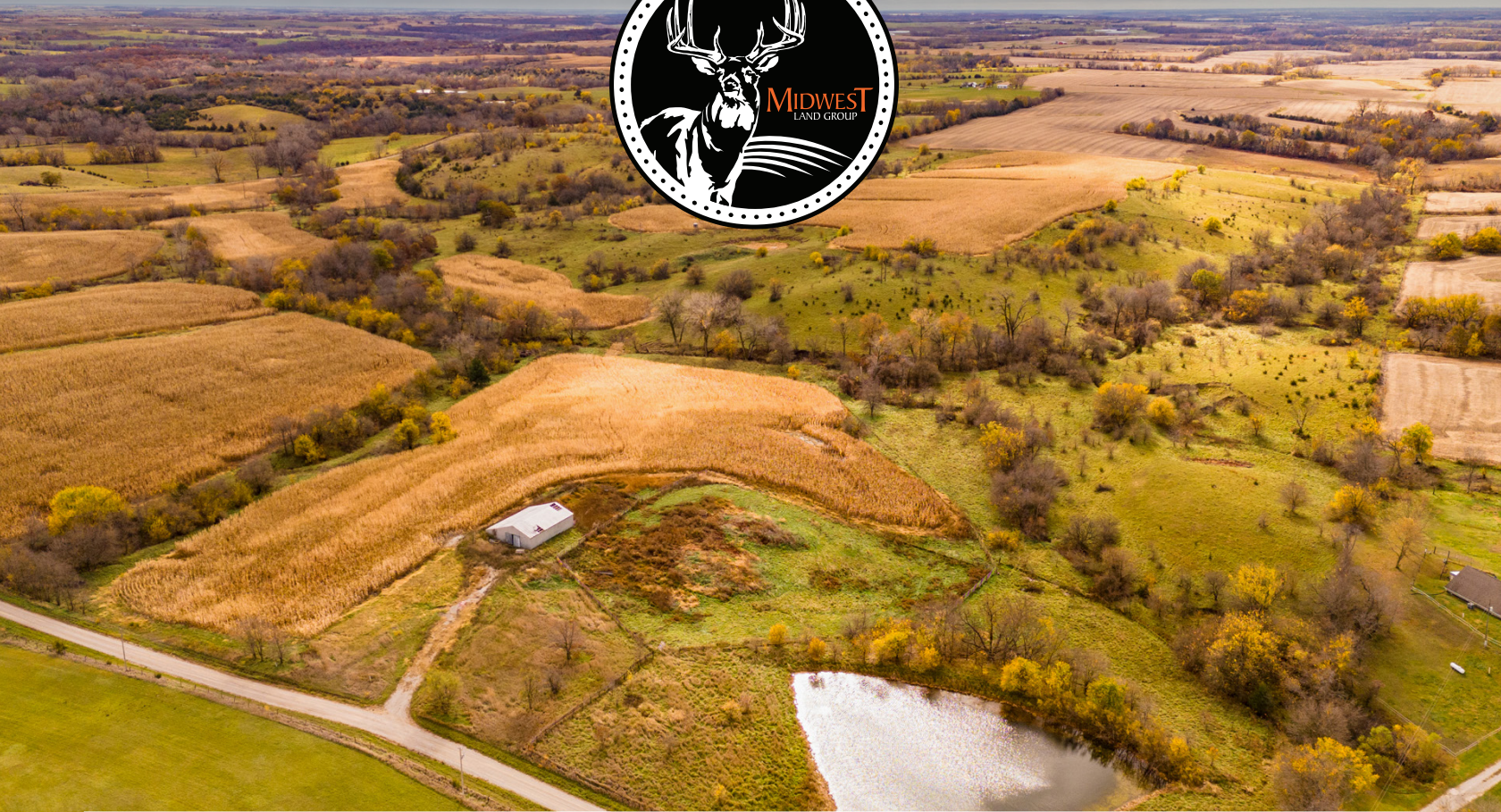


MIDWEST LAND GROUP PRESENTS



160 ACRES
MERCER COUNTY, MO

Bobcat Street, Mercer, Missouri, 64661



MIDWEST LAND GROUP IS HONORED TO PRESENT

MERCER COUNTY INCOME AND RECREATION

This Missouri rural property located in one of the Iowa border counties is highly sought-after. This 160 +/- acres in Mercer County sits just five miles from Iowa, east of the town of Mercer. The combination land use farm offers exceptional hunting, farming, ranching, and build site opportunities. There are currently 60 +/- tillable acres under a cash rent contract for 2025 with a solid tenant in place. At \$185/acre, the \$11,100 annual payment will be paid out with the first half on May 1st, and the second half on December 1st. The farm has been in a consistent corn and soybean crop rotation to foster optimal soil health. Years ago, the farm was set up for grazing cattle. And with some cleanup, the pastures could be reclaimed for grazing and haying once again. There is a 40'x50' shed that is still serviceable for storage or livestock.

