

MIDWEST LAND GROUP PRESENTS



MERCER COUNTY, MO

266 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

STUNNING NORTHERN MISSOURI PROPERTY

Unique. One in a million. One of one. There are simply not enough superlatives available to adequately describe just how special this Mercer County, Missouri property really is. From the impeccable accommodations of a vintage log cabin, to an exceptionally managed habitat and hunting plan developed by two of the foremost experts in the outdoor industry, this farm is unlike any other you will find.

To start, no part of this farm is visible from any road and there is no road or easements through it. This property feels very remote and yet it sits conveniently between Bethany and Princeton, Missouri. I've lived in the area for 11 years and never knew this place existed.

From a hunting perspective, this farm has been laid out with attention to detail in considering hunter access, food plot placement, and game movement. Thousands of dollars have been spent in developing habitat and hunting plans specifically for this farm and those plans will be shared with the next owner of the property. This will allow you to continue the journey in this farm's transformation to ensure its viability as a recreational paradise for years to come. There are currently 17 acres of food plots located in the central part of the farm. Strategically planted soybeans, corn, clovers, cereal grains, and brassicas supply the wildlife on this farm with everything they could need from an attraction and nutritional standpoint. They also provide amazing



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ambush sites for deer and turkey hunting. There is another 5 acres of tillable bottom ground that has been in production in the past but was left fallow for the 2023 growing season. Access is exceptional to all parts of the farm through an extensive trail system by foot, ATV, and tractor.

There was a large timber stand improvement project implemented this past fall that will truly take the farm to next-level heights. Opening the timber canopy to create pockets of bedding cover will allow the farm to hold even more deer than it has in the past. This TSI work was also done to create new travel corridors to funnel deer movement past well-placed stand sites. You simply could not ask for a better shot opportunity regardless of wind direction. The deer sign on this farm is as good as I've seen anywhere. Impressive rubs, scrapes, and game trails litter the entire property. We saw well over 75 turkeys the day we photographed the farm! There are also five wildlife ponds on the farm, and most of them are surrounded by outstanding bedding cover. There are two Redneck hard shell blinds on 10' towers, and one Redneck soft side Ghillie blind on a 5' stand that will convey with the sale.

This farm also boasts of 5-star accommodations with a showpiece of a log cabin. Built on location in 2016, the hand-hewn, dovetailed logs used in construction harken back to a much earlier time. These logs have been repurposed from a cabin originally built in 1840

in Virginia. The components were disassembled, trucked to Missouri, and reassembled here on the farm. The resulting construction and modifications/additions are nothing short of breathtaking. This 1,017 sq. ft. structure with a wrap-around porch will provide all the creature comforts you could ask for, and do it in style with rustic elegance. The cabin has a master bedroom, one guest bedroom, and a bonus loft area for sleeping quarters. It has one large bathroom with modern amenities and a rustic flare. The attention to detail in the flooring, ceilings, walls, and trim will leave you and your guests in awe. There is central heat & air conditioning. The furnace runs efficiently from a 500-gallon leased propane tank. Electricity, rural water, and fiber internet are connected to the cabin. It should be noted that the cabin will be sold completely furnished, including the log framed beds and linens! To top this off is a 25' x 25' stick frame shed with steel roof/siding and concrete floor. It has been insulated, and wired with lights and electrical outlets.

This farm truly leaves you wanting for nothing. It represents the perfect retreat and recreational property. Please call David Brothers to schedule your private tour at (660) 240-3243.

