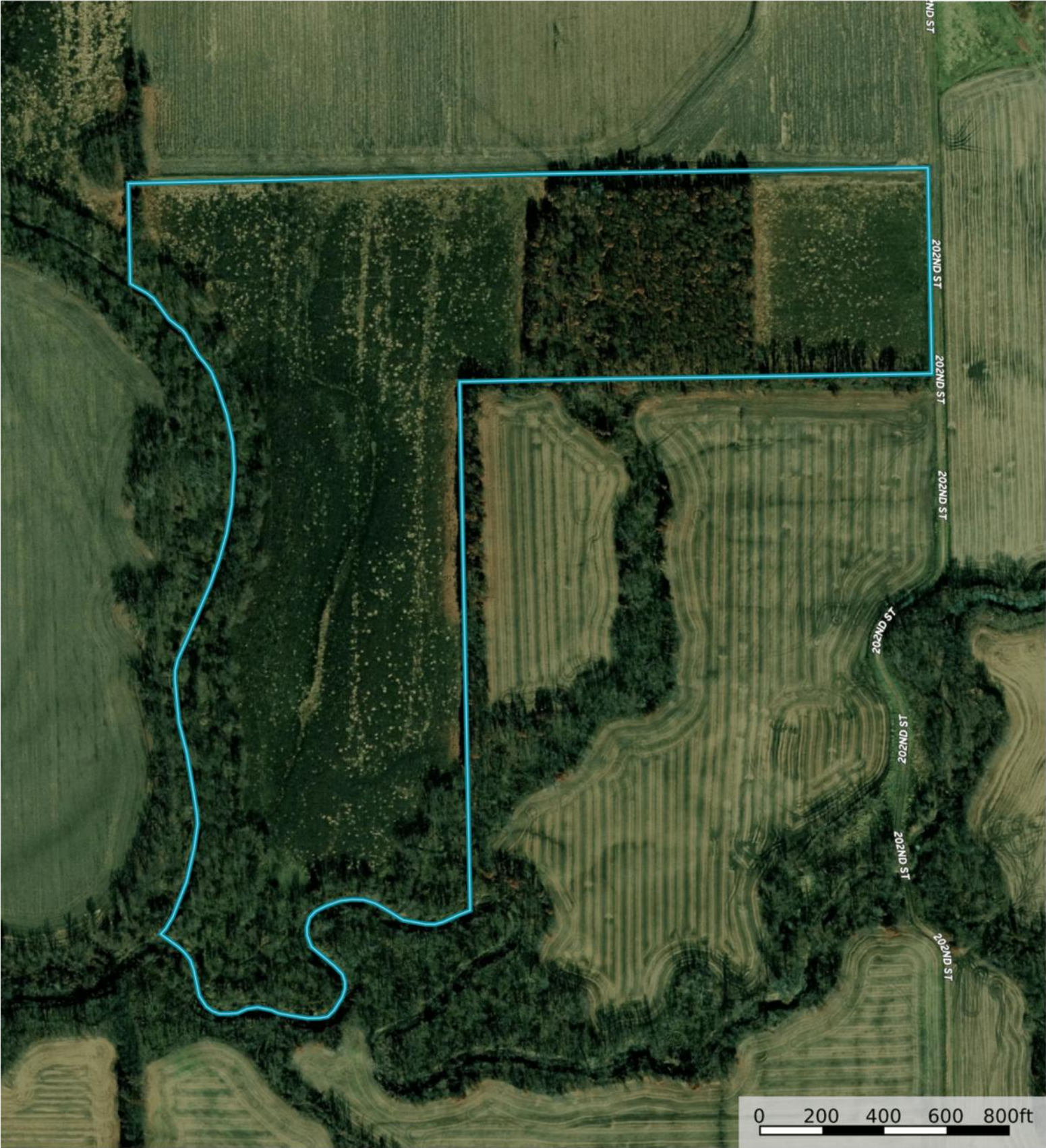
LISTING PRICE: \$470,400





Pinion 80  
Daviess County, Missouri, 80 AC +/-

# AERIAL MAP



 Boundary 1



Pinion 80  
Daviess County, Missouri, 80 AC +/-


# SOILS MAP



Boundary 1



# SOILS MAP

 Boundary 1 74.47 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
36116	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	39.71	53.32	0	75	2w
36046	Wabash silty clay, 0 to 2 percent slopes, occasionally flooded	28.5	38.27	0	63	3w
36048	Zook silt loam, overwash, 0 to 2 percent slopes, occasionally flooded	6.26	8.41	0	71	3w
TOTALS		74.47(*)	100%	-	70.07	2.47

