

MIDWEST LAND GROUP PRESENTS

53 ACRES IN

MERCER COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

THE COUNTRY LIFE IS WAITING

Nestled within an Amish community near Modena, Missouri lies a 53 +/- acre blank canvas awaiting your vision of country life to be realized. The acreage would provide an outstanding build site with its rolling hills and incredible views. This farm has a dynamite combination of timber and pasture. Currently utilized for grazing, the property is fenced and ready for your livestock. With two ponds available, water sources are not a concern. This farm could easily be cross-fenced to accommodate rotational grazing and hay production. Much of the open areas of the farm lay well enough to be conducive to

converting the grasslands to tillable row crop production if desired. Mercer County, Missouri is well known for the quality and quantity of wild game populations so this farm will have exceptional deer and turkey hunting for your outdoor pursuits. Access to the property is from the north along a blacktop road, so there is no gravel and dust to contend with. Utilities are located on the road so water, electricity, and fiber internet are ready for your build project. A simpler lifestyle or weekend retreat is just a phone call away. Please call David Brothers to set up your private tour at (660) 240-3243.



PROPERTY FEATURES

PRICE: **\$212,000** | COUNTY: **MERCER** | STATE: **MISSOURI** | ACRES: **53**

- Beautiful rolling hills
- Timber and pasture combination
- Two ponds
- Good fencing
- Excellent build site
- Ready for livestock
- Outstanding deer and turkey hunting
- Blacktop road access
- Utilities at the road
- Fiber internet available
- Exceptionally low taxes