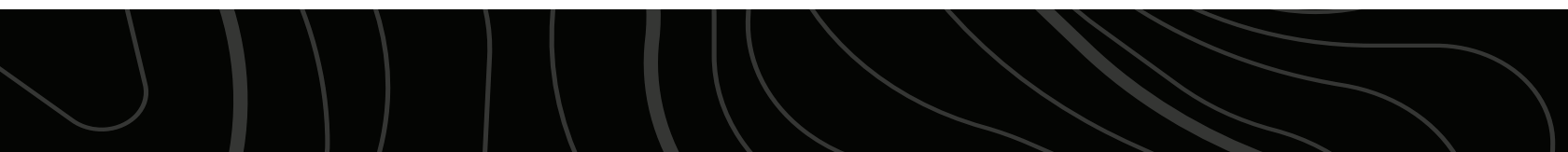
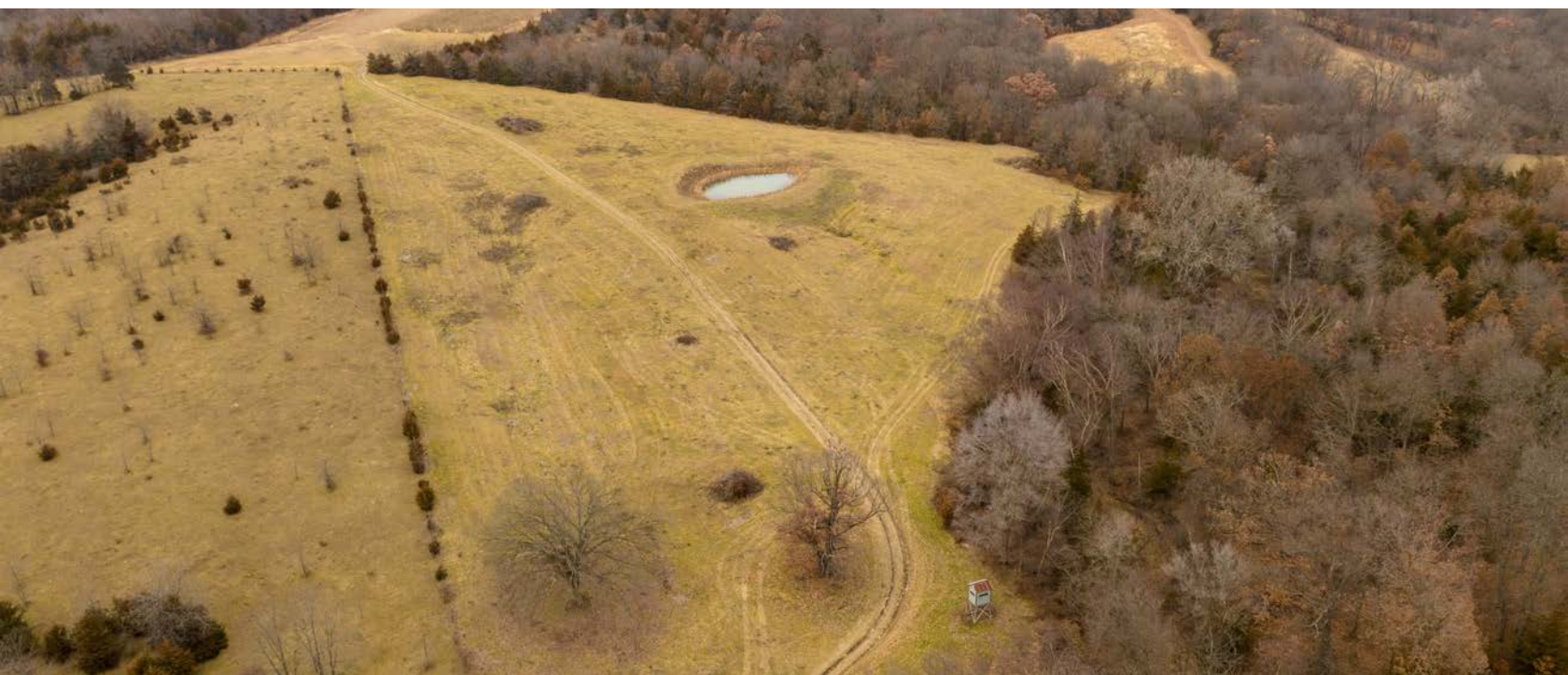
PROPERTY FEATURES

PRICE: **\$1,500,000** | COUNTY: **MERCER** | STATE: **MISSOURI** | ACRES: **266**

- 266 +/- acres
- Exceptional deer & turkey hunting
- Large game numbers
- Highly managed farm
- Outstanding habitat and cover
- 17 acres of existing food plots
- Perfect blend of annuals & perennials
- 5 acres of tillable bottom ground
- 3 Redneck tower blinds convey with sale
- Beautiful white oak timber
- Excellent access trails throughout
- Timber stand improvement work completed
- 5 ponds
- Stunning 1,017 sq. ft. log cabin
- Beautiful wrap-around porch
- 3 bedroom, 1 bath
- All appliances included
- Washer & dryer
- Cabin sold fully furnished
- Electric and rural water
- High-speed fiber internet connected
- 25' x 25' steel siding/roof shed



266 +/- ACRES



STUNNING 1,017 SQ. FT. LOG CABIN

This 1,017 sq. ft. structure with a wrap-around porch will provide all the creature comforts you could ask for, and do it in style with rustic elegance. The cabin has a master bedroom, one guest bedroom, and a bonus loft area for sleeping quarters. It has one large bathroom with modern amenities and a rustic flare.