Land never stays the same and is constantly evolving when left undisturbed. Over the years, this farm has been transitioning into stages of early successional growth, with brush, hardwood, and cedar trees, native grasses, and forbs. This is exactly the preferred habitat that whitetail deer flourish in. An aerial map only tells

part of the story when it comes to wildlife utilization. These overgrown areas of the farm are holding a lot of bedding deer. With rolling terrain featured throughout the farm, the brushy, wooly low areas have become incredible whitetail travel corridors. The higher points of the property between the crops and the travel corridors make tremendous ambush sites for hunting. With a road on the north and east perimeter of the property, access is never an issue, regardless of wind direction. All hunting blinds and stands on the farm will convey with the sale.

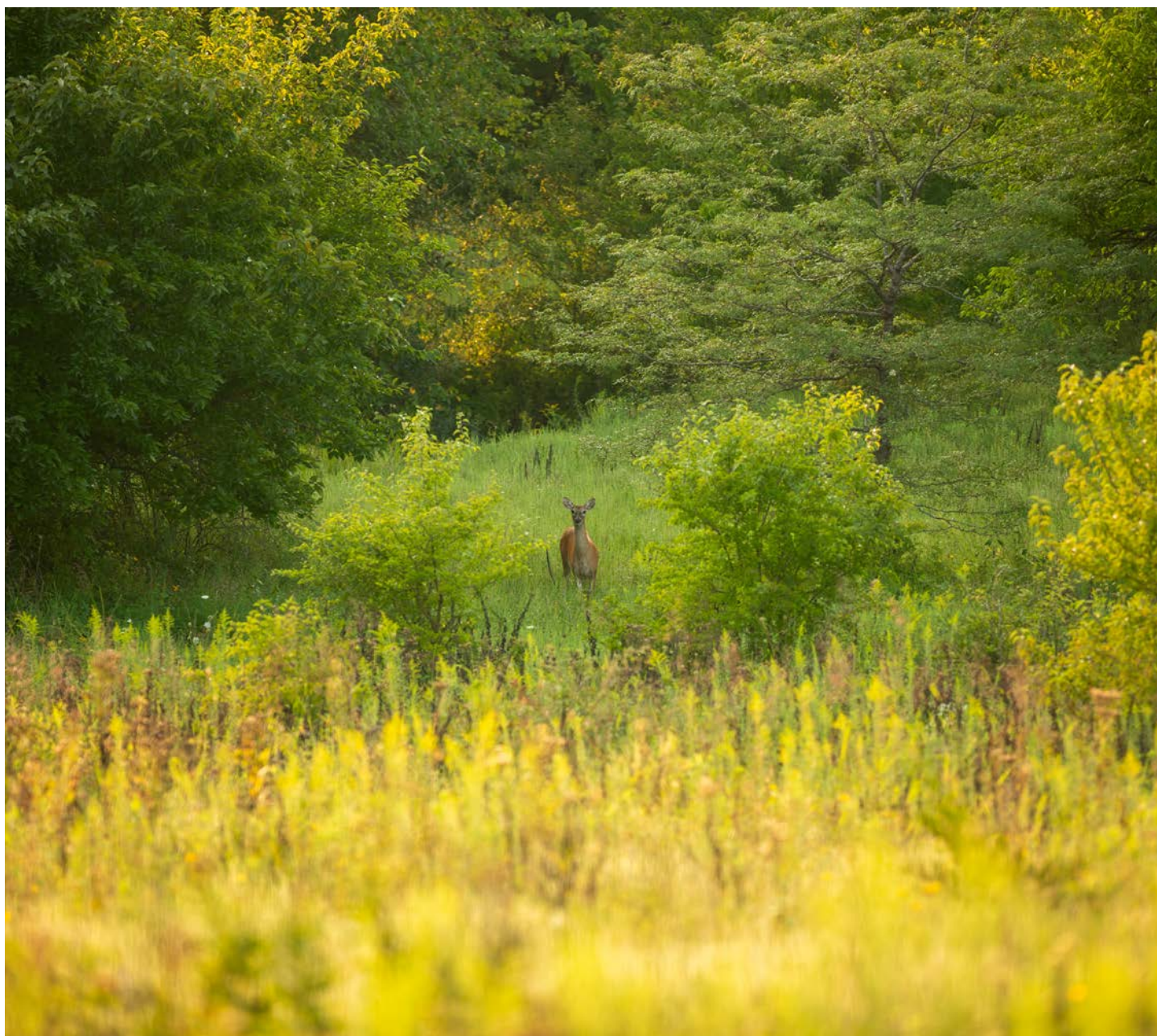
The views throughout this property are outstanding. With a stocked pond near the northwest corner, this would make an excellent build site for a home or cabin. Both electric and rural water are available at the road, so establishing them here will be very cost effective. This is a beautiful farm, but a true appreciation of it must be experienced in person to truly see what it offers. Please contact David Brothers at (660) 240-3243 to schedule a tour.



