

MIDWEST LAND GROUP PRESENTS



# MERCER COUNTY, MO

195 ACRES



[MidwestLandGroup.com](http://MidwestLandGroup.com)



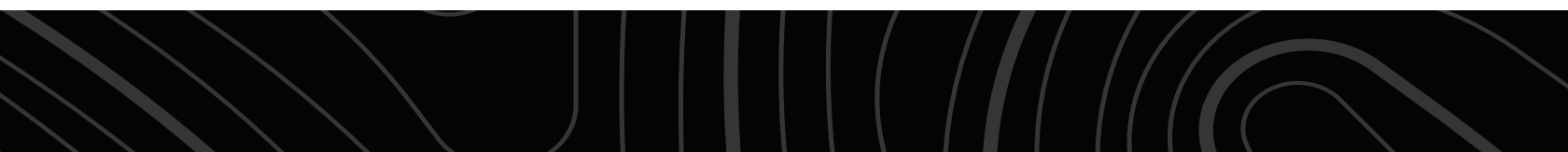
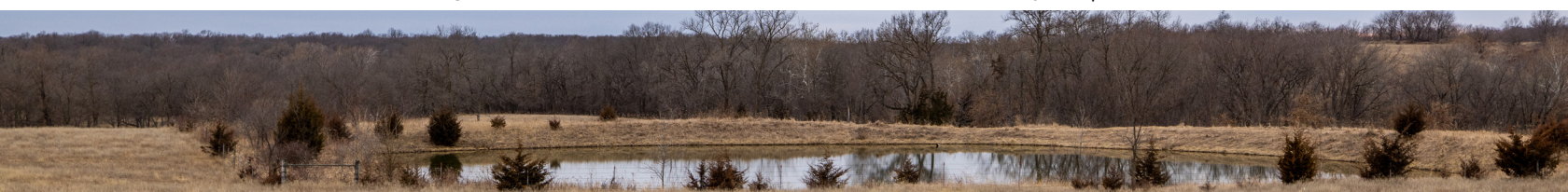
# MIDWEST LAND GROUP IS HONORED TO PRESENT **THE PERFECT RECREATION FARM WITH INCOME**

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Mercer County, Missouri, has become one of the premier geographical destinations for whitetail deer enthusiasts around the country. In close proximity to Iowa, this 195 acre offering is undergoing a substantial transformation to provide exceptional recreational opportunities. There are open acres on the west side of the farm that are currently being cleaned up in order to convert it to tillable row crop production. The eastern portion of the farm has been grazed in the past, but the ground lays very well to convert much of it into crops as well. The sellers are looking to establish approximately 70+ acres in row crop. The sellers will be converting all feasible open acres, on the west side of Highway A into row crop production this spring. This certainly increases the income profile for the farm. With the cleanup effort and extra soil amendments that are needed this first growing year, the cash rent will be a bit lower than normal and will be set at \$100/acre. Subsequent years should see a significant increase. The sellers currently farm other ground in the area and would certainly entertain a long-term contract to continue to farm this in the future. There are 28 acres of the property that lies east of Highway A. Approximately 10+ more acres here could easily be planted if desired. This part of the property would make an outstanding home build site. With blacktop frontage and rural water, electric, & high-speed fiber internet available at the road, running utilities would be cost-

effective. The build site sits on a ridge top, overlooking a 1 acre pond with million-dollar views. Sunrises would be magical here. It should be noted that the sellers may consider splitting off the 28 acres off from the rest of the farm if the entire 195 acres is beyond your budget.

The deer sign on this farm is simply amazing. Beaten down travel corridors, rubs, and scrapes are all over this farm. There is no doubt as to the quality and quantity of game that call this place home. With access from the east and the north, this farm is very huntable, regardless of wind direction to allow you to slip in and out of your ambush locations without detection. In addition to the crops, there are areas in the middle of the farm that would make ideal food plot locations. These food new sources will be a dynamite draw to this farm for deer and turkey alike. There are six ponds on the property along with a seasonal creek which provides secluded and consistent water sources throughout. This farm will have the perfect balance of cover, food, and water that hunters seek. There are very large blocks of timber that border this farm on the south, west, and north sides. With crops established this spring, this farm is going to pull deer in from a long ways... and keep them there! Avid outdoorsmen will take one step on this property and know immediately just how special it will be. Call David Brothers for your private tour at (660) 240-3243.





