

# LAND AUCTION

Property Information Packet

**WEDNESDAY JANUARY 17 • 1PM**

FOR MORE INFO & TO BID VISIT: [HIGHPOINTLANDCOMPANY.COM](http://HIGHPOINTLANDCOMPANY.COM)



**264.71**  
+/- ACRES



**HIGH  
POINT**  
LAND COMPANY

**BUTLER COUNTY, MO**  
**4 TRACTS AVAILABLE**  
**ONLINE AUCTION**

641-583-6430 • [HighPointLandCompany.com](http://HighPointLandCompany.com) • 109 East Main Street, Perry, MO 63462

Terms: 10% down upon signing purchase agreement, payable by cash or check. Balance due at closing.

Listing Agent: Travis Owen RE LIC #2022046508 • Registered MO Auctioneer/Broker Jacob Hart RE LIC #2022039556 Phone # 507-259-1065

# Property Summary

**High Point Land Company is honored to present this beautiful 264.71+/- acres in Butler County, Missouri as an Online-Timed Auction. Bidding ends on Wednesday, January 17th at 1PM.**

Nestled on the picturesque landscape of Butler County, Missouri, just a stone's throw away from the breathtaking beauty of the Natural State, lies the Mesasa Farm—a sprawling haven comprising 263.09 +/- acres meticulously divided into four tracts. This rural masterpiece is a harmonious blend of natural beauty and agricultural prosperity, showcasing the epitome of serene living.

Mesasa Farm unfolds as a vast canvas of flat land, revealing a tapestry of multiple soil types across its 260.37 +/- tillable acres. Among these, 120 +/- acres gracefully stretch as rice fields, where the fertile earth whispers tales of abundance and growth. The tillable ground, spanning the majority of the property, boasts an average NCCPI (National Commodity Crop Productivity Index) of 56.37, a testament to the farm's fertility and potential for bountiful harvests.

Conveniently positioned a mere 20 minutes southwest of Poplar Bluff, Mesasa Farm seamlessly bridges the gap between rural serenity and urban accessibility. This strategic location not only ensures a tranquil escape into the heart of nature but also places modern conveniences within easy reach. In addition, the farm is a mere 12-minute journey from the Arkansas Line, offering a seamless connection to the charm and culture of the neighboring state.

As the sun casts its golden glow over the vast expanse of Mesasa Farm, one can envision a life intertwined with the rhythm of the land. This property is not merely a collection of acres; it is a canvas upon which the seasons unfold, each bringing its own symphony of colors and textures. Whether you dream of cultivating the fertile soil or simply yearn for a refuge from the bustle of city life, Mesasa Farm beckons—an embodiment of rural elegance and agricultural grace.

## **Tract 1 Description:**

Tract 1, an exquisite segment within the captivating Mesasa Farm, unfolds over 39+/- acres of carefully curated Leveed Rice ground. This particular parcel, a testament to meticulous land management, graces the property with its purposeful design and functional beauty. As you traverse this tract, you'll discover the gentle undulations of the levees, a landscape crafted to enhance both aesthetics and productivity. Positioned with precision, these levees not only contribute to the visual appeal of the land but also serve as key elements in managing water for optimal rice cultivation. Adding to the allure of Tract 1 is a Well Head, a crucial component for ensuring a reliable and sustainable water supply. Though not directly on county road 340, the Well Head is strategically located within the confines of this parcel, offering convenient access to the lifeblood essential for flourishing crops. This thoughtful placement showcases a commitment to efficiency and agricultural excellence.

