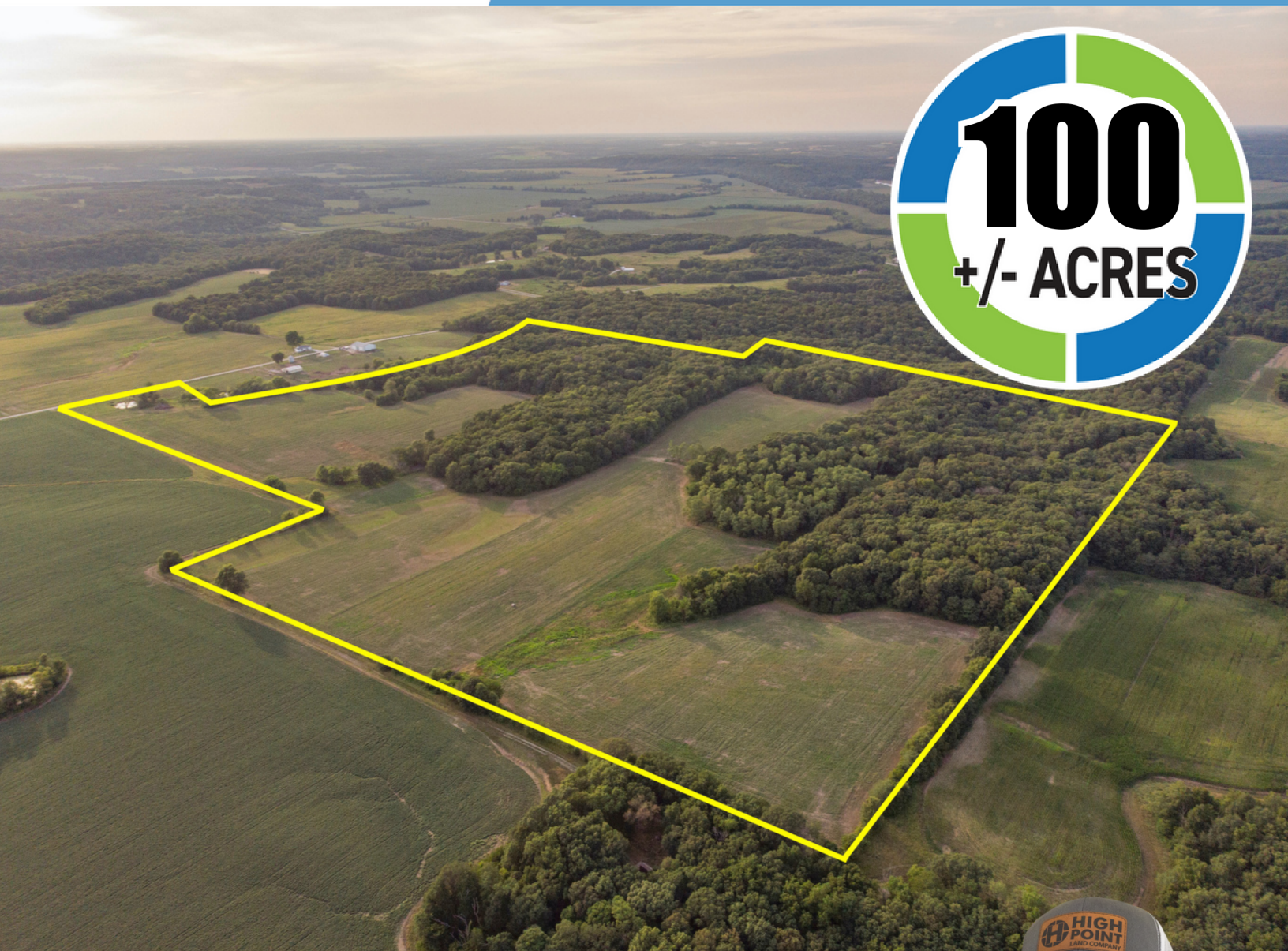


LAND

FOR SALE

Ralls County, MO

100
+/- ACRES



Broker- Jacob Hart: Lic# MN-40438432 IA-B635461000 WI- 58203-90 MO-2022039556 CO-ER100093474 Phone# 507-259-1065

SCAN FOR MORE INFO



Real Estate License:
2020033844

109 E Main St
Perry, MO 63462

LUKE MITCHELL

573-541-1232

Luke@HighPointLandCompany.com



HIGH POINT LAND COMPANY

www.HIGHPOINTLANDCOMPANY.COM





Summary of Property

100+/- Acres • Ralls County, MO

Listing Price: \$900,000

DESCRIPTION

This 100 acre farm in Ralls County, Missouri is conveniently located just 5 miles north of Center and offers an outstanding opportunity for outdoor enthusiasts. The property offers exceptional hunting opportunities with the abundance of deer and turkey that call this property home. Approximately 46 acres is being farmed and is currently cash rented for \$229 per acre which makes this a great income producing property. For further details about this property, contact Luke Mitchell (573) 541-1232 via call or text.