# PROPERTY FEATURES

PRICE: **\$1,060,000** | COUNTY: **MERCER** | STATE: **MISSOURI** | ACRES: **195**

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- Exceptional deer & turkey hunting
- 70+ acres of tillable row crop this spring
- Perfect habitat balance of food, water, and cover
- Scenic terrain roll
- 6 ponds
- Exceptional access for hunting
- Great build site with awesome views
- Water & electric at the road
- High-speed fiber internet available
- Long-term farming tenant if desired
- Good income





# 195 +/- ACRES

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The eastern portion of the farm has been grazed in the past, but the ground lays very well to convert much of it into crops as well. The sellers are looking to establish approximately 70+ acres in row crop. With crops established this spring, this farm is going to pull deer in from a long ways... and keep them there!





# SEASONAL CREEK

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## 6 PONDS

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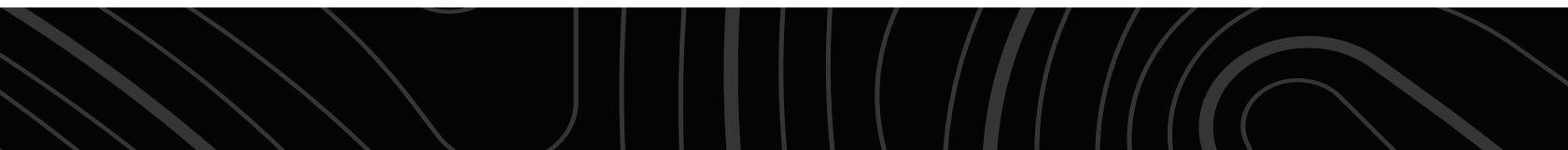




# GREAT BUILD SITE

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With blacktop frontage and rural water, electric, & high-speed fiber internet available at the road, running utilities would be cost-effective. The build site sits on a ridge top, overlooking a 1 acre pond with million-dollar views. Sunrises would be magical here.





# PERFECT HABITAT BALANCE

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The deer sign on this farm is simply amazing. Beaten down travel corridors, rubs, and scrapes are all over this farm. There is no doubt as to the quality and quantity of game that call this place home.