## **Tract 2 Description:**

Tract 2, a sprawling expanse within the Mesasa Farm, spans 133.6 +/- acres of diverse and fertile soil types, presenting a canvas for agricultural versatility and productivity. This tract is a dynamic blend of nature's bounty and human cultivation, offering a glimpse into the rich potential of this rural haven. Comprising a mosaic of mixed soil types, Tract 2 embodies the agricultural tapestry that characterizes Mesasa Farm. Within its embrace, 37.52 +/- acres currently play host to a strategic rotation of rice and soybeans, with the upcoming year of 2024 designated for the flourishing of rice crops. This thoughtful crop rotation not only maximizes the utilization of the land but also reflects a commitment to sustainable and yield-optimized farming practices. One of the distinctive features of Tract 2 is the well strategically positioned at the center of the field. This well serves as a vital hub for efficient water management, offering the flexibility to implement irrigation systems such as pivots. Its central location is particularly advantageous, allowing for the seamless distribution of water to the two rice fields, enhancing the overall efficiency of the agricultural operations on this tract.

Note: There is an abandoned railroad that runs through Tracts 2 and 3. It hasn't been used for several years.

## **Tract 3 Description:**

Tract 3, a charming segment of Mesasa Farm, unfolds gracefully across 41.07 acres, situated with picturesque allure just off County Road 367. This tract, a canvas of agricultural potential, invites exploration and promises a versatile landscape perfect for cultivating a variety of crops. Nestled along the gentle curves of County Road 367, Tract 3 boasts its own dedicated access, providing a seamless entry point to this serene expanse. The convenience of independent access not only enhances the privacy of this parcel but also facilitates efficient transportation and management of the land. With its expansive size, Tract 3 offers a fertile canvas for agricultural pursuits. The gentle undulations of the terrain and the quality of the soil make it well-suited for a variety of crops, allowing for the realization of diverse farming aspirations. Whether one envisions fields of golden grain, vibrant orchards, or other agricultural endeavors, this tract embodies the potential for a flourishing harvest. As you traverse Tract 3, the possibilities unfold—each acre an opportunity for cultivation, each corner an invitation to envision the agricultural dreams that could take root in this serene corner of Mesasa Farm. This parcel, graced by its own access and promising versatility in crop cultivation, stands as a testament to the agricultural richness that defines the essence of this rural haven.

Note: There is an abandoned railroad that runs through Tracts 2 and 3. It hasn't been used for several years.

## **Tract 4 Description:**

Tract 4, a distinctive plot within the expansive Mesasa Farm, encompasses 42.52 +/- deeded acres, further enhanced by an easement allowing for the cultivation of an additional 9.1 +/- acres. This unique configuration arises from an abandoned drainage project, offering an intriguing blend of history and agricultural opportunity. Accessible through its own dedicated entryway from County Road 340, Tract 4 stands as a self-contained haven, primed for the agricultural pursuits synonymous with the Mesasa legacy. The farm's suitability for rice cultivation adds a layer of agricultural significance, and its strategic design allows for optimal utilization of the land. One notable feature distinguishing Tract 4 is the presence of a pipe system designed for pumping water from the nearby Little Black River. This efficient irrigation infrastructure provides a reliable water source, underscoring the farm's potential for sustained and thriving cultivation. The marriage of fertile soil and water accessibility positions Tract 4 as a canvas for the artistry of rice farming.

## **Property Address:**

TBD County Rd 355, Harviell, MO 63945

## **Property Features:**

- Flat
- Tillable
- On-Site Wells
- Multiple Soil Types

## **Driving Directions:**

Head west on W Pine St toward N Broadway St. 0.8 mi Use the left 2 lanes to turn left onto US-67 Business/N Westwood Blvd. Continue to follow US-67 Business Pass by Hardee's (on the right). 4.2 mi Turn left to merge onto US-67 S toward Corning. 8.9 mi Turn right onto Co Rd 340, Destination will be on the right

**Find Land for Sale in Missouri with High Point Land Company! Follow us on Facebook to stay up to date on all things land!**