Property Address:

18537 Magnolia Road, New London, MO

Property Features:

- Excellent Hunting
- Great Income
- Buildable
- Tillable
- Great Access
- Great Deer History
- Located 20 minutes from the Mark Twain Lake
- Located 1 hour and 10 minutes from Wentzville

75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Property Photos



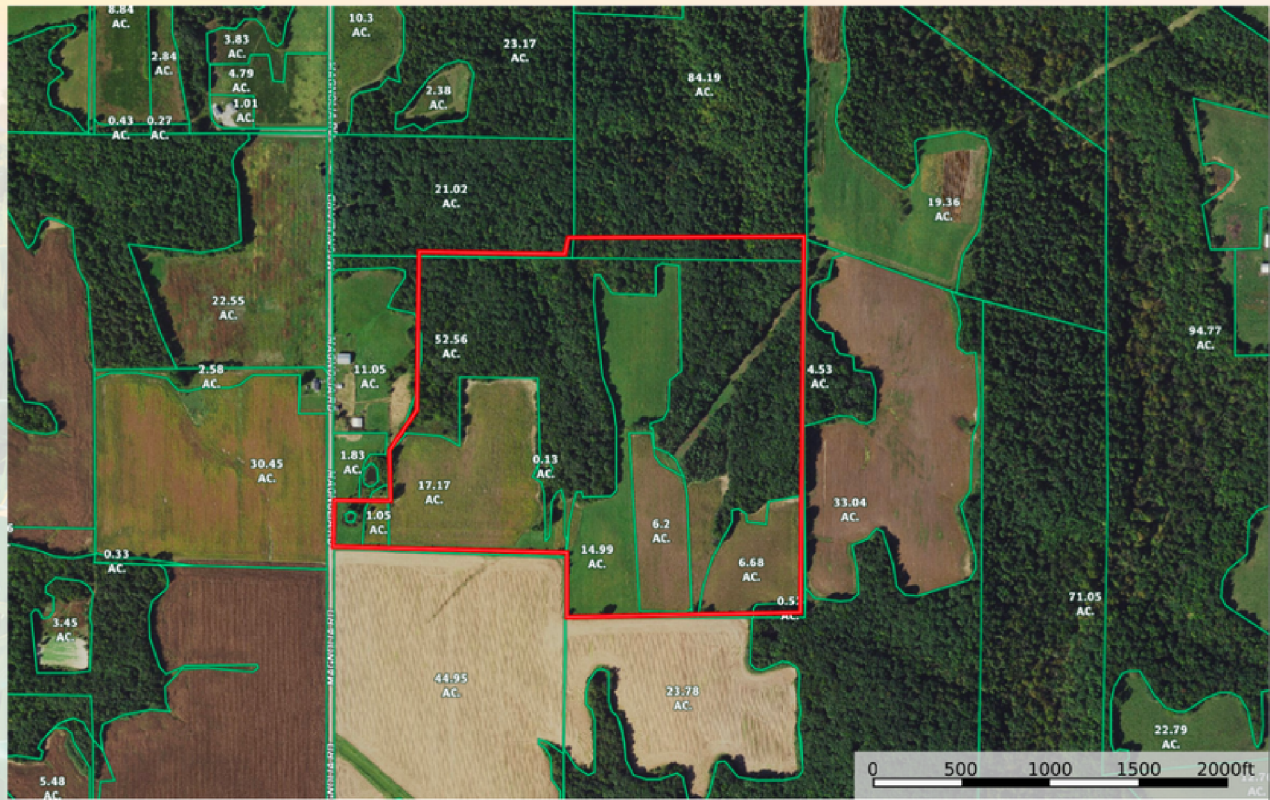
75,000
ACRES SOLD

Property Photos



