

MIDWEST LAND GROUP PRESENTS

160 ACRES IN

MERCER COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

MERCER COUNTY FARM WITH TILLABLE INCOME, GREAT HUNTING, & BUILD SITE

Here's your chance to own land in the highly sought-after Mercer County, Missouri with endless possibilities! This 160 +/- acre tract is the perfect setup for income/farming, great hunting, livestock, and a dream build site for a home or cabin. The farm features great access with well-maintained road frontage to the north and east. The northwest entrance is just a tenth of a mile off the blacktop and features the perfect build site overlooking the property. The amazing views are the first thing you will notice! Electricity and water are already along the road. The northwest corner is also perfect for cattle or horses and features a 40'x50' livestock barn, a fenced area, and a beautiful pond stocked with fish.

63 +/- acres of the farm is in tillable production bringing a great return on investment. Cash rent is \$225 per acre bringing in approximately \$14,175. The current farming tenant would like to continue operations with the new owners.

The property is set up for great deer hunting with access from the north and east, making it ideal to sneak in and out of your hunting locations. A box blind on a 10-foot platform features one of the best 360 degrees of a farm that I have ever seen! You can literally see and shoot for what seems like forever. It overlooks several crop fields and areas where deer love to travel. The farm features several drainages, fingers of mature trees, and cover that are great for cruising big bucks. Also, there are attractive, overgrown, and thick bedding areas holding deer on the property year-round. The trail camera photos show great bucks using the property. Check out the big 10-point buck who decided to shed his antlers in one of the bedding areas!

This farm features all you could ever want in a property! Contact Skyler Wirsig at (816) 500-0168 for more information or to schedule a showing.



PROPERTY FEATURES

PRICE: **\$767,200** | COUNTY: **MERCER** | STATE: **MISSOURI** | ACRES: **160**

- 1/10 of a mile off blacktop
- Short drive to Mercer, Princeton, & Bethany
- Less than 5 miles from Iowa border
- 63 +/- acres income producing tillable
- Turn-key deer hunting setup
- Hawk Office box blind on 10 ft. platform
- Muddy Bale blind
- Amazing build site
- Electricity and water at the road
- Scenic views
- Fishing pond
- Livestock barn and fenced area
- Just 2 hours to Kansas City
- Less than 2 hours to Des Moines
- North Mercer County R-III School District