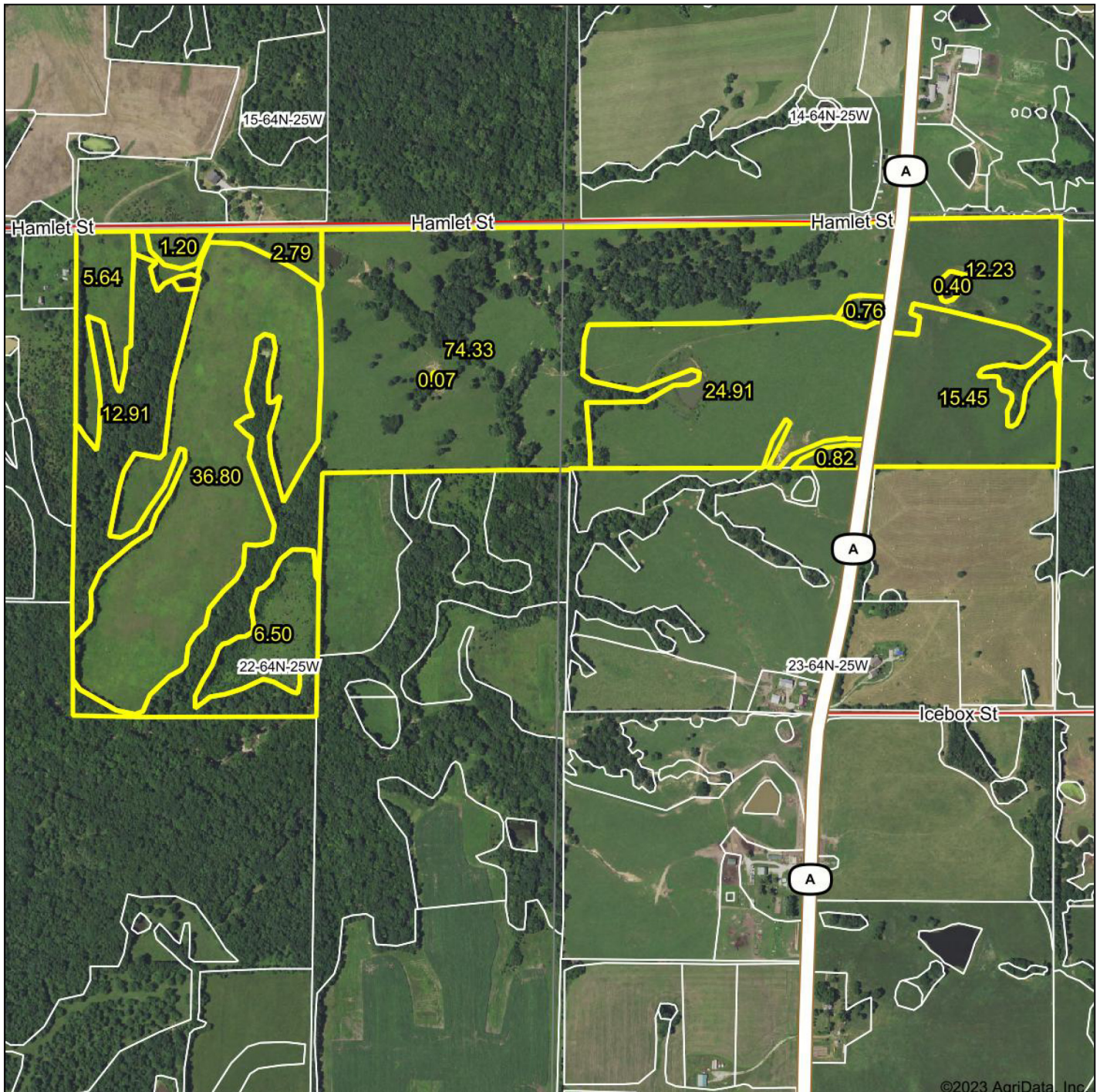
# ADDITIONAL PHOTOS

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# AERIAL MAP



Maps Provided By:



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Map Center: 40° 19' 55.45, -93° 41' 24.66