LOG CABIN INTERIOR



3 REDNECK TOWER BLINDS



EXCEPTIONAL DEER & TURKEY HUNTING



17 ACRES OF EXISTING FOOD PLOTS

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5 PONDS

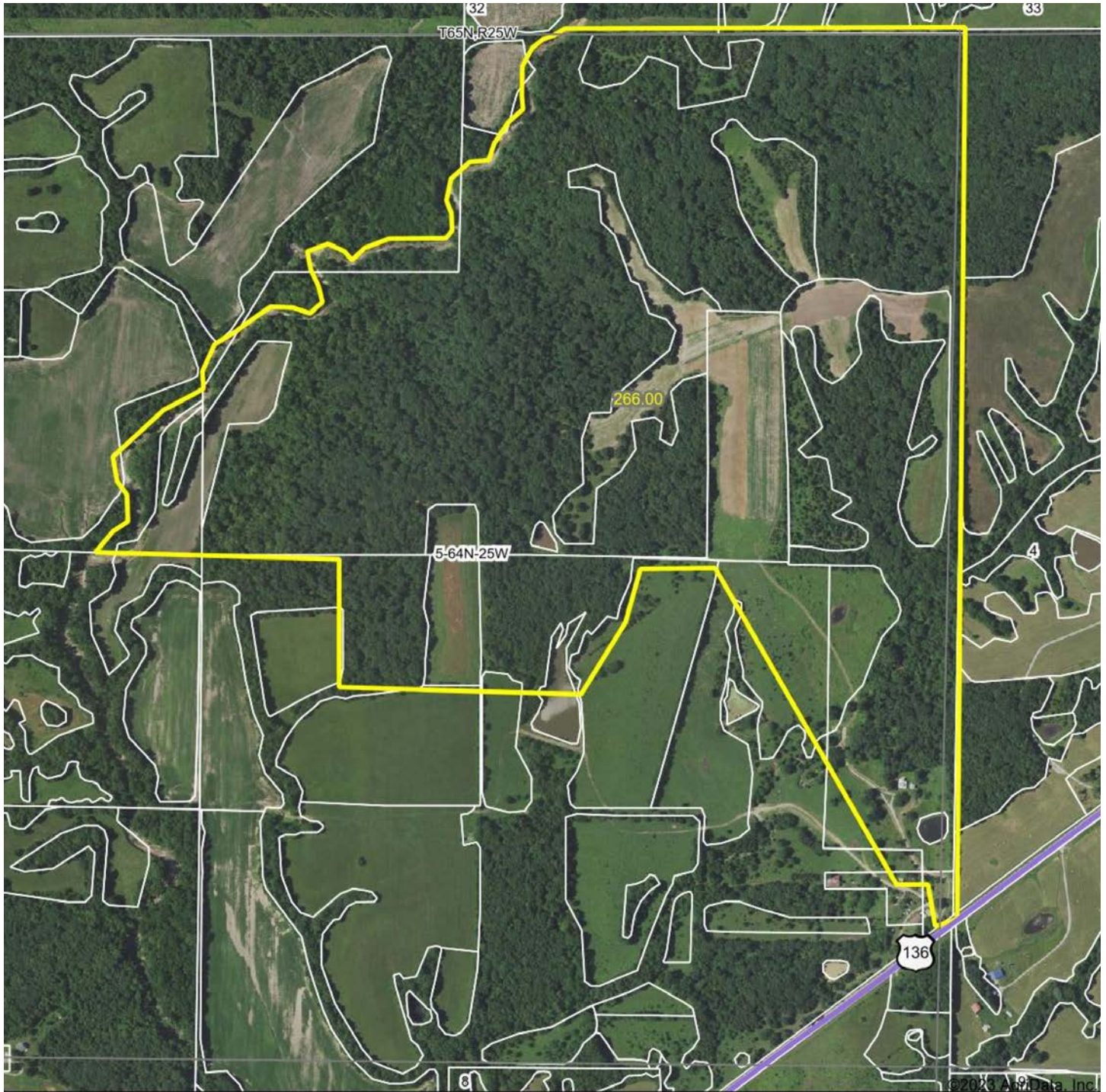
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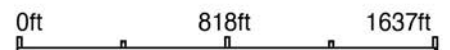
ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 40° 22' 26.43, -93° 44' 8