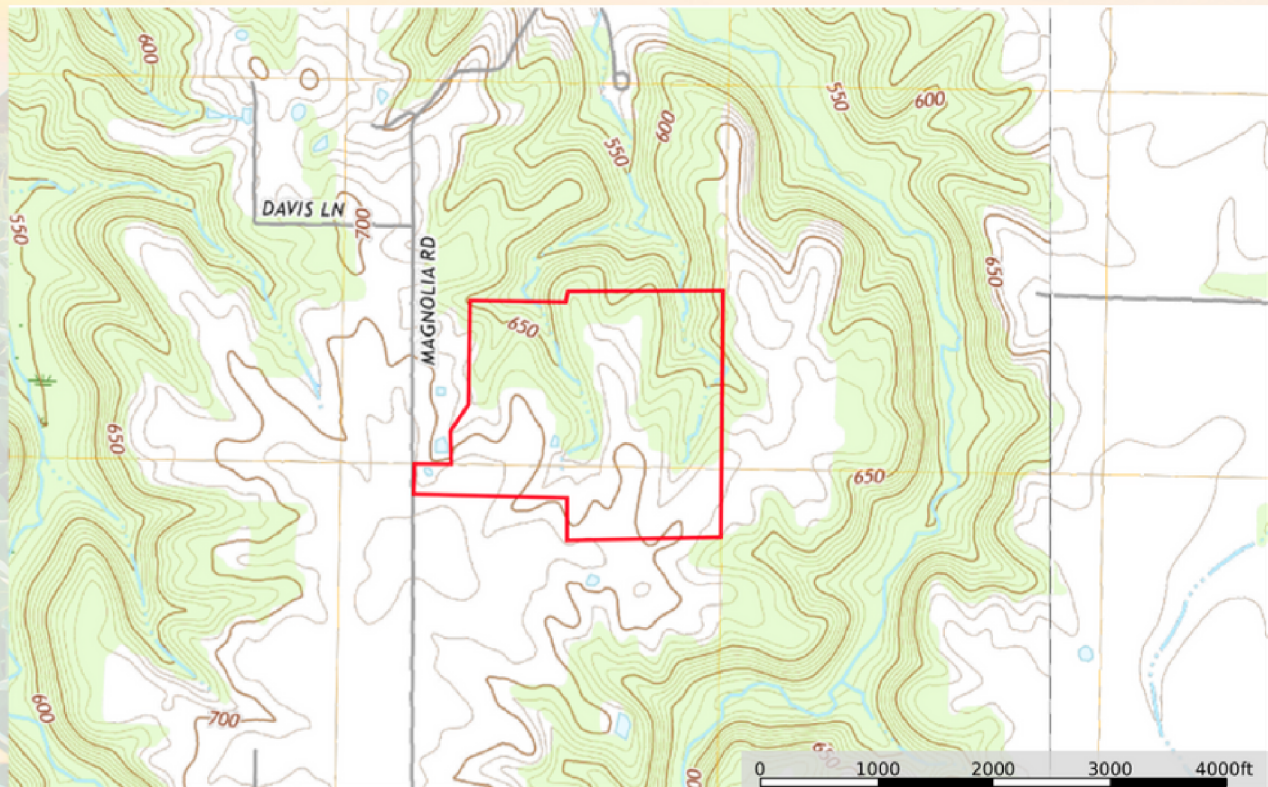
75,000
ACRES SOLD

Aerial Map

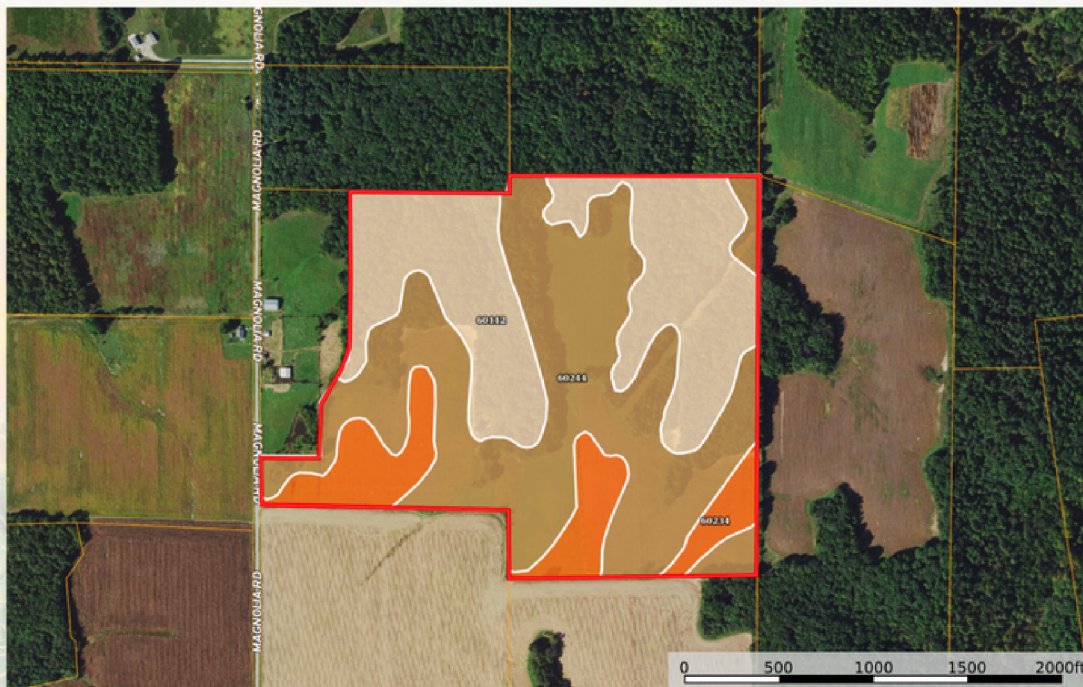


75,000
ACRES SOLD

Topo Map



Soils Map



Boundary 101.17 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
60244	Winfield silt loam, 5 to 10 percent slopes, eroded	50.94	50.36	0	80	3e
60112	Goss very gravelly silt loam, 14 to 45 percent slopes	36.61	36.19	0	14	7e