(\*) 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

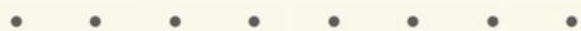
Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

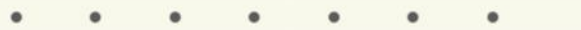
Land, Capability



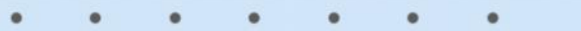
'Wild Life'



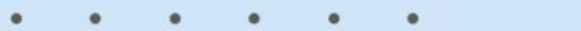
Forestry



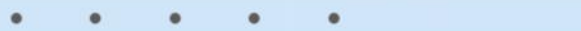
Limited



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



CRP-1 (01-08-24)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1 ST. & CO. CODE & ADMIN. LOCATION 29 081		2. SIGN-UP NUMBER 48	
CONSERVATION RESERVE PROGRAM CONTRACT				3 CONTRACT NUMBER 11374C		4. ACRES FOR ENROLLMENT 49.04	
				6. TRACT NUMBER 4776		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 12-01-2016 TO: (MM-DD-YYYY) 09-30-2027	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) HARRISON COUNTY FARM SERVICE AGENCY 1400 N 41ST STREET BETHANY, MO64424-1776				8. SIGNUP TYPE: Continuous			
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (660) 425-7635							
THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.							
9A. Rental Rate Per Acre		\$ 173.20		10. Identification of CRP Land (See Page 2 for additional space)			
9B. Annual Contract Payment		\$ 8,494.00		A. Tract No.	B. Field No.	C. Practice No.	D. Acres
9C. First Year Payment		\$		4776	1	CP23	40.77
(Item 9C is applicable only when the first year payment is prorated.)				4776	2	CP23	8.27
							E. Total Estimated Cost-Share
							\$ 0.00
							\$ 0.00
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)							
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) JA K PIERCE FARM TRUST 777 BELLEVUE TRUST COMPANY 500 N BROADWAY STE 600 JACKSONVILLE, MO 64401-2116		(2) SHARE 100.00 %	(3) SIGNATURE (By) <i>Angela J. Pierce</i>	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY SVP Trustee	(5) DATE (MM-DD-YYYY) 2/19/2025		
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)		
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)		
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE					B. DATE (MM-DD-YYYY)
NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (16 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), and the Conservation Reserve Program 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.							
Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3840(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.							

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotelephone, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at <http://www.usda.gov/complaint>, fill in, and submit to any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: [program.mak@usda.gov](mailto:program.mak@usda.gov). USDA is an equal opportunity provider, employer, and lender.

