



HIGH POINT
LAND COMPANY



FOR SALE

DAVISS COUNTY, MISSOURI



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



105+/- ACRES • DAVIESS COUNTY, MO

LISTING PRICE: \$672,000



Discover 105 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 78.7 acres enrolled in the Conservation Reserve Program (CRP) under a CP23 contract, it provides a reliable annual income of \$13,057 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 consist of diverse native grasses, wildflowers, and forbs, offering excellent bedding, nesting, and cover for wildlife year-round. These fields are interspersed with timbered draws and edge cover, creating natural funnels and travel corridors that attract and hold mature whitetail deer, turkey, quail, and small game.

Brushy Creek flows through the north end of the property, defines a portion of the western boundary—providing vital water and enhancing the property's biodiversity. The riparian corridor along the creek is lined with mature trees and thick brush, perfect for ambush hunting setups and adding thermal cover in colder months.

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.



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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 part of a larger 185± acre offering. For those seeking additional acreage, please see the adjacent 80± 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](tel:660-346-8840) or email at Justin@highpointlandcompany.com.

PROPERTY FEATURES:

- 105± Acres of Diverse Terrain: A blend of CRP fields, timbered draws, and creek frontage offering unmatched wildlife habitat and seclusion.
- 78.7 Acres Enrolled in CRP (CP23 Contract): Generates \$13,057 annually through 2027 while promoting wetland restoration and ecological health.
- Exceptional Wildlife Habitat: Native grasses, wildflowers, and forbs support year-round bedding, nesting, and forage for whitetail deer, turkey, quail, and small game.
- Prime Hunting & Recreation: Natural funnels, edge cover, timber pockets, and Brushy Creek create ideal setups for ambush hunting, wildlife watching, and outdoor exploration.
- Brushy Creek Frontage: A seasonal water source flowing through the north, forming part of the western boundary, and running along the entire southern edge—enhancing biodiversity and providing key wildlife corridors.
- Strategic Investment Opportunity: Combines steady income with conservation benefits and potential for long-term land value appreciation.
- Secluded Yet Accessible Location: Quiet rural setting in Daviess County, Missouri, with easy access to nearby towns and amenities.

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 8 miles to Harbor Avenue. Turn left (west) onto Harbor Avenue and continue for 2.1 miles to Grate Avenue. Turn left (south) onto Grate Avenue—the property will be on the left-hand (south) side of the road.



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AERIAL MAP



 Boundary 2  Boundary 1

SOILS MAP



Boundary 2 Boundary 1

SOILS MAP

|  All Polygons 106.56 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
36048	Zook silt loam, overwash, 0 to 2 percent slopes, occasionally flooded	54.21	50.87	0	71	3w
36046	Wabash silty clay, 0 to 2 percent slopes, occasionally flooded	52.34	49.12	0	63	3w
36116	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	0.01	0.01	0	75	2w
TOTALS		106.56(*)	100%	-	67.07	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 1 106.5 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
36048	Zook silt loam, overwash, 0 to 2 percent slopes, occasionally flooded	54.15	50.85	0	71	3w
36046	Wabash silty clay, 0 to 2 percent slopes, occasionally flooded	52.34	49.15	0	63	3w
36116	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	0.01	0.01	0	75	2w
TOTALS		106.5(*)	100%	-	67.07	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 2 0.06 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
36048	Zook silt loam, overwash, 0 to 2 percent slopes, occasionally flooded	0.06	100	0	71	3w
TOTALS		0.06(*)	100%	-	71.0	3

(*) 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

SOILS MAP

Page 1 of 1

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 11375C	4. ACRES FOR ENROLLMENT 31.08
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) HARRISON COUNTY FARM SERVICE AGENCY 1400 N 41ST STREET BETHANY, MO64424-1776		6. TRACT NUMBER 5291	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 12-01-2016 TO: (MM-DD-YYYY) 09-30-2027
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (660) 425-7635		8. SIGNUP TYPE: Continuous	

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	\$ 176.27	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 5,478.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment	\$	5291	1	CP23	15.40	\$ 0.00
(Item 9C is applicable only when the first year payment is prorated.)		5291	2	CP23	15.68	\$ 0.00

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) JACK PERDUE FARM TRUST C/O KRYSTLE THOMPSON LORRAINE 1-1100 SUNDOWN LANE BOX JACKIE LOUIS, MO63107-7416	(2) SHARE 100.00 %	(3) SIGNATURE (By) 	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY SVP, Trustee	(5) DATE (MM-DD-YYYY) 2-17-2025
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) 2/20/25
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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. 116-334), 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. 3846(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, audiotape, 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) 877-0339. 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.ascr.usda.gov/complaint_filing_cust.html and at 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.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