60234	Weller silt loam, 2 to 5 percent slopes	13.62	13.46	0	71	2e
TOTALS		101.17(*)	100%	-	54.91	4.31

(*) 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	•	•	•	•	•	•	•	•

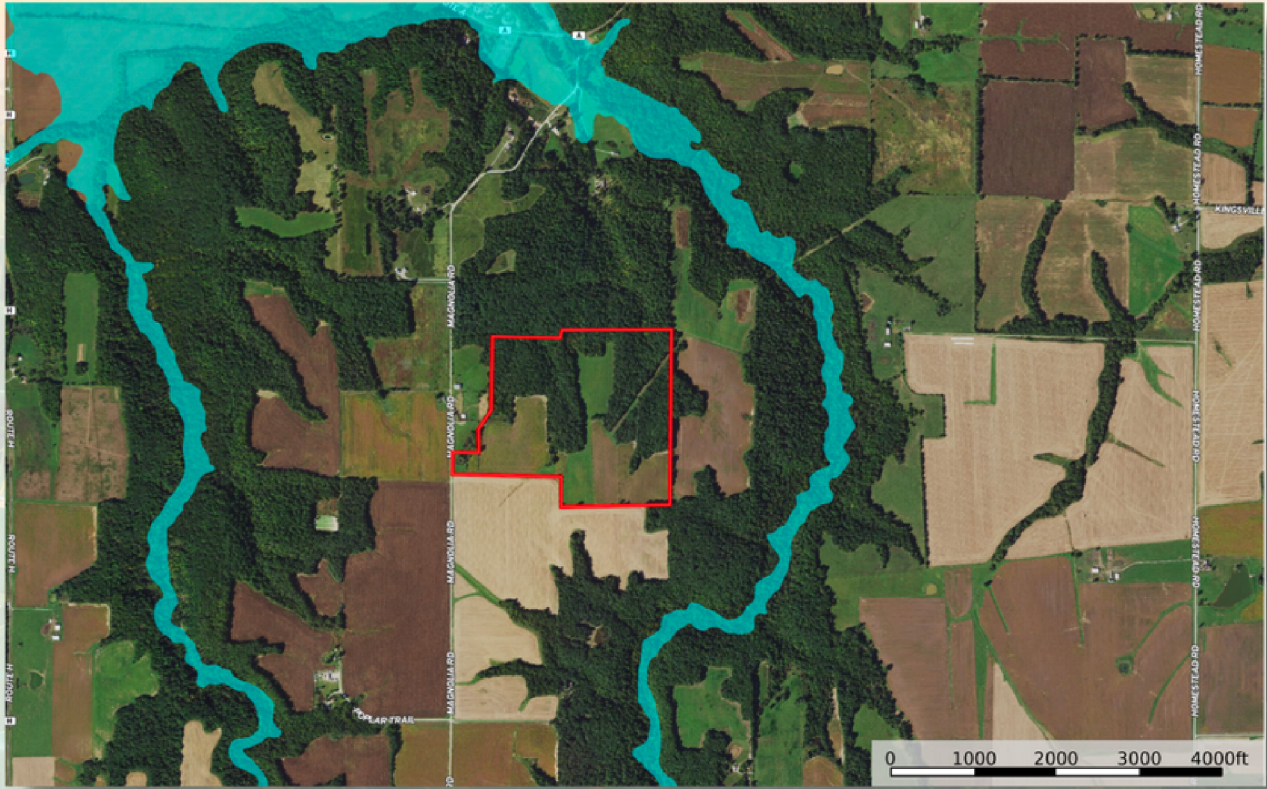
Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

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

75,000
ACRES SOLD

FEMA Map



100
+/- ACRES

RALLS COUNTY, MO

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