PROPERTY FEATURES

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

- 160 +/- acres
- 60 +/- tillable acres in production
- \$11,100 in annual crop income
- Farming tenant in place for 2025
- Outstanding deer and turkey hunting
- Great access to all parts of farm
- 40'x50' shed for storage or livestock
- Grazing opportunity if desired
- Beautiful rolling terrain
- Several build sites
- Stocked pond
- Hunting blinds/stand stay with property
- Rural water and electric available at road



ANNUAL CROP INCOME

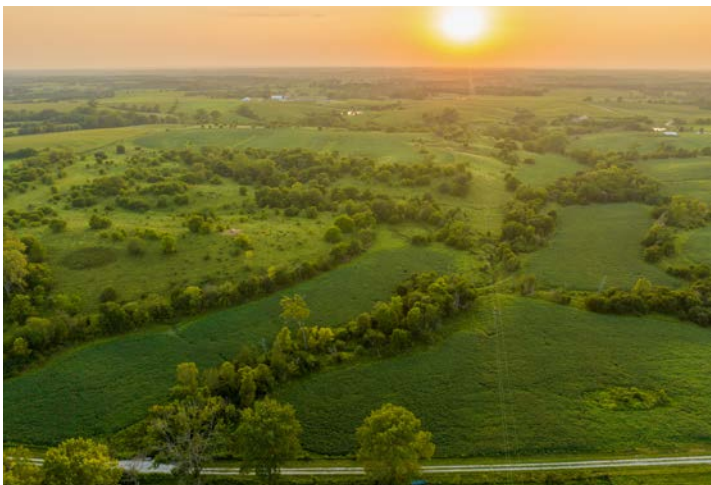
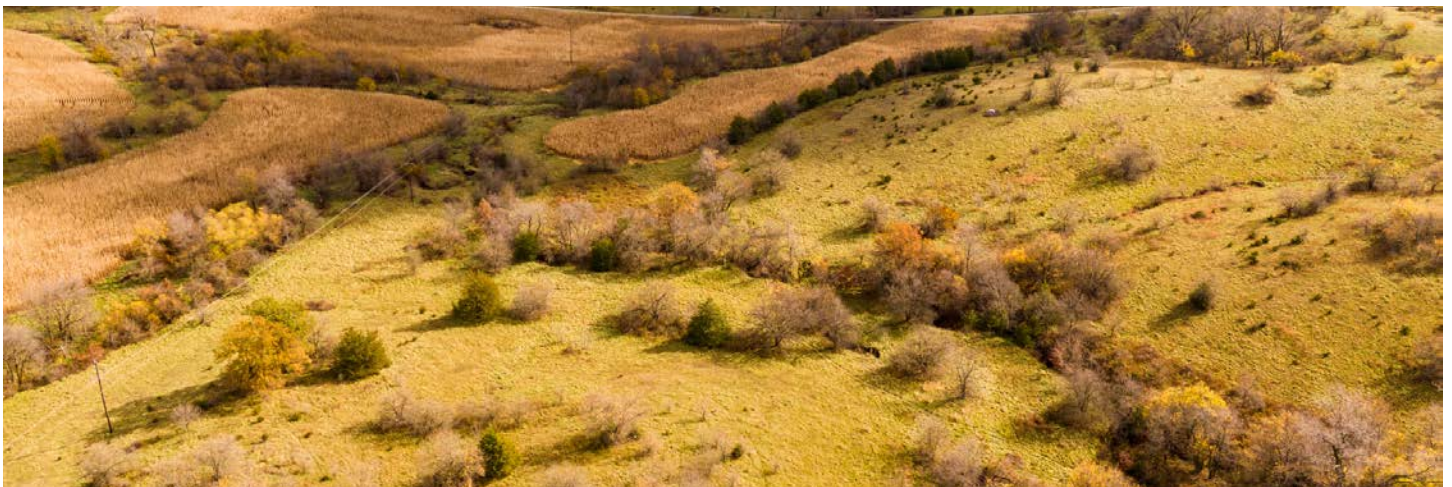
There are currently 60 +/- tillable acres under a cash rent contract for 2025 with a solid tenant in place. At \$185/acre, the \$11,100 annual payment will be paid out with the first half on May 1st, and the second half on December 1st.