Maps Provided By:



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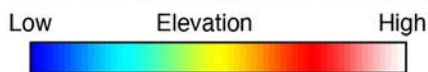
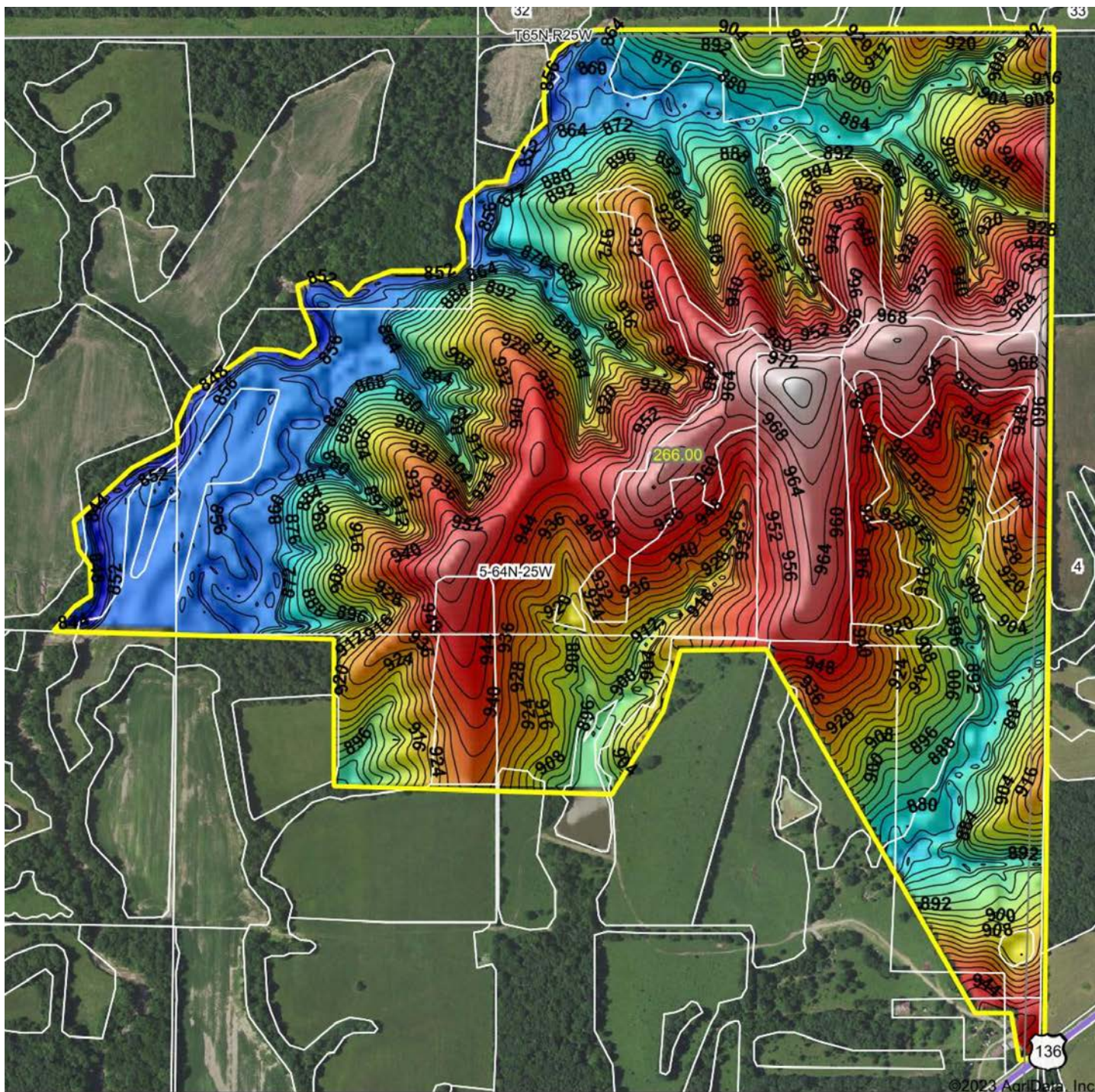
5-64N-25W
Mercer County
Missouri