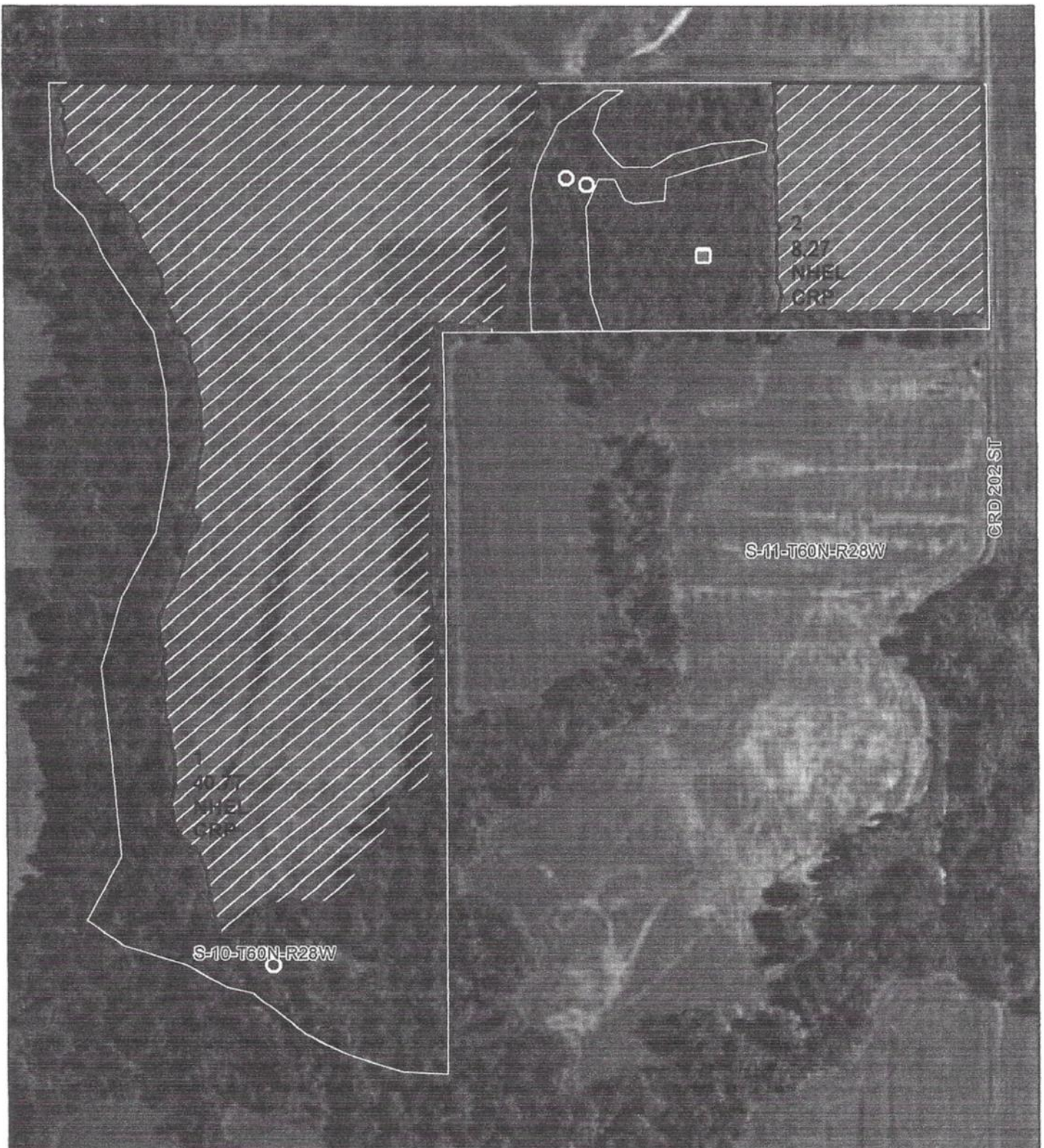
RECEIVED

FEB 19 2025

Date Printed: 01/10/2025

Harrison County FSA





All Measurements are  
For FSA Programs Only

**Wetland Determination Identifiers**

- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Disclaimer: Wetland Identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

**Harrison Co. FSA**

C=Com-YEL-GR	ALF=Alfalfa-FG
SB=Soybean-COM-GR	AGM=MIXFG-AGM-FG
HRW=Wheat-HRW-GR	LGM=MIXFG-LGM-FG
SRW=Wheat-SRW-GR	RCH=Clover-Red-FG
MILO=Sorgh-GRS-GR	H=MIXFG-IGS-FG
O=Oats-SPG-GR	P=MIXFG-IGS-GZ
GLS=MIXFG-IGS-LS	TP=Timber Pasture

All Fields Are NON-Irrigated

\*Unless notated on Map

1:4,190

**Program Year: 2025**

Created: 12/10/2024

Flown: 2022-6-29

clu  
crp  
plss

**Farm 6619  
Tract 4776**







# 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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