40'X50' SHED

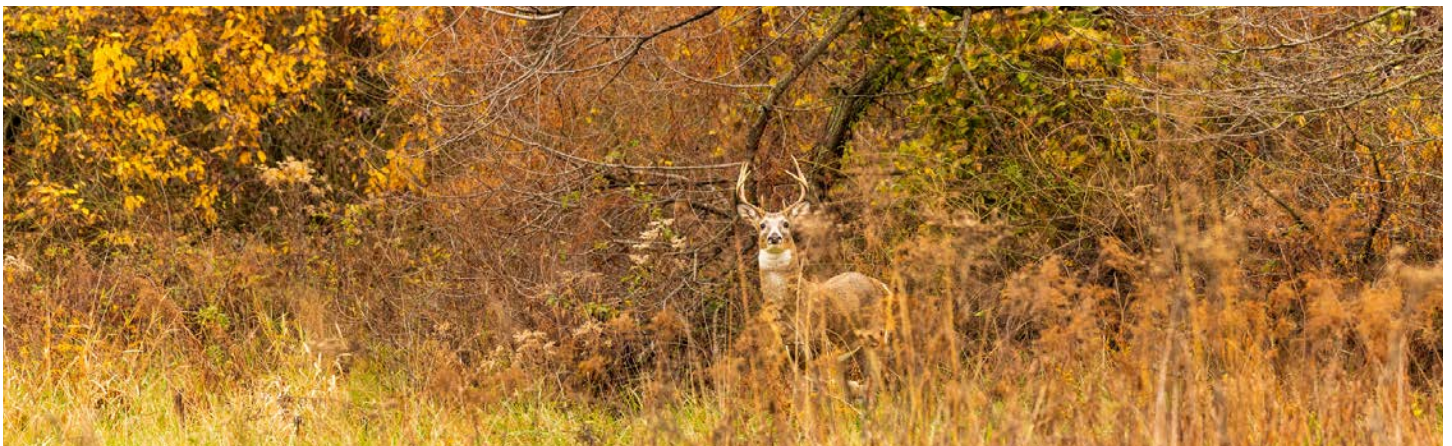


SEVERAL BUILD SITES



OUTSTANDING HUNTING

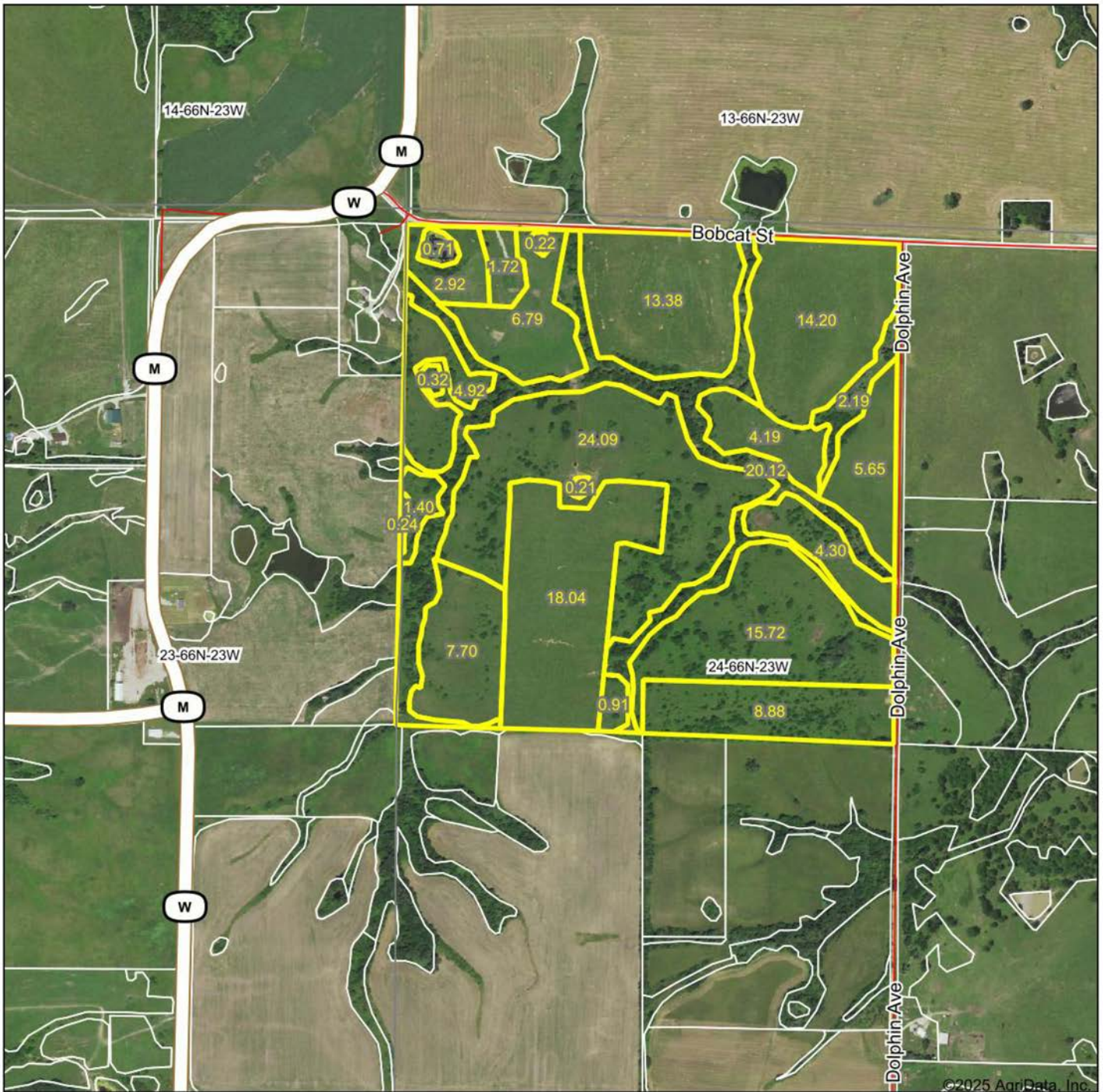
These overgrown areas of the farm are holding a lot of bedding deer. With rolling terrain featured throughout the farm, the brushy, wooly low areas have become incredible whitetail travel corridors. The higher points of the property between the crops and the travel corridors make tremendous ambush sites for hunting.



