

MIDWEST LAND GROUP PRESENTS

110 ACRES IN

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# MERCER COUNTY MISSOURI



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# QUALITY CROPLAND ALONG THE THOMPSON RIVER

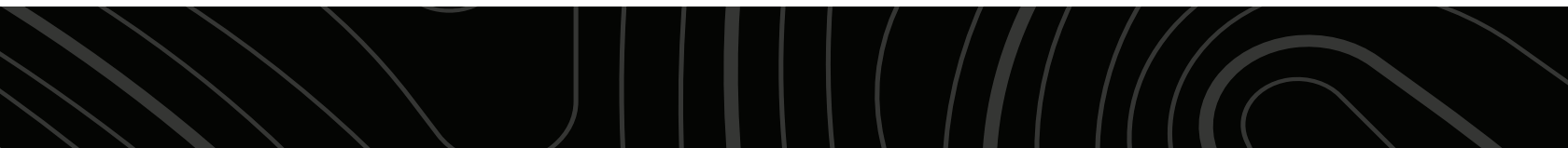
Midwest Land Group is proud to offer another northwest Missouri investment and hunting farm located in the Thompson River bottoms along the Harrison and Mercer County line! Offering a total of 110 +/- taxable acres with 86.69 acres currently in row crop production, diverse timber draws, and river frontage. This farm is accessed by a recorded easement that will transfer to the new owner located only ¾ mile north of Highway 136 on Highway CC south of Cainsville, Missouri. In an area known for big deer, there is no question during the rut that this farm can produce a trophy northern Missouri whitetail.

This farm is ideal for an investor as it offers low-risk high quality tillable land with a high rent demand for multiple local and regional tenants also in an area that will consistently demand a strong hunting lease. The farm ground and hunting rights are leased for 2024 on a flex lease, providing over a 3% ROI. The soils consist of predominantly Class II silt loam soils with an NCCPI overall of 73.2. The farm was planted in corn in 2023 and has been fertilized in preparation for the 2024 planting season. The Farm Service Agency (FSA) documents 90.66 tillable acres, however, the current tenant does not plant an area located on the southwest corner of

the farm. This location is a major highway designed as a natural funnel for deer movement.

Throughout the timber, there are areas of walnut groves consisting of 30+ trees in each grove that are 6-10 inches in diameter. Still at this age a bit young to harvest, but an excellent benefit to an investor looking for a long-term hold, being able to harvest this timber in the future. The timber on this farm is not only brush and drainage, but also consists of multiple mature timber species throughout. The perimeter of the farm, especially on the south has 3-5 foot dense grassland that is covered in deer beds and trails. As previously mentioned the southwest corner is not currently farmed, and consists of this dense tall grass serving as a wildlife funnel with an abundance of deer sign.

This farm is without a doubt a solid investment purchase in an area in northwest Missouri that will consistently be in high demand for a farm tenant and hunting tenant. With areas to expand the number of tillable acres, open for a new lease in 2025, and walnut groves, this farm has the upside to increase the annual income. Give Will Wiest a call for more information and to schedule a tour!