# Property Photos



# Property Lines

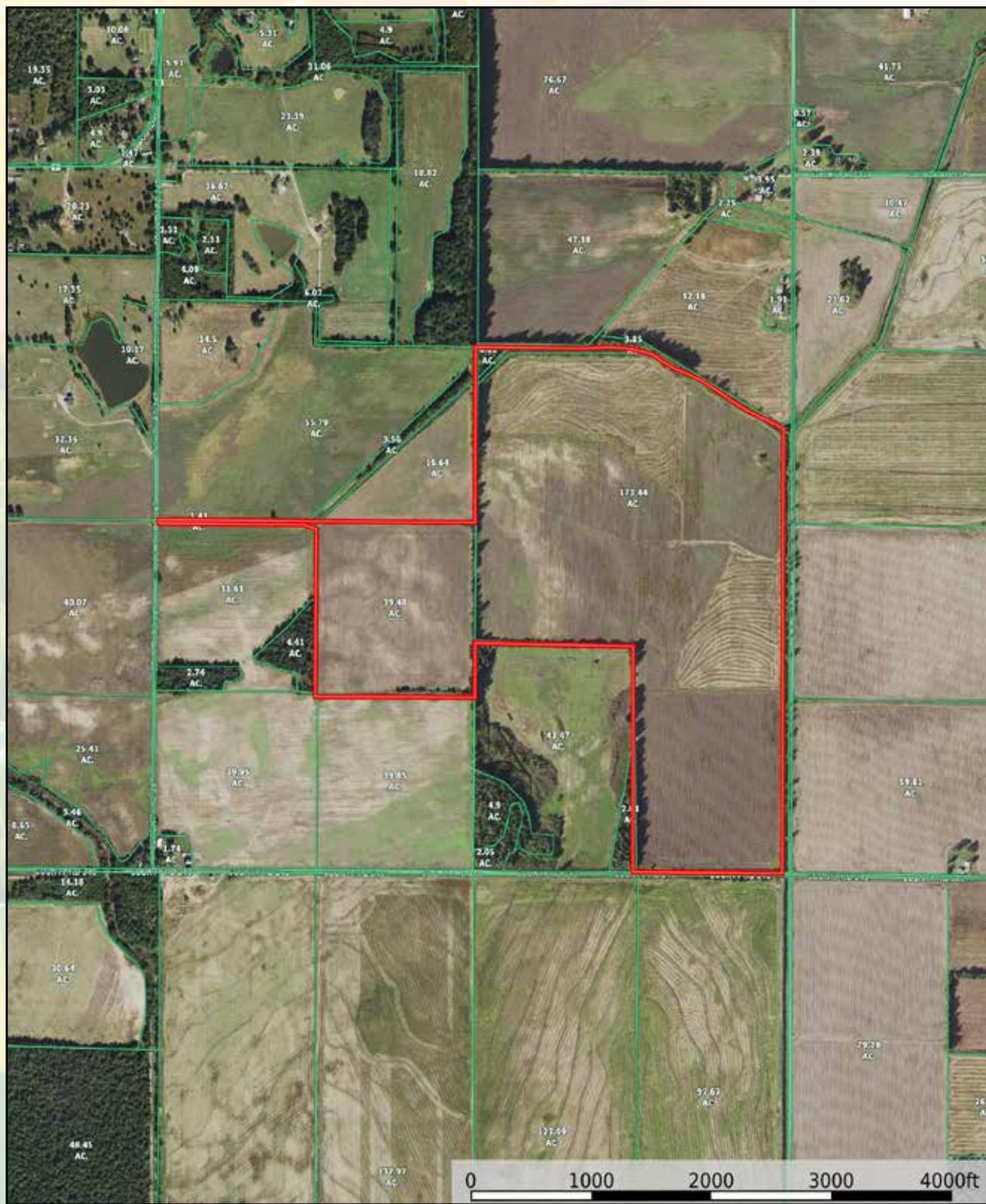


# Property Lines



# FSA Map

(Tracts 1, 2, 3)

