



HIGH POINT
LAND COMPANY



FOR SALE

DAVIESS COUNTY, MISSOURI

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



152+/- ACRES • DAVIESS COUNTY, MO

LISTING PRICE: \$1,824,000



High Point Land Company is honored to represent the Jack R. Pinion Family Trust in presenting this exceptional and highly productive 152± acre farm, located in the heart of Daviess County, Missouri. Featuring approximately 148± tillable acres, the farm consists primarily of Grundy and Lamoni soils and carries a strong NCCPI rating of 73.42—offering an outstanding opportunity for row crop production and a valuable addition to any agricultural or investment portfolio.

The land is well-improved with extensive terrace and tile work, promoting optimal drainage and erosion control while enhancing overall productivity and sustainability. The property also includes 15,000 bushels of on-site grain storage equipped with aeration floors and fans, adding immediate operational value. This feature not only reduces harvest-time pressure but also enhances the ability to strategically market commodities, allowing for greater flexibility in timing sales when market conditions are favorable.

Access and logistics are another highlight, with paved Highway frontage and additional access via a county gravel road, offering efficient year-round access for equipment, input delivery, and grain transport. This dual frontage enhances the farm's versatility and appeal for both local operators and absentee investors.

Importantly, the farm will be open for the 2026 crop year, presenting a valuable opportunity for owner-operators to take immediate possession or for investors to secure a high-quality asset with strong income potential. Notably, there is already strong interest from prospective tenants, allowing for a smooth transition into a cash rent, crop-share, or flexible lease arrangement.



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With top-tier soil quality, reliable infrastructure, strong production history, and valuable grain storage capacity, this farm is a rare offering that delivers both immediate income potential and long-term investment value

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.

PROPERTY FEATURES:

- Total Acres: 152±
- Tillable Acres: 148±
- Soil Types: Predominantly Grundy & Lamoni soils
- NCCPI Rating: 73.42
- Improvements: Extensive terracing and tile drainage
- Grain Storage: 15,000 bushels of on-site capacity
- Access: Paved Highway frontage & county gravel road access
- Crop Year Availability: Open for the 2026 crop year
- Tenant Interest: Strong prospective tenant demand for cash rent, crop-share, or flex lease
- Location: Daviess County, Missouri
- Use: Row crop production, investment, or owner-operation

DRIVING DIRECTIONS:

From Gallatin, MO: Head east on Hwy 6 for 1.65 miles until you reach Highway 13. Turn left (north) onto Hwy 13 and drive 7 miles to Isle Avenue. The farm is located NW of Highway 13 and Isle Avenue intersection.



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AERIAL MAP

Pinion 152
Daviess County, Missouri, 152 AC +/-




Pinion 152
Daviess County, Missouri, 152 AC +/-

SOILS MAP



SOILS MAP

 Boundary 1 152.02 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
30085	Grundy silt loam, 2 to 5 percent slopes	141.89	93.33	0	74	2e
30136	Lamoni loam, 5 to 9 percent slopes	5.71	3.76	0	61	3e
30062	Gara loam, 9 to 14 percent slopes	4.42	2.91	0	71	4e
TOTALS		152.02(*)	100%	-	73.42	2.1

(*) 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

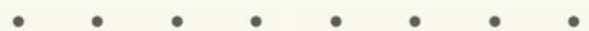
Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

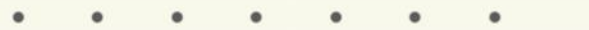
Land, Capability



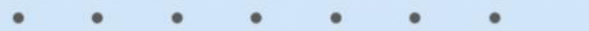
'Wild Life'



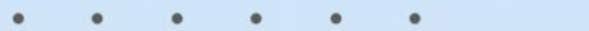
Forestry



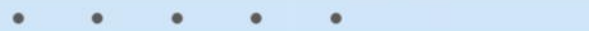
Limited



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



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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