63 +/- ACRES OF TILLABLE



MUDDY BALE BLIND



HAWK OFFICE BOX BLIND



FISHING POND



FENCED AREA



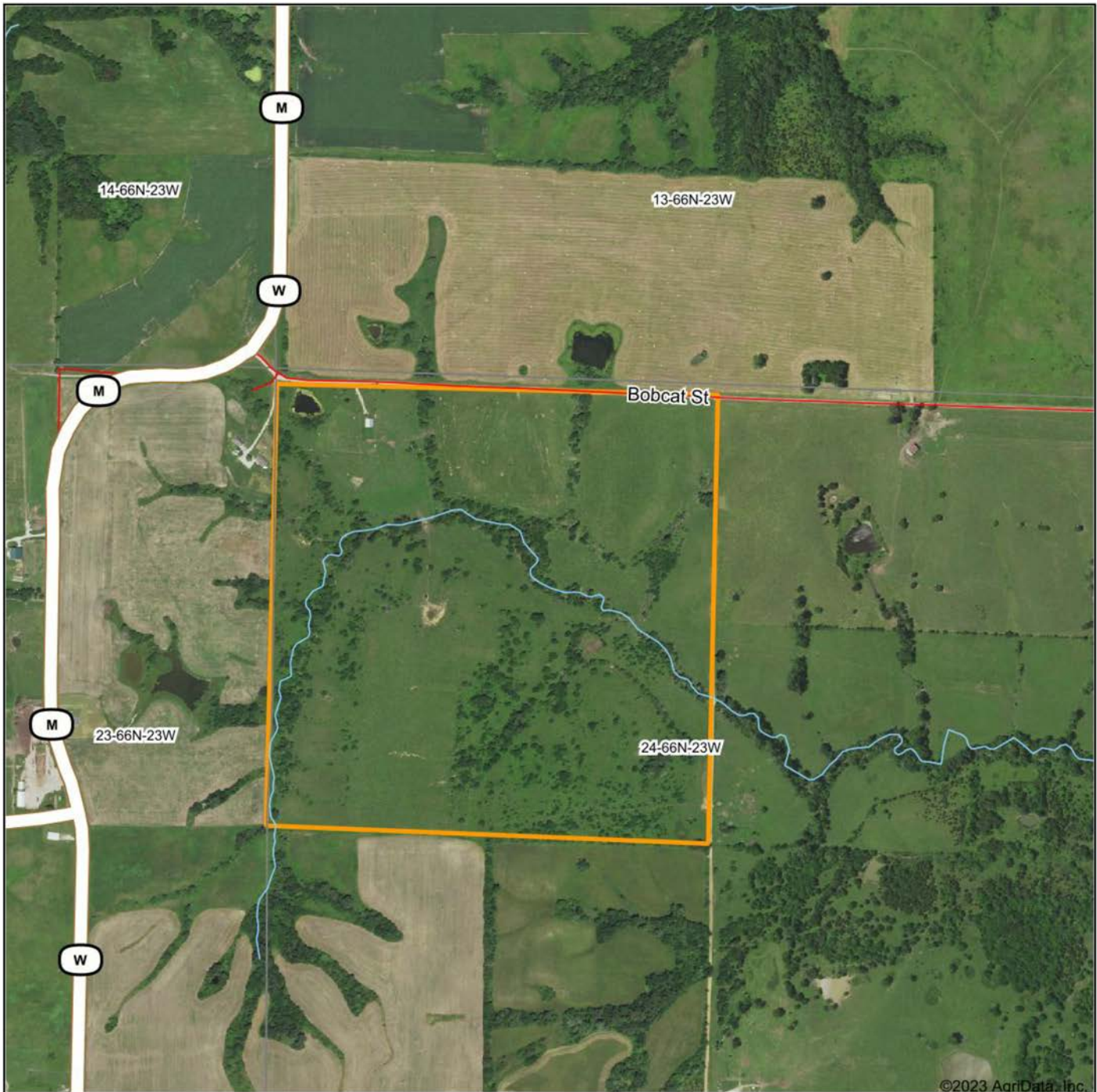
LIVESTOCK BARN



TRAIL CAM PICTURES



AERIAL MAP



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Boundary Center: 40° 30' 45.82, -93° 26' 45.95

0ft 926ft 1851ft



Maps Provided By:



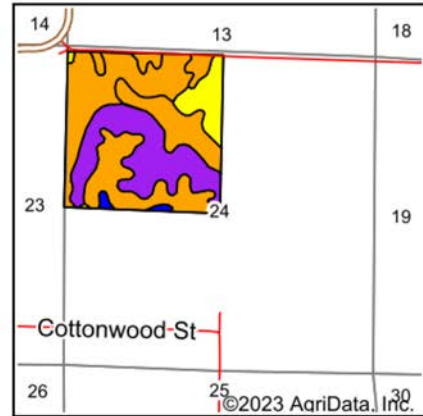
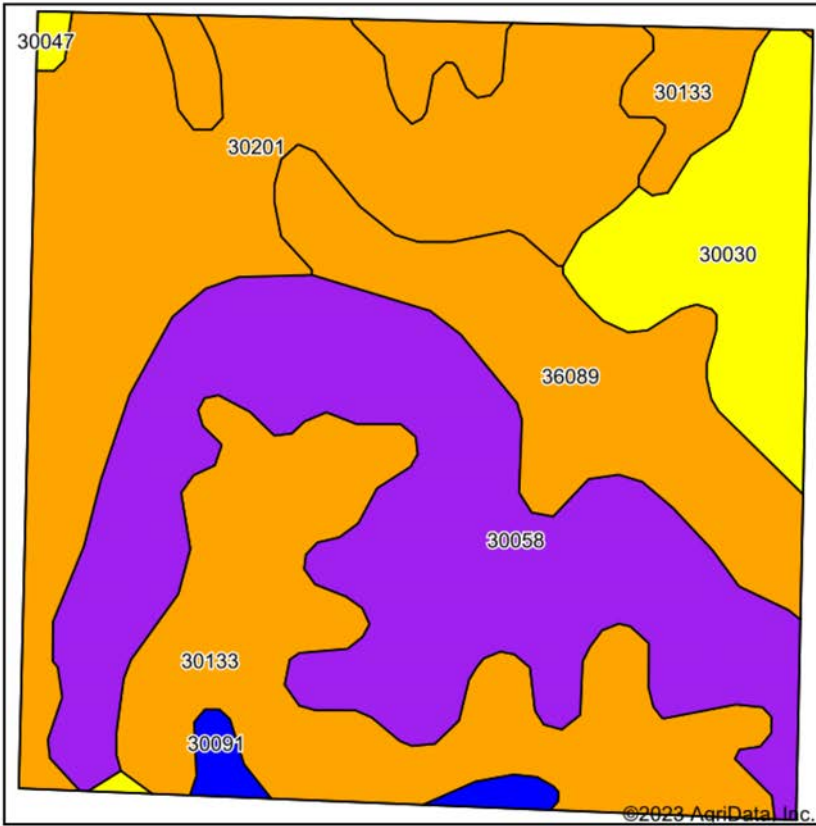
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24-66N-23W
Mercer County
Missouri



7/28/2023

SOIL MAP



State: **Missouri**
 County: **Mercer**
 Location: **24-66N-23W**
 Township: **Somerset**
 Acres: **159.87**
 Date: **7/28/2023**



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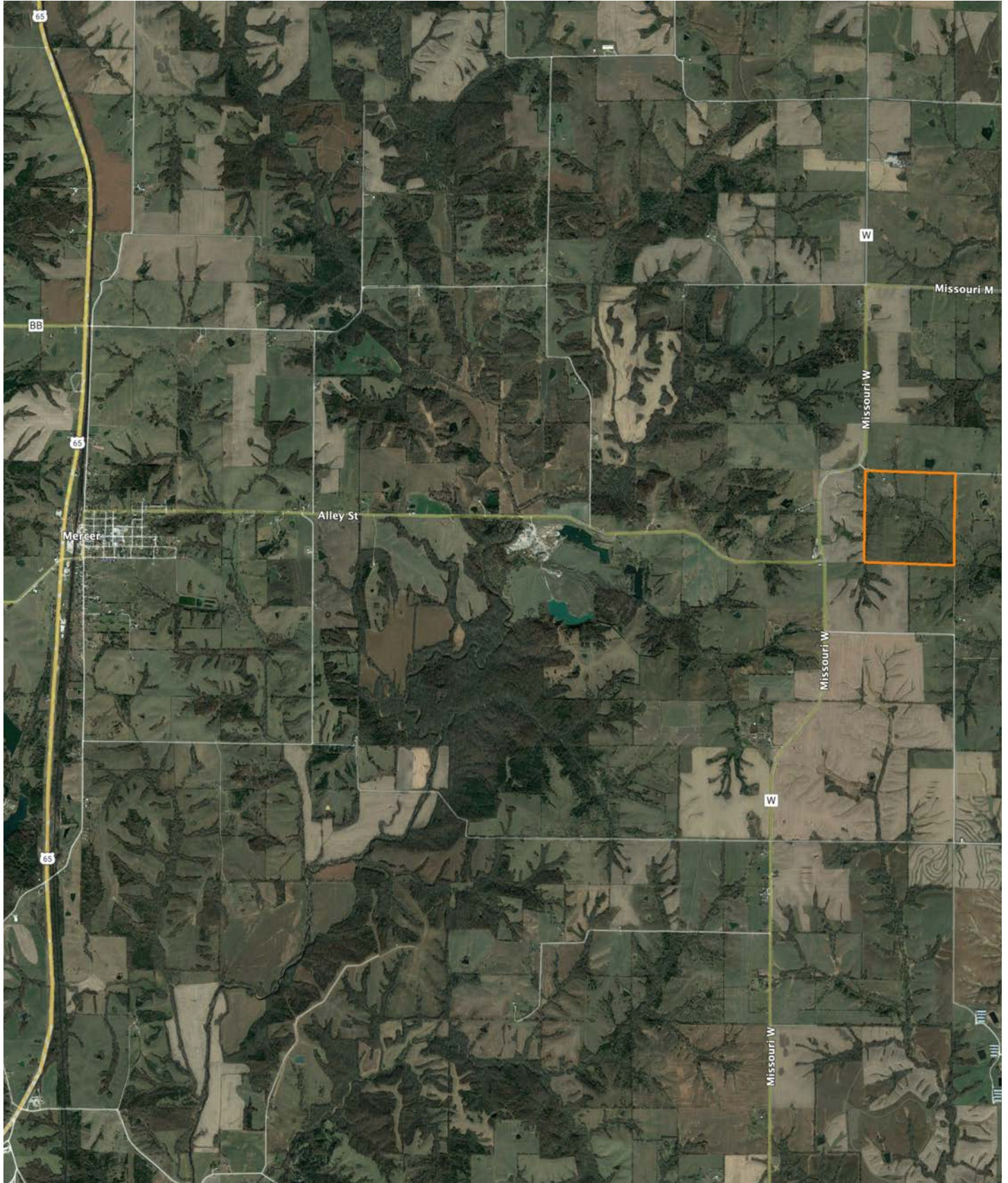
Soils data provided by USDA and NRCS.