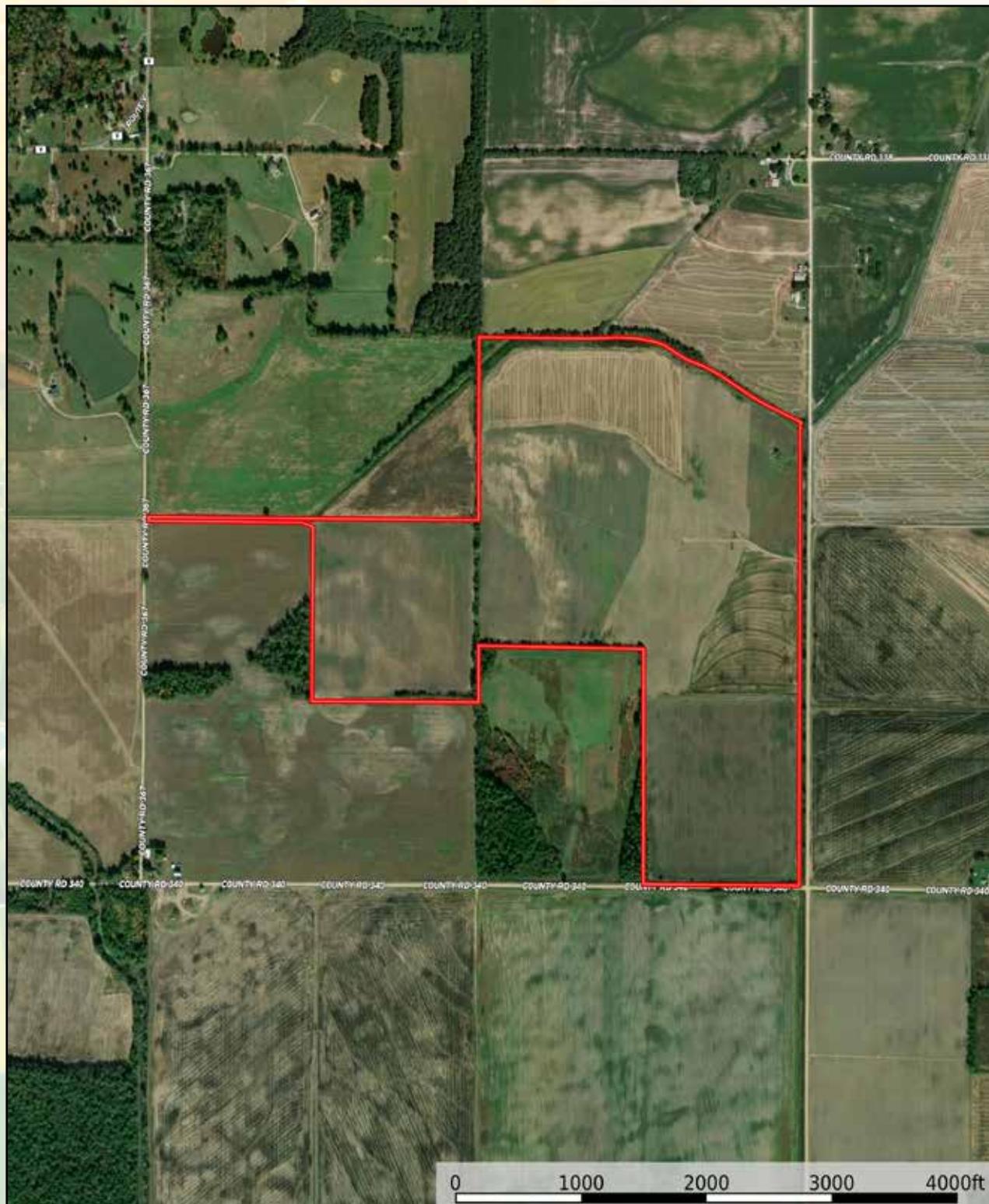


# FSA Map (Tract 4)



# Overhead Map

(Tracts 1, 2, 3)