ADDITIONAL PHOTOS

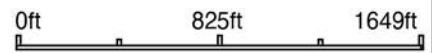


AERIAL MAP



©2025 AgriData, Inc.

Boundary Center: 40° 30' 45.82, -93° 26' 46.12



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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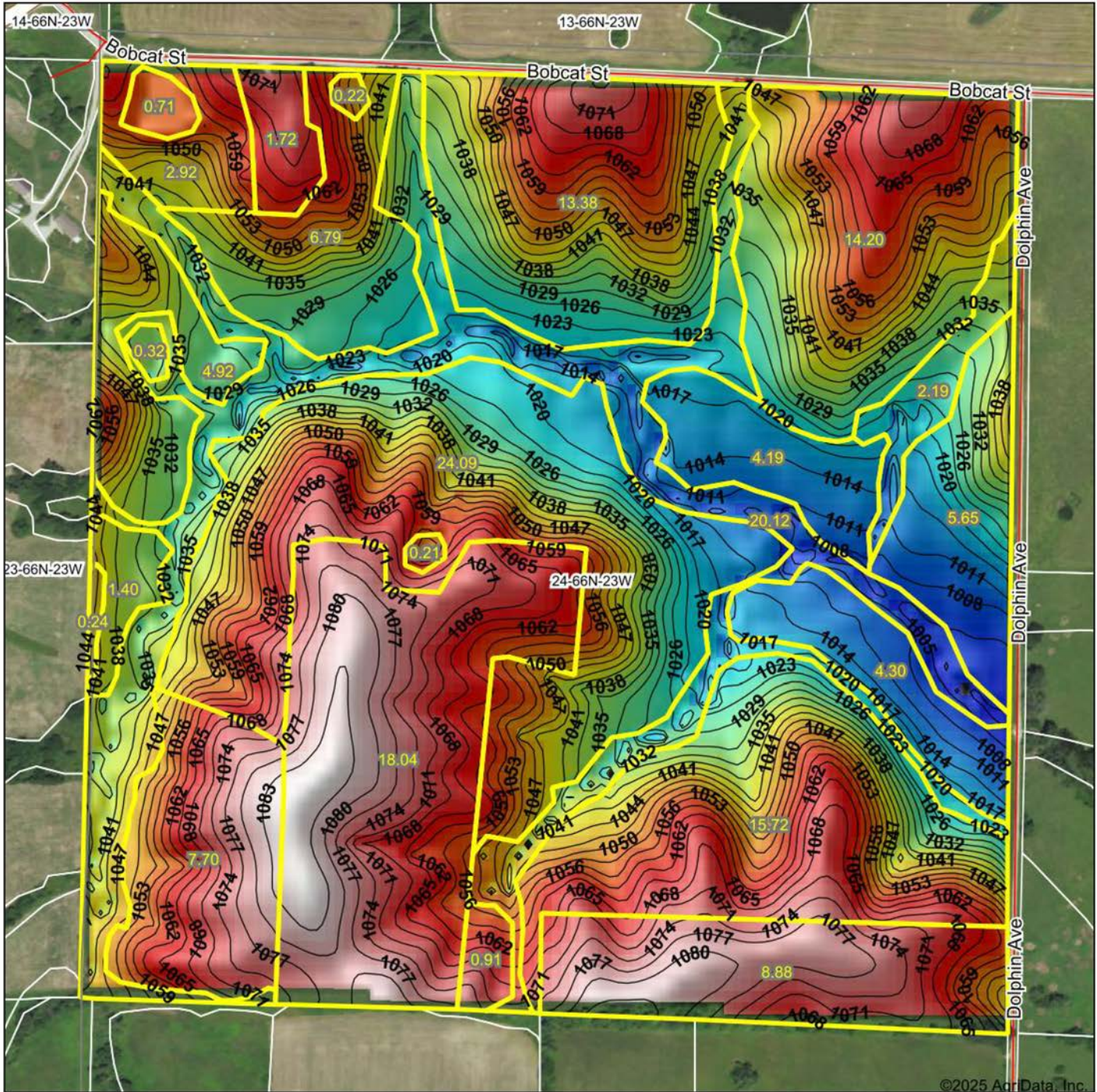
24-66N-23W
Mercer County
Missouri