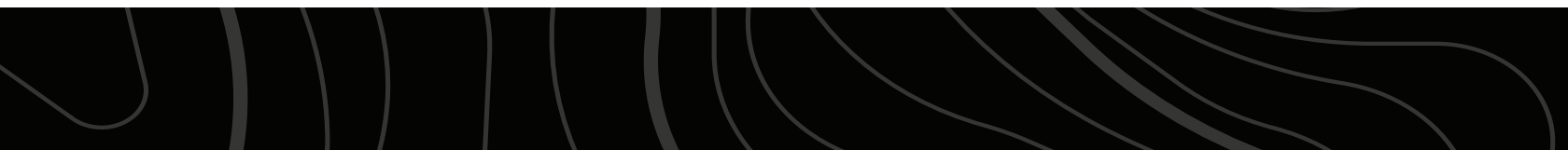


# PROPERTY FEATURES

PRICE: **\$869,900** | COUNTY: **MERCER** | STATE: **MISSOURI** | ACRES: **110**

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- High-demand location for long-term crop and hunting tenants
- Located  $\frac{3}{4}$  miles north of Hwy 136 on Hwy CC
- FSA 90.66 tillable acres with 86.69 acres in crop production
- Class II and III silt loam soils within the Thompson River bottom ground
- Fertilized in 2024 in preparation for planting
- Farm flex lease is \$280/acre for 86.69 acres (increases to \$300/acre if corn is at or above \$5/bushel/acre at time of harvest sale)
- Farm and hunting rights leased in 2024, open in 2025
- Hunting rights are leased in 2024 for \$2,500/year
- NCCPI overall of 73.2
- Recordable transferrable easement access from Hwy CC
- Gorgeous river frontage offering recreational use
- Excellent neighborhood for whitetail & turkey hunting
- Existing tenant will continue in 2025+ if desired
- Multiple mature timber with areas of young walnut groves



# 90.66 TILLABLE ACRES

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The soils consist of predominantly Class II silt loam soils with an NCCPI overall of 73.2. The FSA documents 90.66 tillable acres, however, the current tenant does not plant an area located on the southwest corner of the farm.



# CLASS II AND III SILT LOAM SOILS

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## THOMPSON RIVER BOTTOM GROUND

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# GORGEOUS RIVER FRONTAGE

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# MATURE TIMBER

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# EASEMENT ACCESS FROM HWY CC

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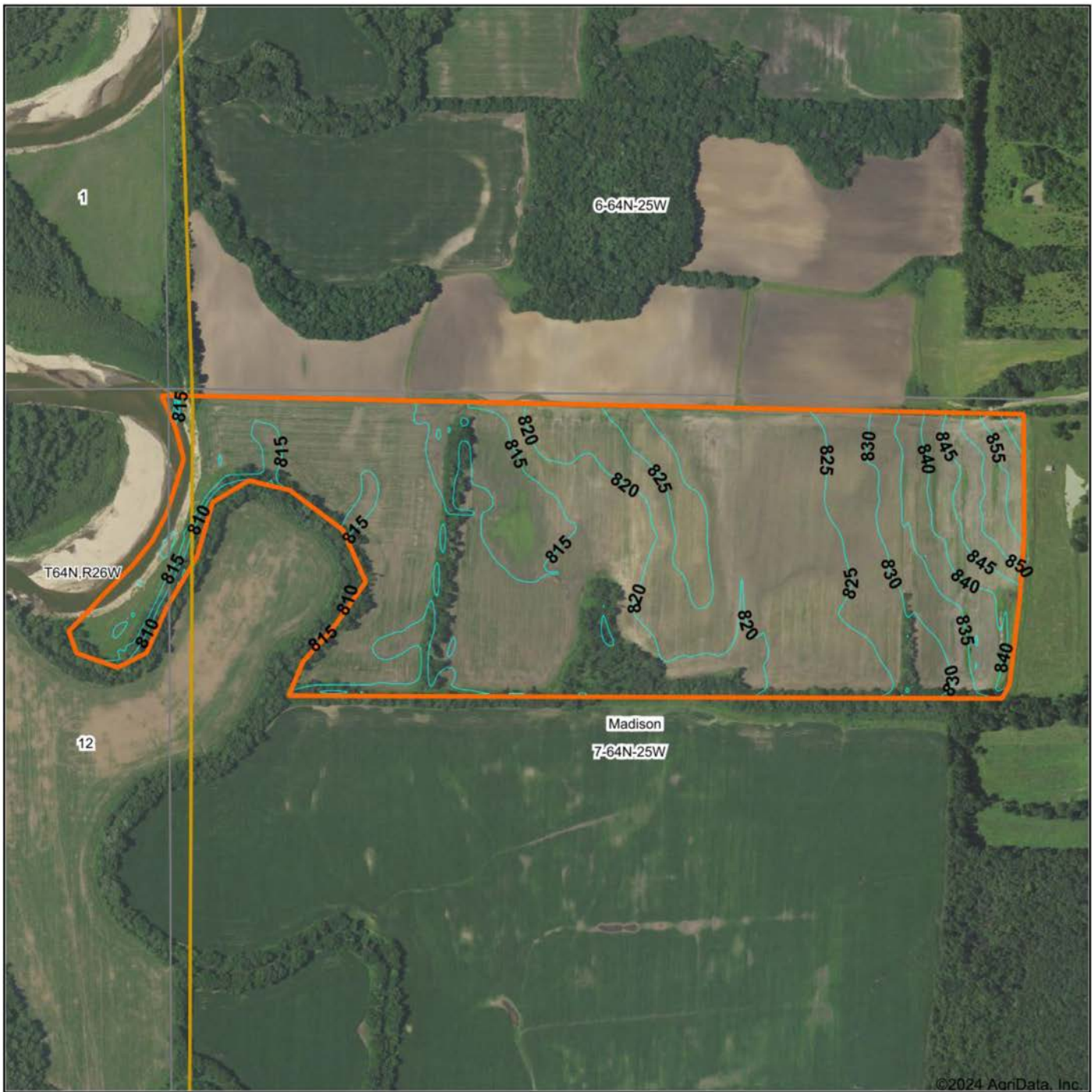