12/27/2023

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

HILLSHADE MAP



Source: USGS 10 meter dem

Interval(ft): 4

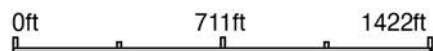
Min: 840.7

Max: 982.3

Range: 141.6

Average: 913.9

Standard Deviation: 33.89 ft



12/27/2023

5-64N-25W
Mercer County
Missouri

Boundary Center: 40° 22' 26.43, -93° 44' 8



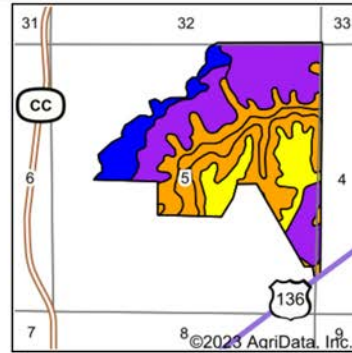
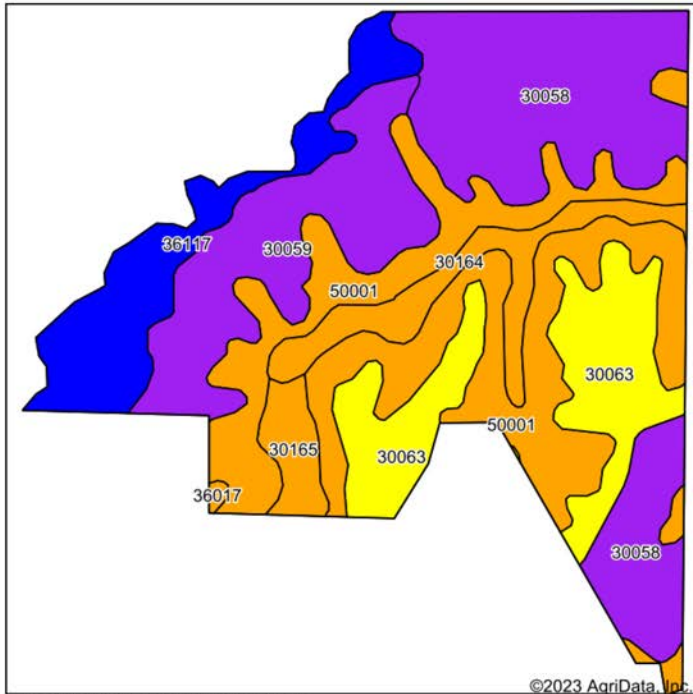
Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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

SOIL MAP



State: **Missouri**
 County: **Mercer**
 Location: **5-64N-25W**
 Township: **Harrison**
 Acres: **266**
 Date: **12/27/2023**