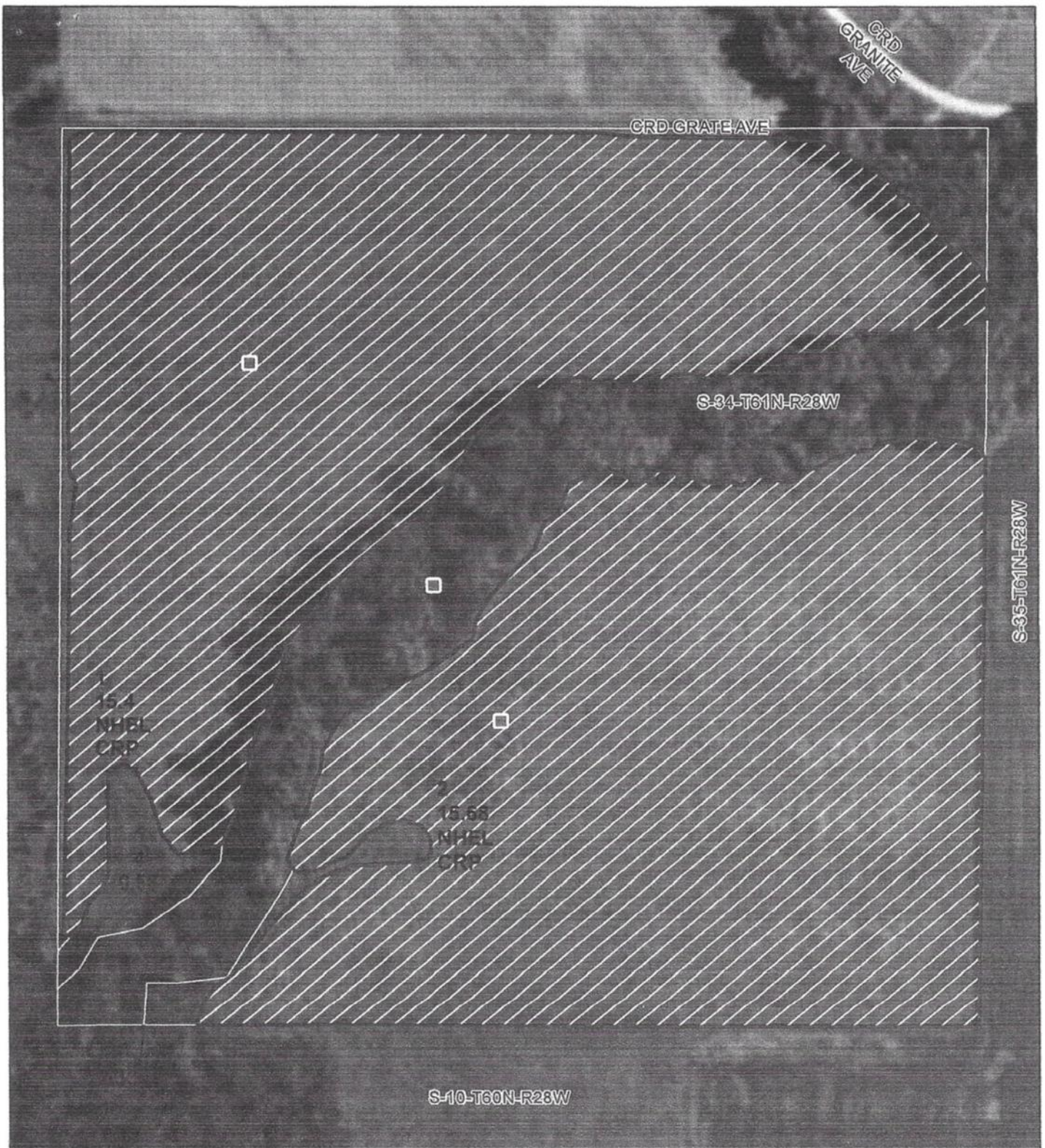
RECEIVED

11-11-2025

Harrison County FSA

Date Printed: 01/10/2025

SOILS MAP



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 noted on Map

1:2,160

Program Year: 2025

Created: 12/10/2024

Flown: 2022-6-29

clu
crp
plss

Farm 6619
Tract 5291



SOILS MAP

Page 1 of 1

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 11373C		4. ACRES FOR ENROLLMENT 47.62	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) HARRISON COUNTY FARM SERVICE AGENCY 1400 N 41ST STREET BETHANY, MO64424-1776				6. TRACT NUMBER 4667		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 12-01-2016 TO: (MM-DD-YYYY) 09-30-2027	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (660) 425-7635				8. SIGNUP TYPE: Continuous			
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 addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.							
9A. Rental Rate Per Acre		\$ 159.16		10. Identification of CRP Land (See Page 2 for additional space)			
9B. Annual Contract Payment		\$ 7,579.00		A. Tract No.	B. Field No.	C. Practice No.	D. Acres
9C. First Year Payment		\$		4667	1	CP23	47.62
(Item 9C is applicable only when the first year payment is prorated.)							
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 110 STEEL TRAIL COMPANY 1500 N DEWEY AVE STANTON, MO 64424-1124		(2) SHARE 100.00 %	(3) SIGNATURE (By) <i>Angela E. E...</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 <i>Clay R. ...</i>					B. DATE (MM-DD-YYYY) 2/20/25
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 of seq.), the Food Security Act of 1985 (16 U.S.C. 3801 of seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 of seq.), the Agricultural Improvement Act of 2018 (Pub. L. 116-334), 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.							
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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.