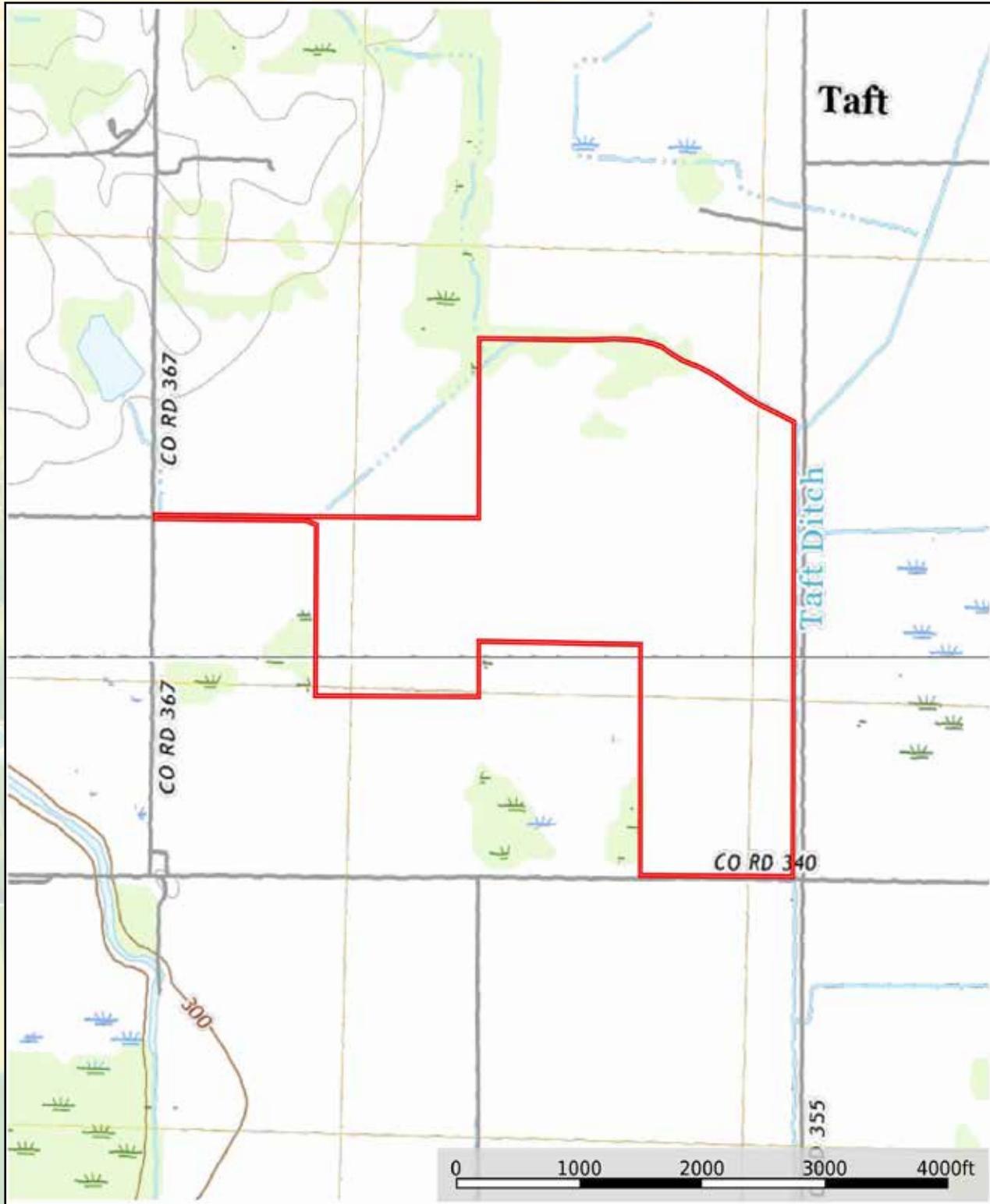
# Overhead Map

(Tract 4)



# Topo Map

(Tracts 1, 2, 3)