Maps Provided By:
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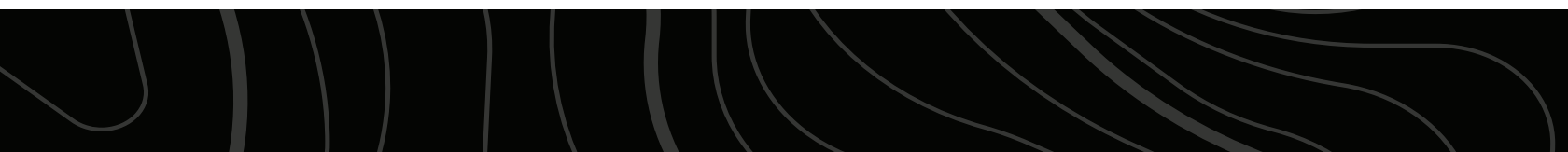
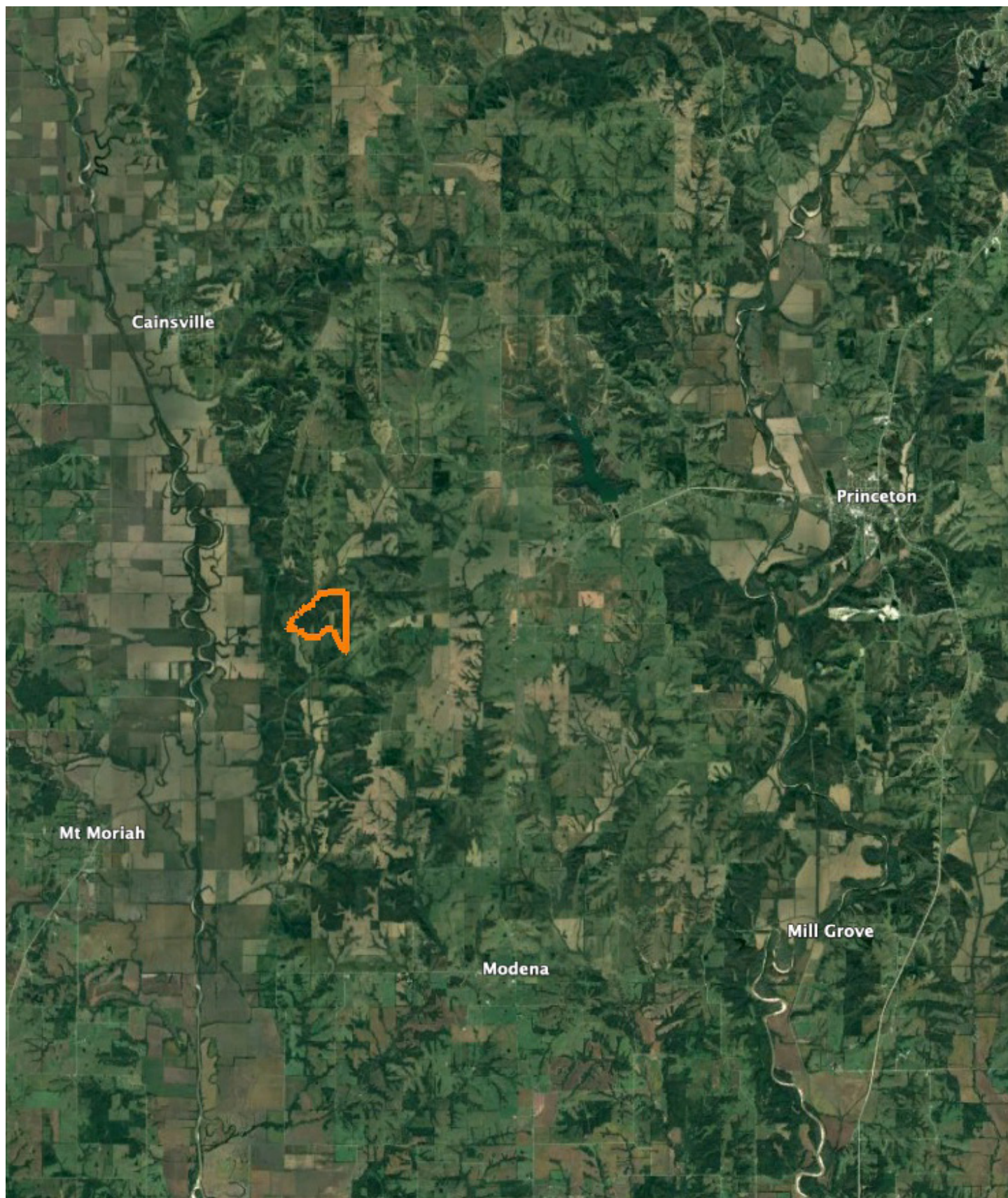
Soils data provided by USDA and NRCS.

Area Symbol: MO129, Soil Area Version: 25

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 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	
50001	Armstrong loam, 5 to 9 percent slopes, eroded	73.35	27.6%		IIIe	5	8	7	4	4		8	2	7	8	2	67	48
30058	Gara loam, 14 to 18 percent slopes, moderately eroded	64.50	24.2%		VIe												62	44
30059	Gara loam, 18 to 24 percent slopes, moderately eroded	38.65	14.5%		VIe												54	36
30063	Gara loam, 9 to 14 percent slopes, moderately eroded	37.73	14.2%		IVe												66	48

Soils data provided by USDA and NRCS.

OVERVIEW MAP



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,
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