# WHITETAIL SIGN

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# TOPOGRAPHY MAP



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Source: USGS 10 meter dem

Interval(ft): 5.0

Min: 792.7

Max: 866.1

Range: 73.4

Average: 822.8

Standard Deviation: 9.88 ft



2/22/2024

**7-64N-25W**  
**Mercer County**  
**Missouri**

Boundary Center: 40° 21' 49.61, -93° 45' 28.16



# FSA MAP



All Measurements are  
For FSA Programs Only

Mercer Co. FSA

1:7,920



**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.

- C=Com-YEL-GR
- Wht=Wheat-HRW-GR
- SB=Soybean-COM-GR
- GRS=Sorghum-GRS-GR
- H=Mixfg-IGS-FG
- P=Mixfg-IGS-GZ
- 1,21,31=Improved,unimproved,timber GZ
- \*Unless notated on Map

**Program Year: 2024**  
Created: 10/2/2023  
Flown: 2022-6-28

- clu
- crp
- plss

**Farm 3103**  
**Tract 3634**

# FSA PART 2 MAP



All Measurements are  
For FSA Programs Only

Mercer Co. FSA

1:7,920



**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.

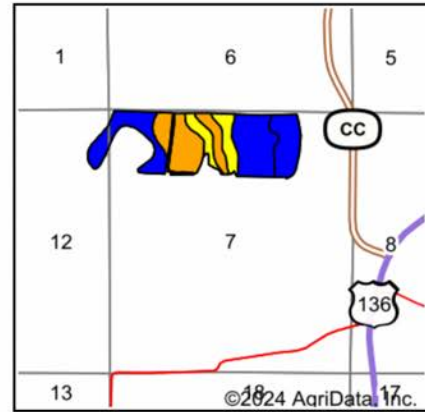
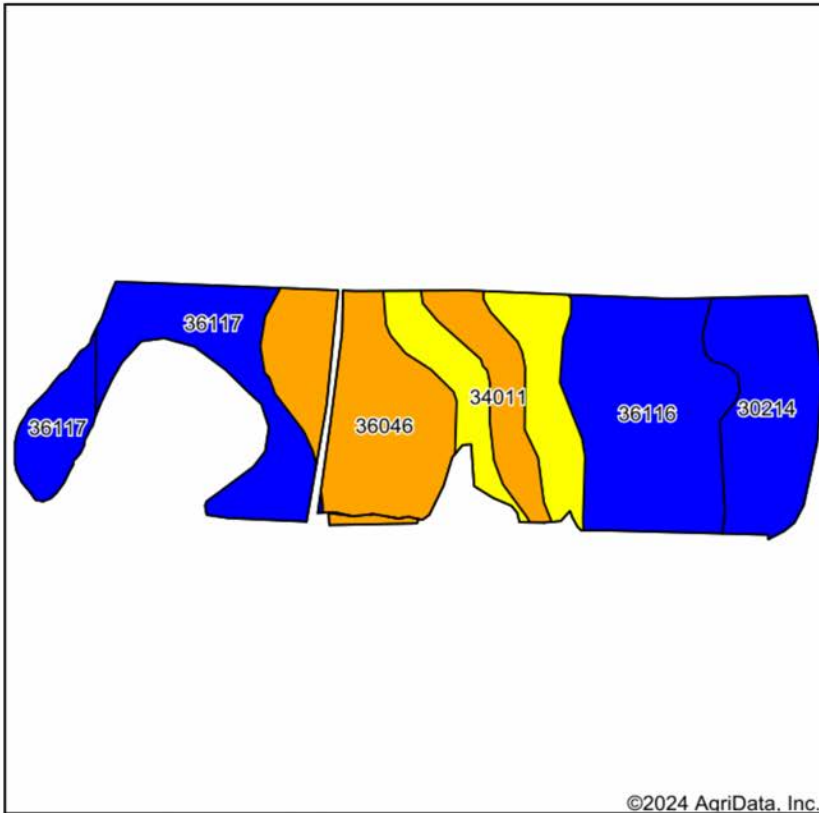
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 \*Unless notated on Map