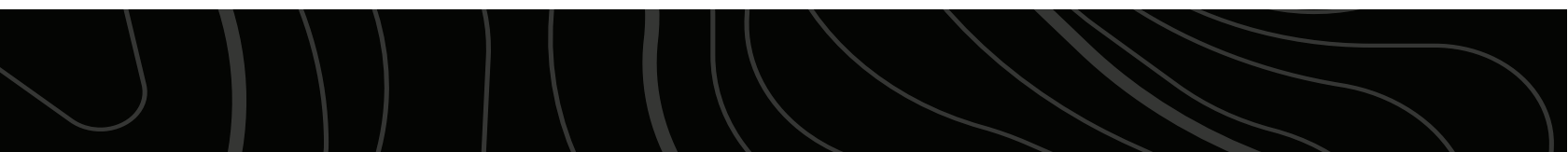
53 +/- ACRES



TIMBER AND PASTURE COMBINATION



BEAUTIFUL ROLLING HILLS



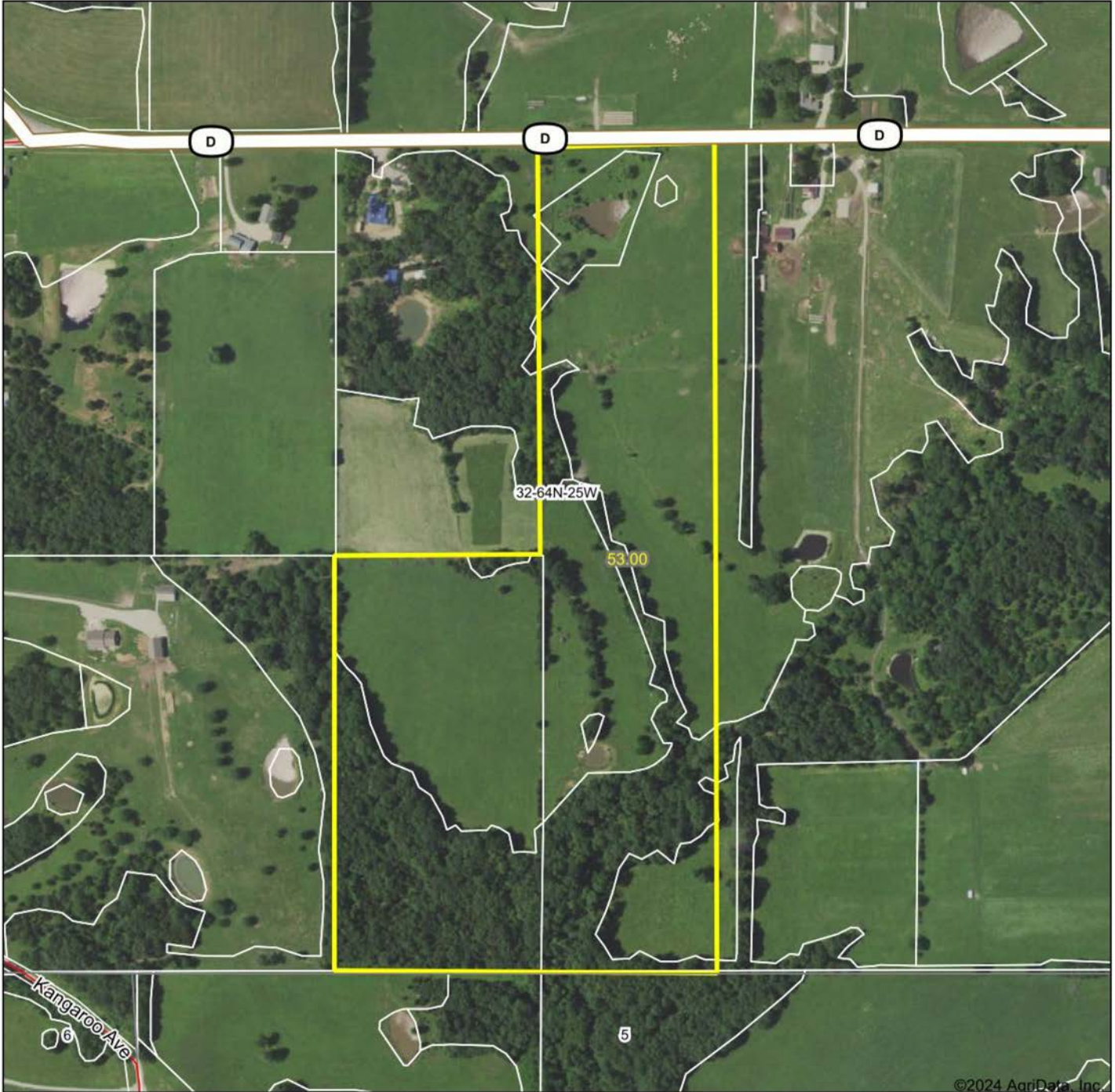
TWO PONDS



EXCELLENT BUILD SITE

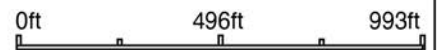


AERIAL MAP



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Boundary Center: $40^{\circ} 17' 46.96$, $-93^{\circ} 44' 23.43$



32-64N-25W
Mercer County
Missouri



Maps Provided By:

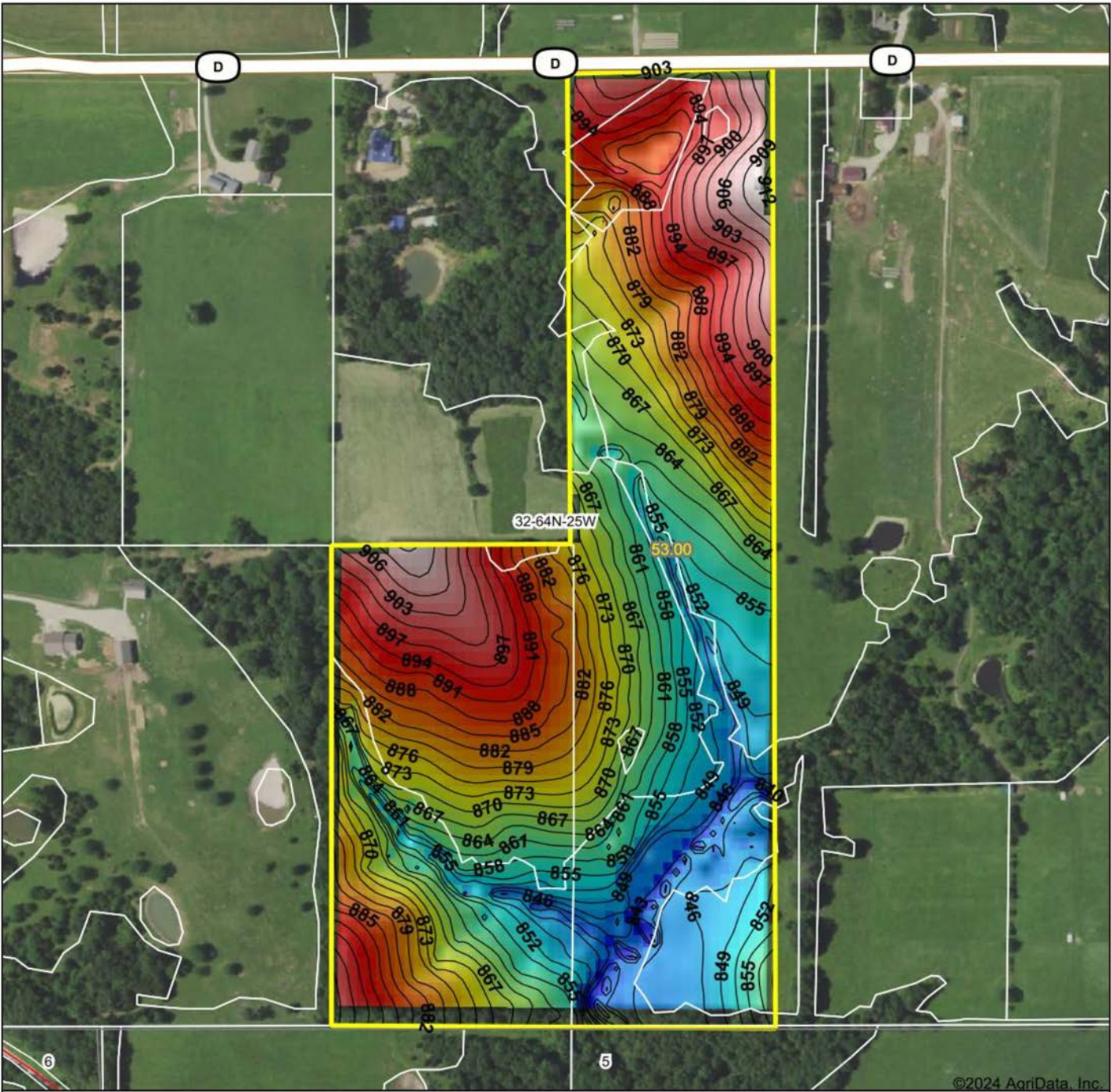


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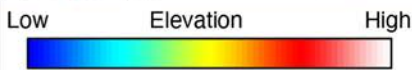
3/1/2024

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

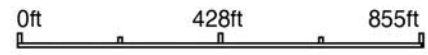
HILLSHADE MAP



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Source: USGS 10 meter dem
 Interval(ft): 3
 Min: 833.0
 Max: 912.7
 Range: 79.7
 Average: 872.3
 Standard Deviation: 18.93 ft



32-64N-25W
Mercer County
Missouri

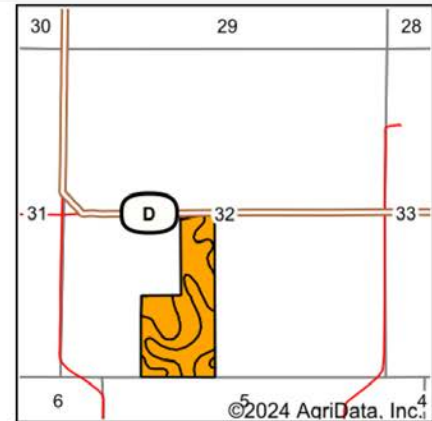
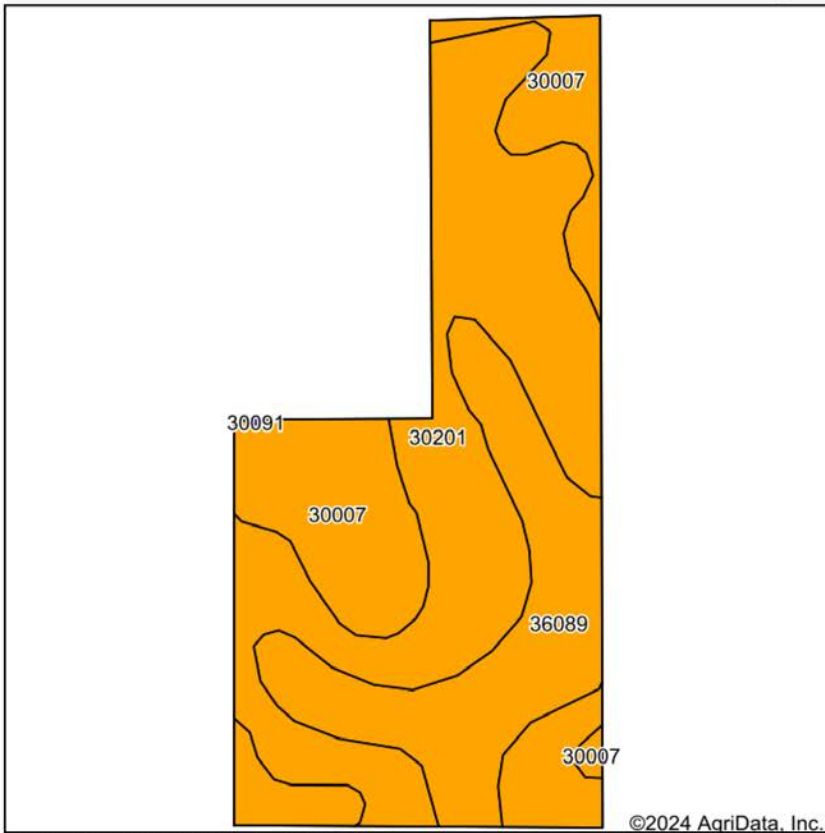
Boundary Center: 40° 17' 46.96, -93° 44' 23.43