Area Symbol: MO129, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
30058	Gara loam, 14 to 18 percent slopes, moderately eroded	45.50	28.5%		> 6.5ft.	Vle	62	62	50	44
30201	Shelby loam, 9 to 14 percent slopes, moderately eroded	41.39	25.9%		> 6.5ft.	Ille	66	66	55	52
30133	Lamoni clay loam, 5 to 9 percent slopes, eroded	36.49	22.8%		> 6.5ft.	Ille	58	58	52	46
36089	Nodaway-Humeston-Vigar complex, 1 to 6 percent slopes	19.68	12.3%		> 6.5ft.	Illw	70	68	60	56
30030	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	14.26	8.9%		> 6.5ft.	IVe	57	57	49	40
30091	Grundy silty clay loam, 2 to 5 percent slopes, moderately eroded	1.91	1.2%		> 6.5ft.	Ile	73	73	62	65
30047	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	0.64	0.4%		> 6.5ft.	IVw	53	53	47	42
Weighted Average						3.94	*n 62.8	*n 62.5	*n 53	*n 47.9

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

Skyler Wirsig is a seasoned steward of the land with a firm focus on developing and managing agricultural properties. Over 15 years, he has gained invaluable experience filming and hunting for the Outdoor Channel's Heartland Bowhunter, which has earned several accolades under his watch.

Hailing from Kansas City, Missouri, Skyler graduated from William Jewell College with degrees in Business Administration and Critical Thought & Inquiry. His previous role as an operations manager, handling sales and customer relationships across 20 countries, enhances his effectiveness as a real estate agent.

A dedicated sportsman, Skyler proudly holds the Archery Missouri State Record for an 8-point whitetail. Despite his professional accomplishments, he remains approachable, enjoying fishing, sports, and travel with his family. Skyler also volunteers for the Wounded Warriors in Action Foundation. Residing on his farm in Grain Valley, Missouri, with his wife and sons, Skyler brings a wealth of expertise and a down-to-earth attitude to land sales in the Midwest.



SKYLER WIRSIG,

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