**Program Year: 2024**  
 Created: 10/2/2023  
 Flown: 2022-6-28

- clu
- crp
- plss

**Farm 3103**  
**Tract 3633**

# SOIL MAP










State: **Missouri**  
 County: **Mercer**  
 Location: **7-64N-25W**  
 Township: **Madison**  
 Acres: **95.29**  
 Date: **2/22/2024**

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

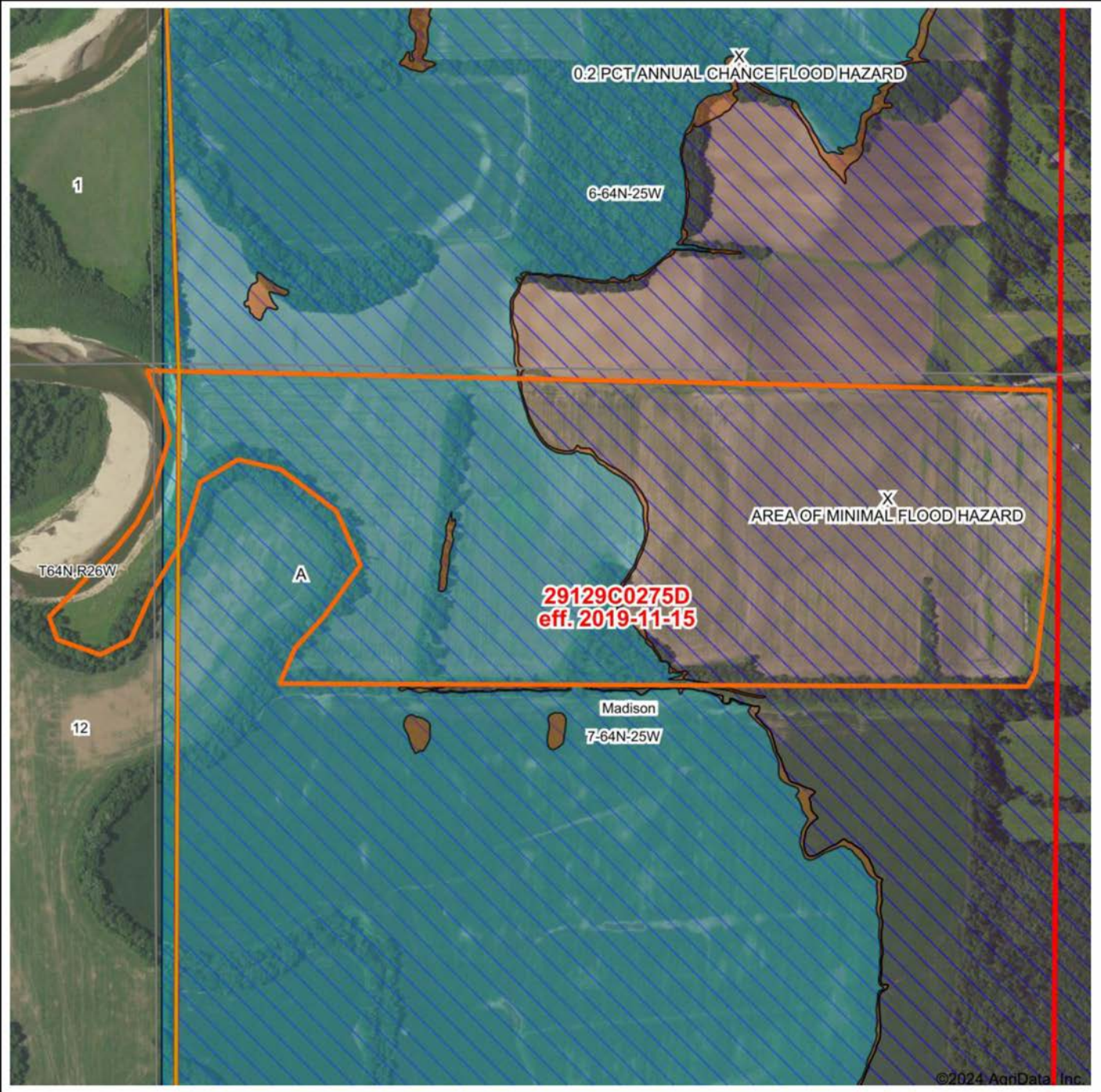
Area Symbol: MO081, Soil Area Version: 27  
 Area Symbol: MO129, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	
36116	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	22.59	23.7%		IIw			74	74	67	
36046	Wabash silty clay, 0 to 2 percent slopes, occasionally flooded	20.38	21.4%		IIIw			59	59	49	
30214	Vigar loam, 2 to 5 percent slopes, rarely flooded	14.37	15.1%		Ile			91	91	82	
36117	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	13.48	14.1%		IIw			80	80	78	
30043	Caleb-Mystic complex, 5 to 14 percent slopes, eroded	13.06	13.7%		IVe			67	64	56	
34011	Pering silt loam, terrace, 2 to 6 percent slopes	6.41	6.7%		IIIe	5	2	69	69	61	
36117	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	5.00	5.2%		IIw			80	80	78	
<b>Weighted Average</b>						<b>2.56</b>	<b>0.3</b>	<b>0.1</b>	<b>*n 73.2</b>	<b>*n 72.8</b>	<b>*n 65.6</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# FEMA MAP