Maps Provided By:
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 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: **32-64N-25W**
 Township: **Madison**
 Acres: **53**
 Date: **3/1/2024**






Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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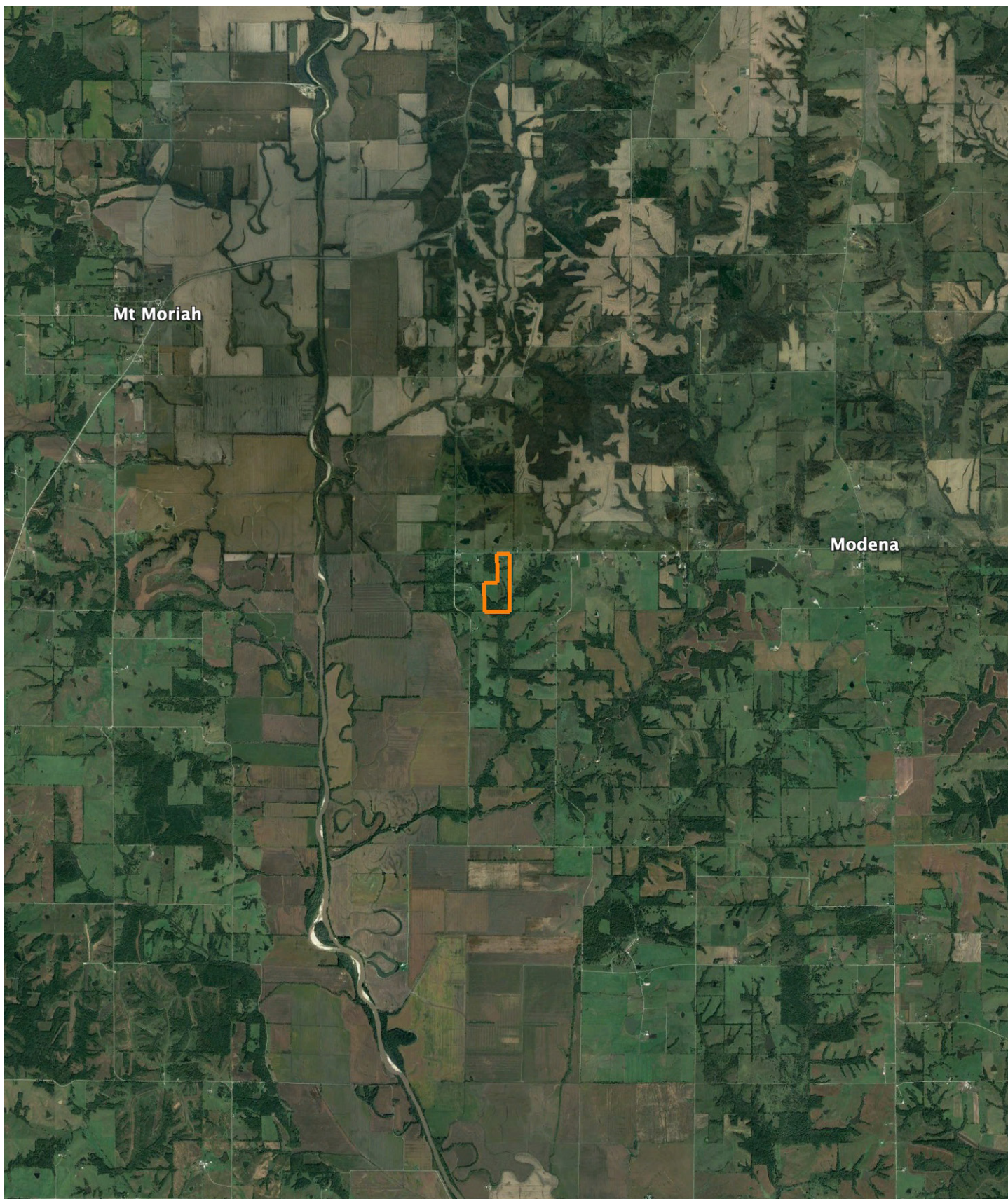
Soils data provided by USDA and NRCS.

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	Orchardgrass red clover Tons	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Corn	*n NCCPI Soybeans
30201	Shelby loam, 9 to 14 percent slopes, moderately eroded	27.31	51.5%		IIIe							68	53
30007	Adair loam, 5 to 9 percent slopes, eroded	12.86	24.3%		IIIe	5	7	6	7	6	7	65	49
36089	Nodaway-Humeston-Vigar complex, 1 to 6 percent slopes	12.83	24.2%		IIIw				7	8	10	68	56
Weighted Average					3.00	1.2	1.7	3.2	3.6	3.4	4.1	*n 67.3	*n 52.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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.



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