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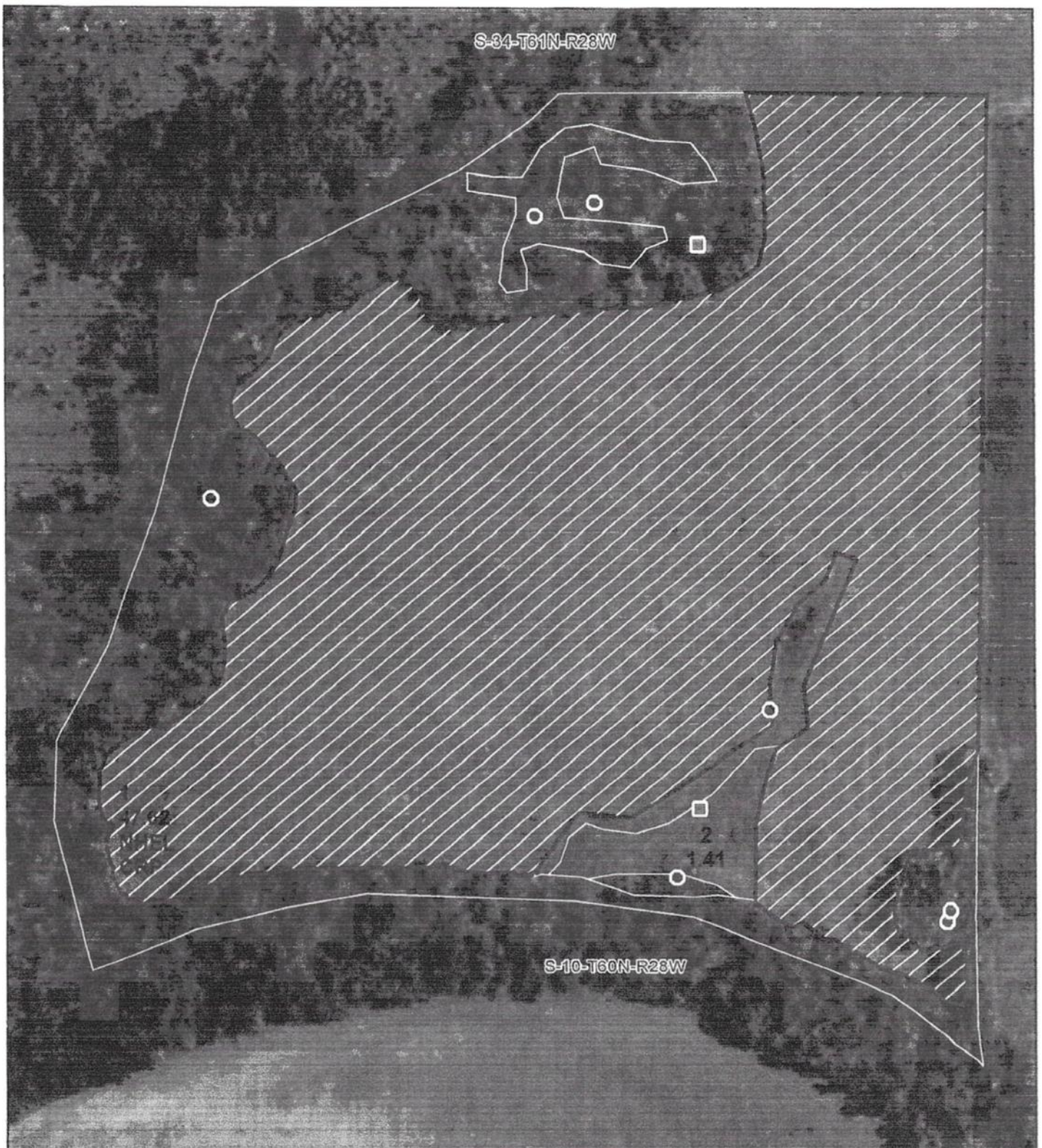
RECEIVED

12 14 2025

Date Printed: 01/10/2025

Harrison County FSA

SOILS MAP



**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

1:3,190

Program Year: 2025

Created: 12/10/2024

Flown: 2022-6-29

clu
crp
plss

**Farm 6619
Tract 4667**





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



**HIGH
POINT**
LAND COMPANY

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