0ft 833ft 1667ft

**22-64N-25W**  
**Mercer County**  
**Missouri**

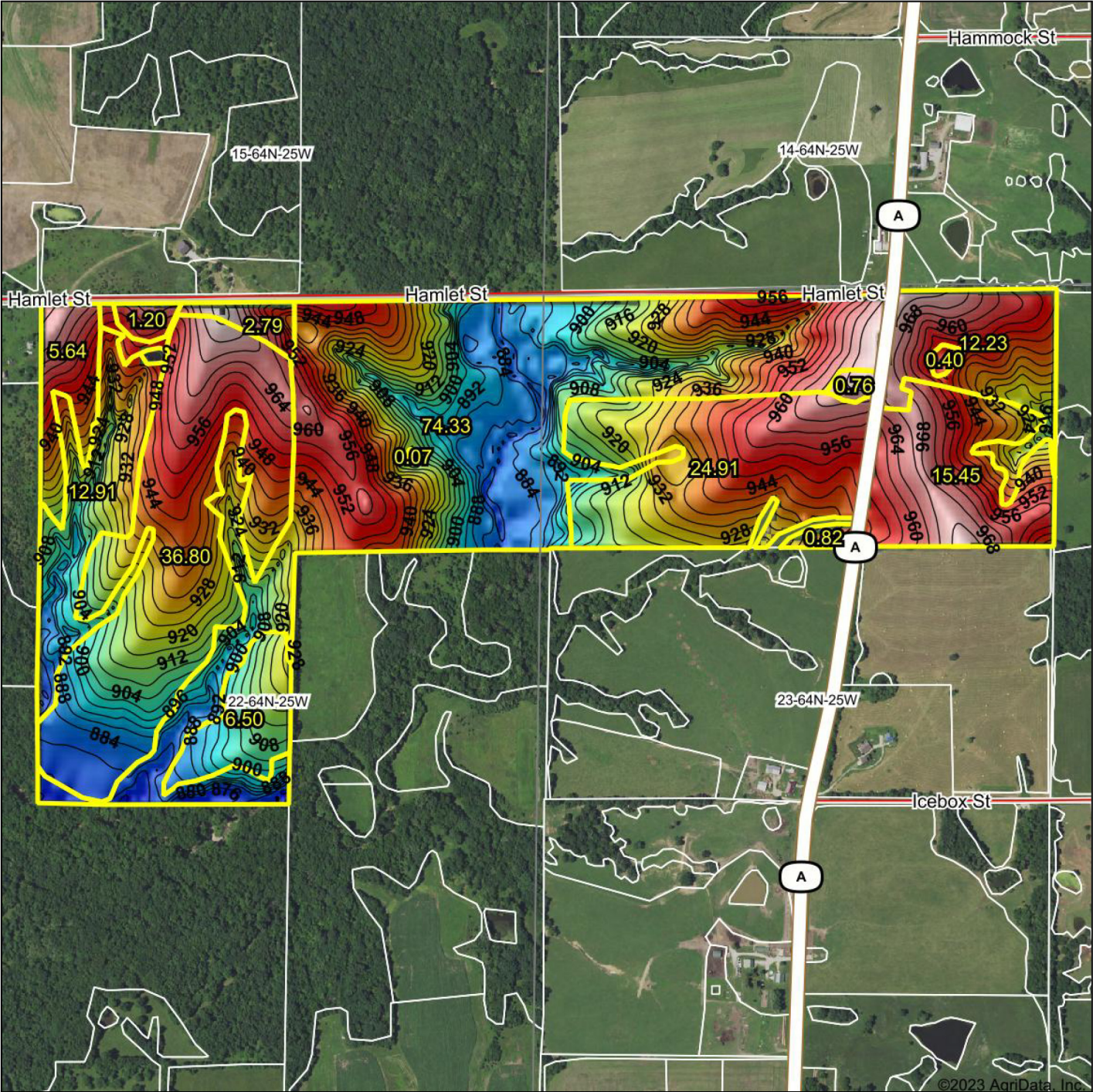


2/21/2023

Field borders provided by Farm Service Agency as of 5/21/2008.



# HILLSHADE MAP



Low      Elevation      High

Source: USGS 10 meter dem  
Interval(ft): 4  
Min: 870.0  
Max: 978.2  
Range: 108.2  
Average: 927.9  
Standard Deviation: 26.67 ft

0ft      808ft      1617ft

2/21/2023

map center: 40° 19' 55.45, -93° 41' 24.66

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22-64N-25W  
Mercer County  
Missouri

Maps Provided By:

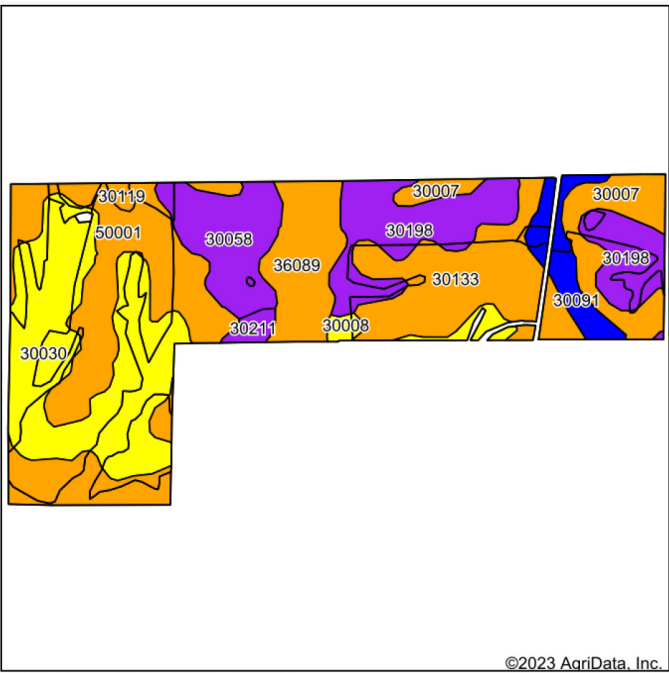
**surety**  
CUSTOMIZED ONLINE MAPPING

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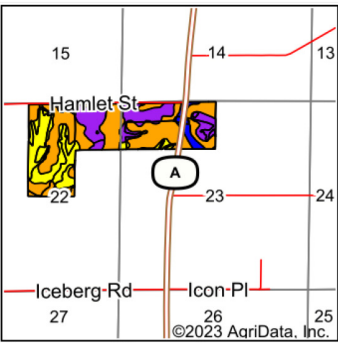
Field borders provided by Farm Service Agency as of 5/21/2008.



# SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**  
County: **Mercer**  
Location: **22-64N-25W**  
Township: **Madison**  
Acres: **194.81**  
Date: **2/21/2023**



Maps Provided By:



Area Symbol: MO129, Soil Area Version: 24																		
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Corn	Corn Bu	Grain sorghum Bu	Orchardgrass red clover Tons	Soybeans Bu	Tall fescue Tons	Warm season grasses Tons	Winter wheat Bu	*n NCCPI Corn	*n NCCPI Soybeans
30030	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	42.84	22.0%	<div></div>	IVe												57	40
50001	Armstrong loam, 5 to 9 percent slopes, eroded	31.12	16.0%	<div></div>	IIIe	5	8	7	4	4	4	8	2	7	8	2	69	49
30198	Shelby loam, 14 to 20 percent slopes, eroded	26.64	13.7%	<div></div>	VIe	7	8	7				7		7	8		68	51
30133	Lamoni clay loam, 5 to 9 percent slopes, eroded	26.35	13.5%	<div></div>	IIIe												58	46

Soils data provided by USDA and NRCS.



# AGENT CONTACT

David comes from a military family. He was born in Germany, grew up in Syracuse, New York and attended college in Florida. David wanted to become a pilot, but at the time, Vietnam veterans were returning from the war and taking those positions with the airlines. "I saw the writing on the wall and decided to earn a dual degree in aeronautical and computer science. Becoming a commercial pilot was going to be nearly impossible since I was competing with experienced pilots, so I ended up in computer programming for 20 years," says David. What he calls his mid-life crisis resulted in David starting an insurance agency in 2005, which specializes in farm and ranch insurance. In 2002, he bought a 320-acre farm and spent years turning it into a hunter's paradise. "I built a wildlife habitat management company called Habitat Development Solutions. I used it to improve food plots and crops on my land, and I worked with conservation groups and land owners to create a rich habitat for game and farming on other properties.

Land stewardship means taking care of land so it can meet its God-given potential. It involves leaving the land better than you found it," David explains. That is what he's doing with the 805 acres he purchased in 2013 in Mercer County on the Missouri/Iowa border where he runs a successful row crop farm and pursues his passion, bow hunting Midwest white tails and hard gobbling eastern turkeys. He has the invaluable eye you need when it comes to evaluating a property's food, water and cover. More importantly, he can offer advice on how to improve these conditions for better farming and hunting. A lifetime of insuring farms and ranches, designing wildlife habitat, raising crops and hunting means David has extraordinary knowledge you can count on to help you find the land you're looking for and develop it to its full potential.

David raised one daughter and has two stepsons at home. His dream is to retire on land, maybe his 805 acres, with his wife. Until then he is enjoying connecting people with land that meets their goals. Whether you're a hunter, farmer or both, talk to David about what to look for. All it takes is a few minutes with him to see helping people buy and sell land is his passion.



**DAVID BROTHERS,**  
LAND AGENT

**660.240.3243**

[DBrothers@MidwestLandGroup.com](mailto:DBrothers@MidwestLandGroup.com)



## MidwestLandGroup.com

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