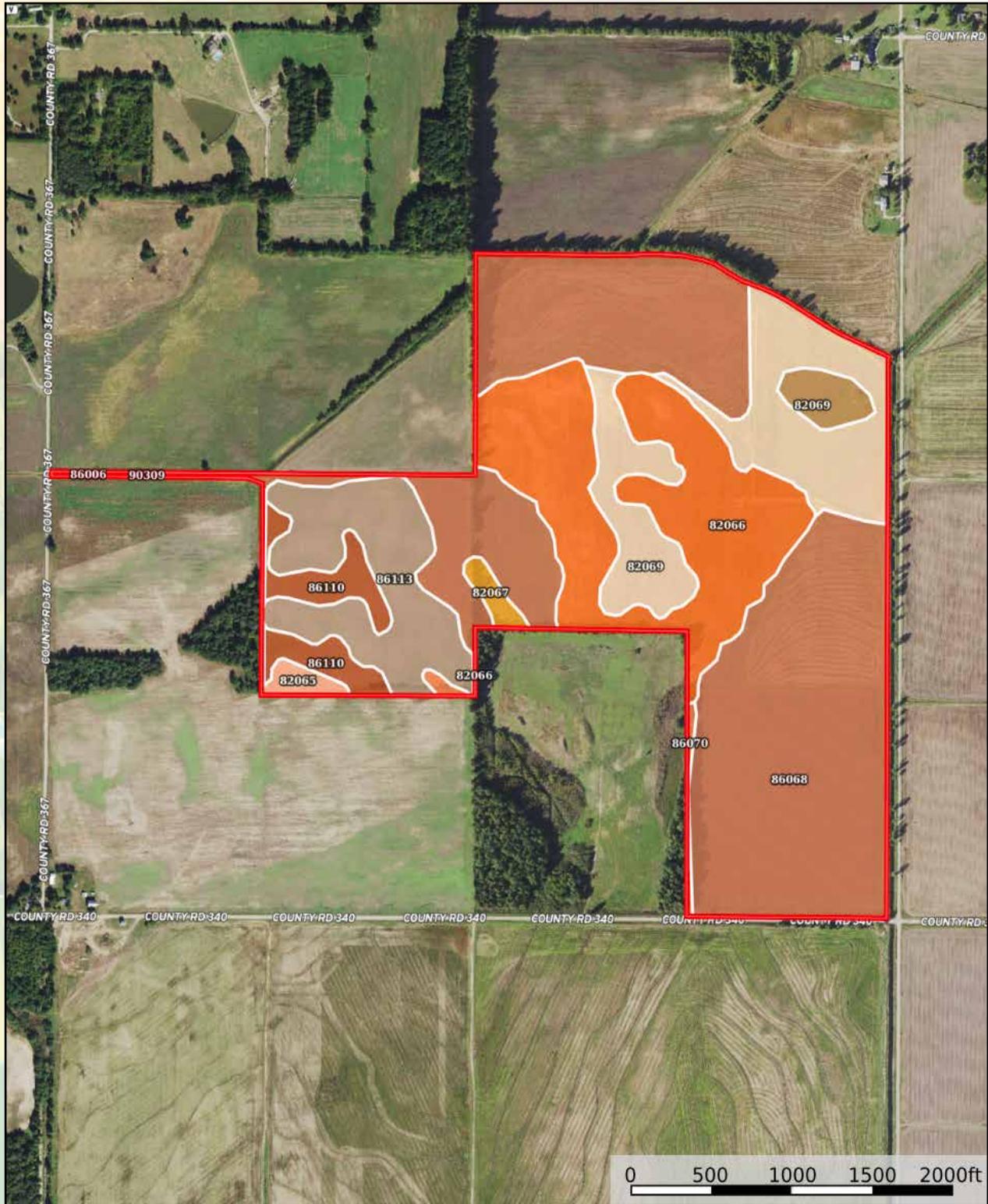
# Topo Map

(Tract 4)



# Soils Map

(Tract 1, 2, 3)