Map will display available Flood Zone(s), FIRM Panel(s), LOMC and Communities.

Date:

Mapped Acres:

Actual Acres:

2/22/2024

104.07

104.07

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# AGENT CONTACT

Midwest Land Group Broker Will Wiest is responsible for expansion in North Missouri and Southern Iowa. Since joining Midwest Land Group in 2014, Will has been a top producer each year, serving his clients through the entire process of selling and investing in real estate. Will has an entrepreneurial spirit, thinks big and accepts any challenge with a smile. Will has a tenacious work ethic, with a focus on agriculture farms, commercial real estate and recreational properties. Will is surrounded by an incredible team, mentors and coaches who push him to grow professionally and personally. One of his greatest mentors is his father - a minister, a psychology professor, and cattleman at their family farm in Missouri.

Will received a Bachelors and Masters degree from the University of Central Missouri in Warrensburg. Will strives to continually learn through professional networking events and training. Will serves on the board at the Bank of Orrick, Missouri and is a member of the Realtor Land Institute, Kansas City Real Estate Association, Iowa Association of Realtors, CoStar, Farm and Ranch MLS, Heartland MLS, West Central, and South East Iowa MLS.

Will's drive stems from supporting his wife Megan, and three sons, Preston, Luke and Brooks. Will spends time with his boys practicing sports, enjoying the outdoors, camping, canoeing, turkey hunting, waterfowl hunting with their chocolate lab, deer hunting, fishing, hiking and exploring on their land outside of town. Will coaches his son's basketball and soccer team and supports their local education foundation. Will loves to vacation, hike and big game hunt in the mountains out west. Let Will's versatile experience and proven track record go to work for you to accomplish your real estate goals.



**WILL WIEST,**  
ASSOCIATE LAND BROKER  
**816.703.9066**  
WWiest@MidwestLandGroup.com



**MidwestLandGroup.com**

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