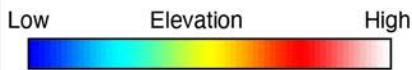
3/20/2025

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: 1,000.0
 Max: 1,085.1
 Range: 85.1
 Average: 1,046.0
 Standard Deviation: 21.16 ft



24-66N-23W
Mercer County
Missouri



Maps Provided By:

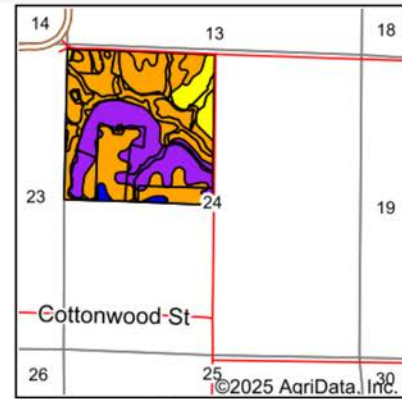
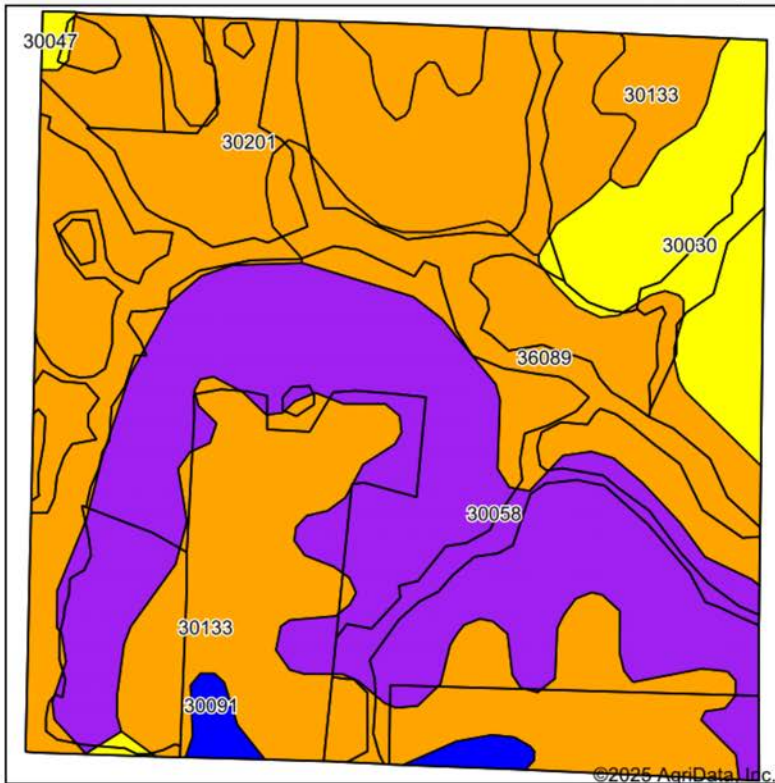


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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 40° 30' 45.82, -93° 26' 46.12

SOILS MAP



State: **Missouri**
 County: **Mercer**
 Location: **24-66N-23W**
 Township: **Somerset**
 Acres: **158.82**
 Date: **3/20/2025**



Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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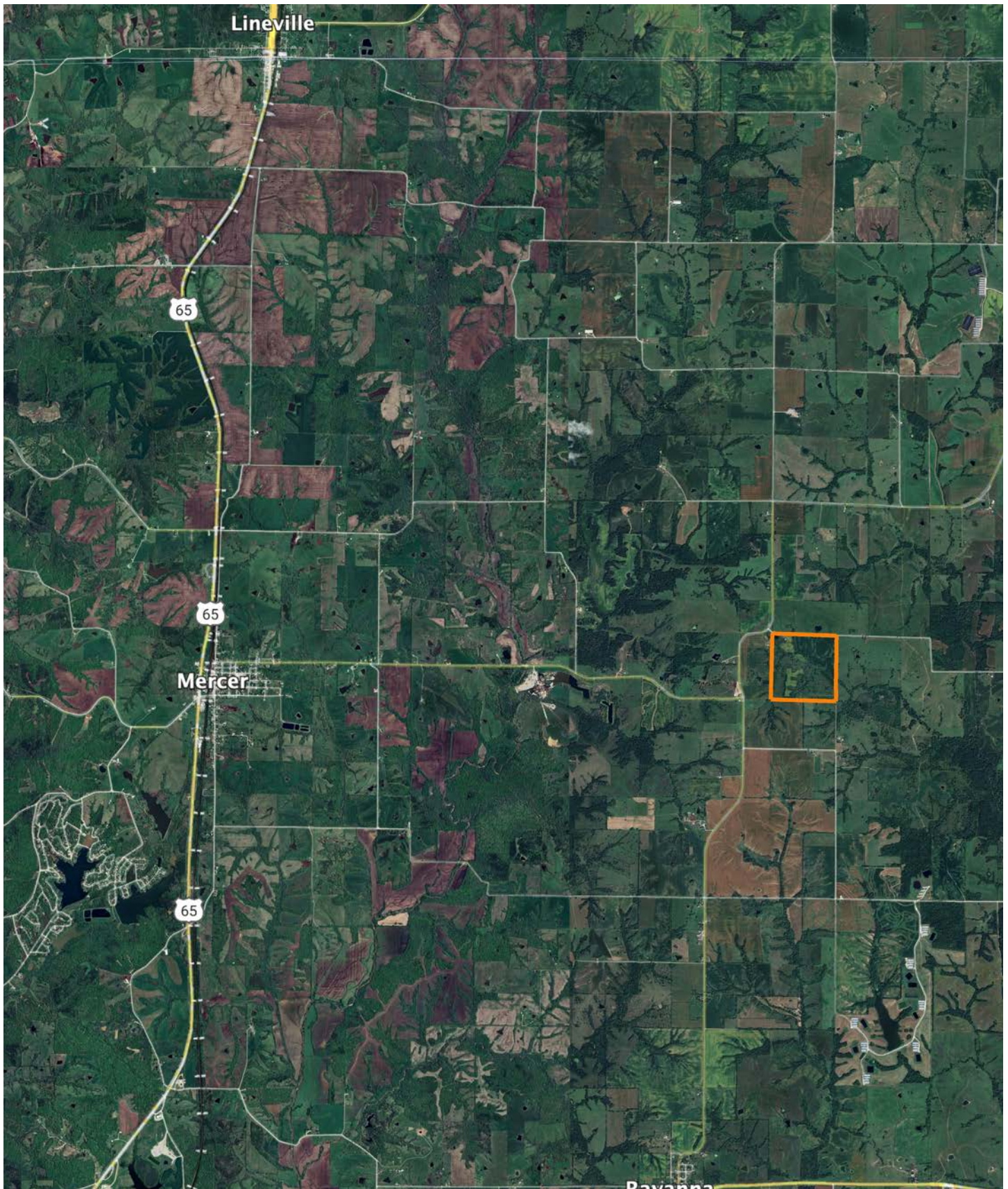


Soils data provided by USDA and NRCS.

Area Symbol: MO129, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Corn	*n NCCPI Soybeans
30058	Gara loam, 14 to 18 percent slopes, moderately eroded	45.42	28.6%		Vle					62	44
30201	Shelby loam, 9 to 14 percent slopes, moderately eroded	41.31	26.0%		IIle					68	53
30133	Lamoni clay loam, 5 to 9 percent slopes, eroded	36.44	22.9%		IIle					59	47
36089	Nodaway-Humeston-Vigar complex, 1 to 6 percent slopes	19.54	12.3%		IIIw	7	8	8	10	68	56
30030	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	13.36	8.4%		IVe					58	41
30091	Grundy silty clay loam, 2 to 5 percent slopes, moderately eroded	2.01	1.3%		Ile					74	65
30047	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	0.74	0.5%		IVw					54	42
Weighted Average					3.93	0.9	1	1	1.2	*n 63.4	*n 48.5

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,
LAND AGENT

660.240.3243

DBrothers@MidwestLandGroup.com



MidwestLandGroup.com

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