# Soils Map

## (Tract 1, 2, 3)

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
86068	Tuckerman fine sandy loam, 0 to 1 percent slopes, occasionally flooded	102.4 2	47.92	0	59	3w
82066	Bulltown fine sand, 3 to 12 percent slopes, eroded	41.91	19.61	0	54	3e
82069	Patterson loamy fine sand, 1 to 3 percent slopes	30.49	14.27	0	71	2w
86113	Wiville fine sand, leveled, 0 to 1 percent slopes, occasionally flooded	21.92	10.26	0	20	4w
86110	Tuckerman-Wiville complex, leveled, 0 to 1 percent slopes, occasionally flooded	8.28	3.87	0	52	3w
82068	Wiville loamy fine sand, 3 to 12 percent slopes, eroded	3.49	1.63	0	50	3e
82065	Bulltown fine sand, 1 to 3 percent slopes, eroded	1.74	0.81	0	55	3e
82067	Wiville fine sandy loam, 1 to 3 percent slopes, eroded	1.63	0.76	0	71	3e
86070	Tuckerman, occasionally flooded-Wiville fine sandy loams, 0 to 5 percent slopes	1.35	0.63	0	63	3w
86006	Adler silt loam, 0 to 1 percent slopes, occasionally flooded	0.27	0.13	0	76	2w
90309	Calhoun silt loam, 0 to 3 percent slopes	0.21	0.1	0	68	3w
TOTALS		213.7 1(*)	100%	-	55.43	2.96

(\*) 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

# Soils Map

(Tract 4)



# Soils Map

## (Tract 4)

Boundary 42.52 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
86001	Calhoun silt loam, 0 to 1 percent slopes, occasionally flooded	42.36	99.62	0	59	4w
75381	Bearthicket silt loam, 0 to 2 percent slopes, rarely flooded	0.16	0.38	0	90	2s
TOTALS		42.52(*)	100%	-	59.12	3.99

(\*) 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

# AUCTION BOARD



TRACT#	ACRES	PRICE/MULTIPLIER	BIDDER#
Tract 1	39+/-	TBD	TBD
Tract 2	133.6+/-	TBD	TBD
Tract 3	41.07+/-	TBD	TBD
Tract 4	42.52+/-	TBD	TBD

# ABSENTEE BIDDING FORM

Fill in your name, address, phone number, and email address.  
Write in the total price you would like to bid. Potential buyers must  
deliver this form postmarked before **January 10, 2024** addressed to:  
High Point Land Company at 109 E Main St, Perry, MO 63462



Tract 1: \$ \_\_\_\_\_ Per Acre (39+/- Acres)      Tract 3: \$ \_\_\_\_\_ Per Acre (41.07+/- Acres)

Tract 2: \$ \_\_\_\_\_ Per Acre (133.6+/- Acres)      Tract 4: \$ \_\_\_\_\_ Per Acre (42.52+/- Acres)

Full Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Will you be a registered phone bidder?  Yes  No

# Terms & Conditions

The Terms & Conditions of Sale are set forth upon this page in this Property Information Packet. The information set forth is believed to be accurate. However, the owner of the properties and High Point Land Company make no warranties or guarantees expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. Auctioneers and owners will not be held responsible for advertising discrepancies or inaccuracies. **All ANNOUNCEMENTS ON AUCTION DAY or UPDATED AUCTION DAY TERMS ONLINE TAKE PRECEDENCE OVER PREVIOUSLY ADVERTISED INFORMATION.** High Point Land Company LLC and its employees act as agents for the sellers. Auctions are with reserves, minimum bids, or subject to seller acceptance or rejections unless otherwise advertised as "Absolute Auction selling without Reserve" Only the top bidder will be contacted as to the status of her/his bid. Information provided by the seller and or obtained by High Point Land Company LLC is deemed reliable and correct however all property is sold as is, where is and all buyer or sellers agree to hold harmless High Point Land Company LLC and our employees for any errors or omissions regarding anything being sold. Prospective buyers are advised to consult with an attorney of their choice with respect to the purchase of any real property including but not limited to, seeking legal advice from their own attorney regarding disclosures and disclaimers set forth below.

## TERMS AND CONDITIONS

- Seller may reject any or all bids.
- Seller will provide up-to-date owner's policy or abstract at their expense and will convey property by General Warranty Deed.
- The auction sale is for registered bidders & their guests. All bidding is open to the public & the property is offered for sale to qualified purchasers without regard to race, color, sex, handicap, familial status, religion, creed, or national origin.

**Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid based auctioneer's discretion of the multi parcel auction method.**

- **2024 taxes to be prorated to day of closing.** Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.

**BUYERS PREMIUM** - There is no buyer's premium.

**EASEMENTS** The property to be sold is subject to any restrictive covenants or easements of record and any results that an accurate survey may show.

**CLOSING** The successful bidder(s) will be required to sign a purchase agreement at the close of the real estate auction or within 24 hours with auction agent or electronically. Closing will be within 30 days after a signed purchase agreement. A total deposit of non-refundable 10% of the purchase price will be required. Those funds will be placed in the High Point Trust Account as earnest money until closing. Balance of the purchase price must be paid in full with cashier's check at closing on or before date listed on purchase agreement signed by all parties. Closing will be at Southern Land Title Company

**ONLINE BIDDING** You acknowledge that the internet or data connection may be unreliable and subject to network error. High Point Land Company LLC will not guarantee that bids placed online will be transmitted to or received by auctioneer in a timely fashion. You agree to hold High Point Land Company and its employees harmless for any interruptions in online bidding. At the sole discretion of the company or auctioneer the auction may be suspended, postponed, or canceled if the internet service is unstable and interrupts any live or online auction. The auctioneer has the sole discretion to accept or reject any bid. High Point Land Company LLC retains the right at our sole discretion to add, delete or change some or all of our online auctions or services and the terms or conditions governing our online auctions at any time without notice.

**ENVIRONMENTAL DISCLAIMER** The seller, broker & auctioneers do not warrant with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, and environmental conditions that may affect the usability or value of the property. No warranties are made as to the existence or nonexistence of water wells on the property, or the condition of any wells.

**PROPERTY SOLD WITHOUT WARRANTY** All dimensions & descriptions are approximations only based upon the best information available & are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the seller, broker or auctioneer, their employees or agents. The property will be sold AS IS & without any warranties or representations, express or implied. Bidders shall rely solely on their own judgment, research, legal counsel, and tax advisors when purchasing this real estate.

**LEASE-** Farm is leased for the 2024 growing season. Buyer/Buyers shall be responsible to provide lease termination to the current tenant on or before September 30th 2024.

**POSSESSION** Possession will be at closing unless otherwise agreed to in writing and agreeable by buyer and seller.

**SURVEY** A survey will not be provided, but can be requested at buyer's expense.

**SELLER'S PERFORMANCE** The seller has agreed to the terms of the sale as published. However, the broker and auctioneer make no warranties or guarantees as to the seller's performance.

**MINERAL RIGHTS** All mineral rights, if any, held by seller will be transferred upon closing. However, the Seller does not warrant the amount or adequacy of the mineral rights.

## **BIDDING PROCEDURE**

As a buyer you have two objectives to accomplish:

1. Purchasing the property
2. Purchasing the property at a price you can afford.

How is this accomplished?

1. Estimate comparative value.
2. Experienced buyers always decide what to pay before the bidding begins.
3. Inspect the property carefully.
4. Compare with other properties available in the area.
5. Check the selling price of previously sold properties.
6. Discuss your buying plans with a lender. Have your financing arrangements made in advance.
7. This sale is not subject to financing.

## **AVOID OVER OR UNDER BIDDING**

Always bid on a property toward a price. Establish that price before the bidding begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established fair market value. Many bidders who do not plan ahead end up with regrets after the auction because they were too nervous or uncertain about their judgment to bid.

## **SUCCESSFUL BIDDER**

The successful bidder of the property shall be determined by competitive bidding. Should any dispute arise between bidders, the auctioneer shall have the right to make the final decision to either determine the successful bidder or to re-offer the property that is in dispute. The auction will be recorded and the auctioneer's records shall be conclusive in all respects.

## **CONTACT LAND AGENT:**

Travis Owen

573-470-8776

[Travis@highpointlandcompany.com](mailto:Travis@highpointlandcompany.com)





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