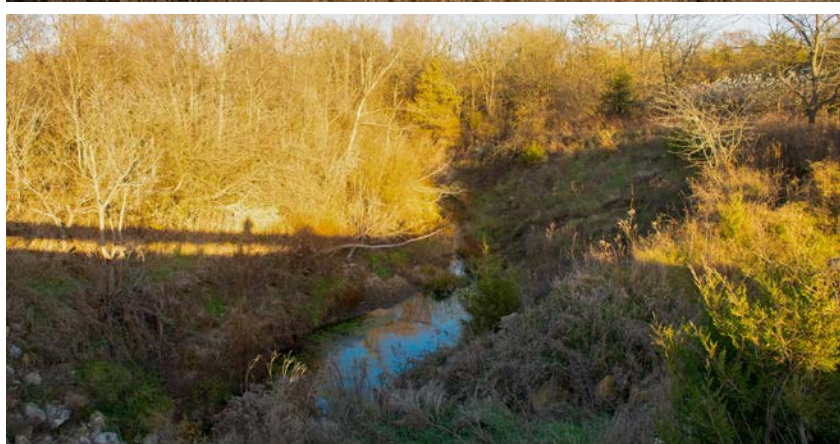
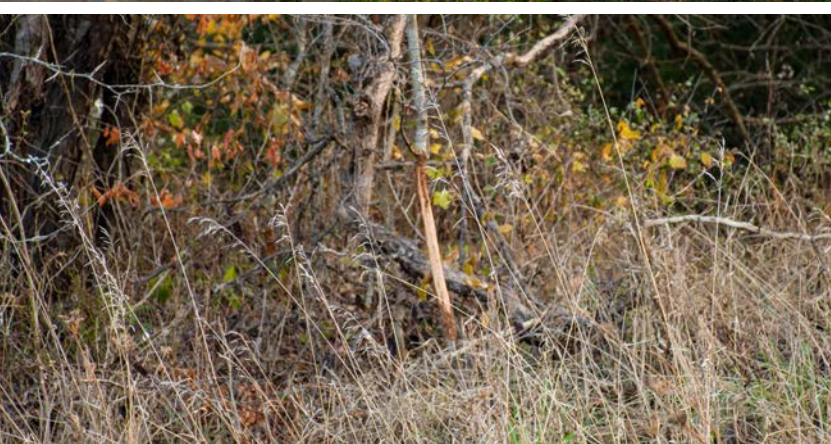


MIDWEST LAND GROUP PRESENTS



MERCER COUNTY, MO

94 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

94 +/- ACRES OF TOP-TIER HUNTING GROUND IN NORTHERN MISSOURI'S 'IT' NEIGHBORHOOD

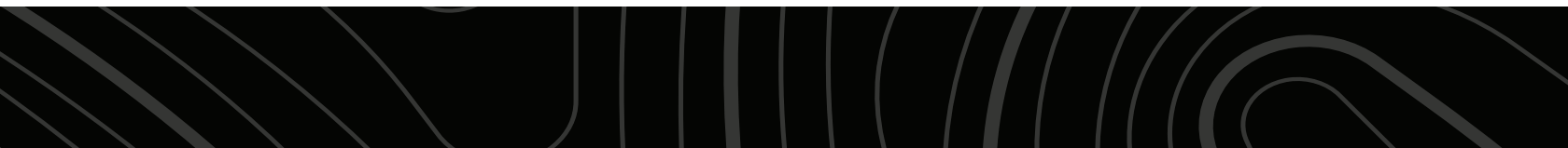
This 94 +/- acre parcel is located in the best neighborhood for high-end deer in the state. Situated in Mercer County, this combination of timber and productive fields creates the optimal habitat for the serious outdoorsman. This 10 square mile area is simply the "it" area of Missouri.

Along with being an impeccable hunting property, there are 12.8 acres enrolled in CRP, along with 31 acres for row crop, providing \$5,540 in annual income. The timber provides great cover with a mix of young and mature trees and brush. Miscanthus grass is planted along the

roads, providing a natural barrier to promote privacy, creating a sanctuary for wildlife. Less than 20 miles from Princeton, Missouri, you will have access to amenities.

The surrounding farms are owned by management-minded neighbors. Large, continuous farms with great genetics are found in this area.

A hunting property this good, 1.5 miles from the Iowa border, rarely becomes available. Schedule your showing today.



PROPERTY FEATURES

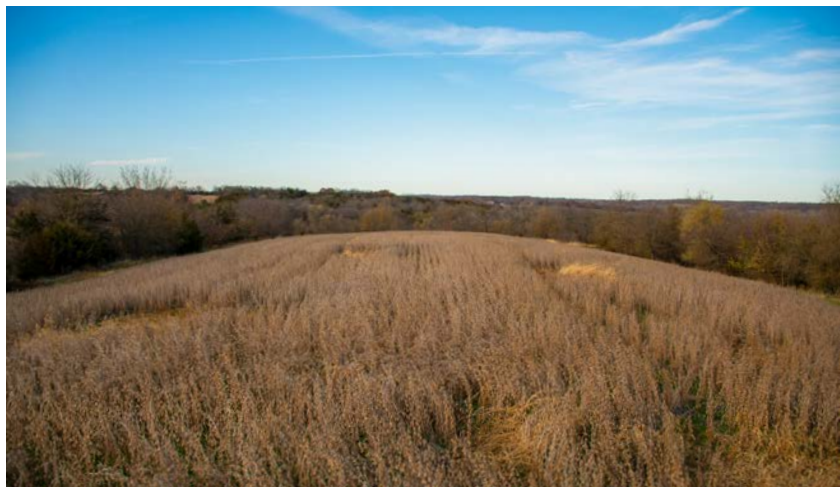
COUNTY: **MERCER** | STATE: **MISSOURI** | ACRES: **94**

- Known neighborhood that produces top-end deer second to none - this is the best area in the state
- Boone and Crockett caliber deer are on this property
- 1.5 miles from Decatur County, Iowa
- 2 years of trail camera history
- 3 blinds convey with the sale
- 12.8 acres of CRP income providing excellent bedding habitat
- Miscanthus grass is planted along the roads as a natural barrier
- 31 acres of row crop income
- Timber provides cover for bedding and ease of movement throughout the property
- Access to the property from the north (stream bed), south & west (road), and west (part of farm agreement)
- Rural water, Electric, and Fiber optic cable located along the road
- 19 miles to Princeton, MO
- 42 miles to Bethany, MO



TOP-END HUNTING FARM WITH INCOME

Along with being an impeccable hunting property, there are 12.8 acres enrolled in CRP, along with 31 acres for row crop, providing \$5,540 in annual income.



MISCANTHUS GRASS AS NATURAL BARRIER



3 BLINDS CONVEY WITH SALE



TIMBER

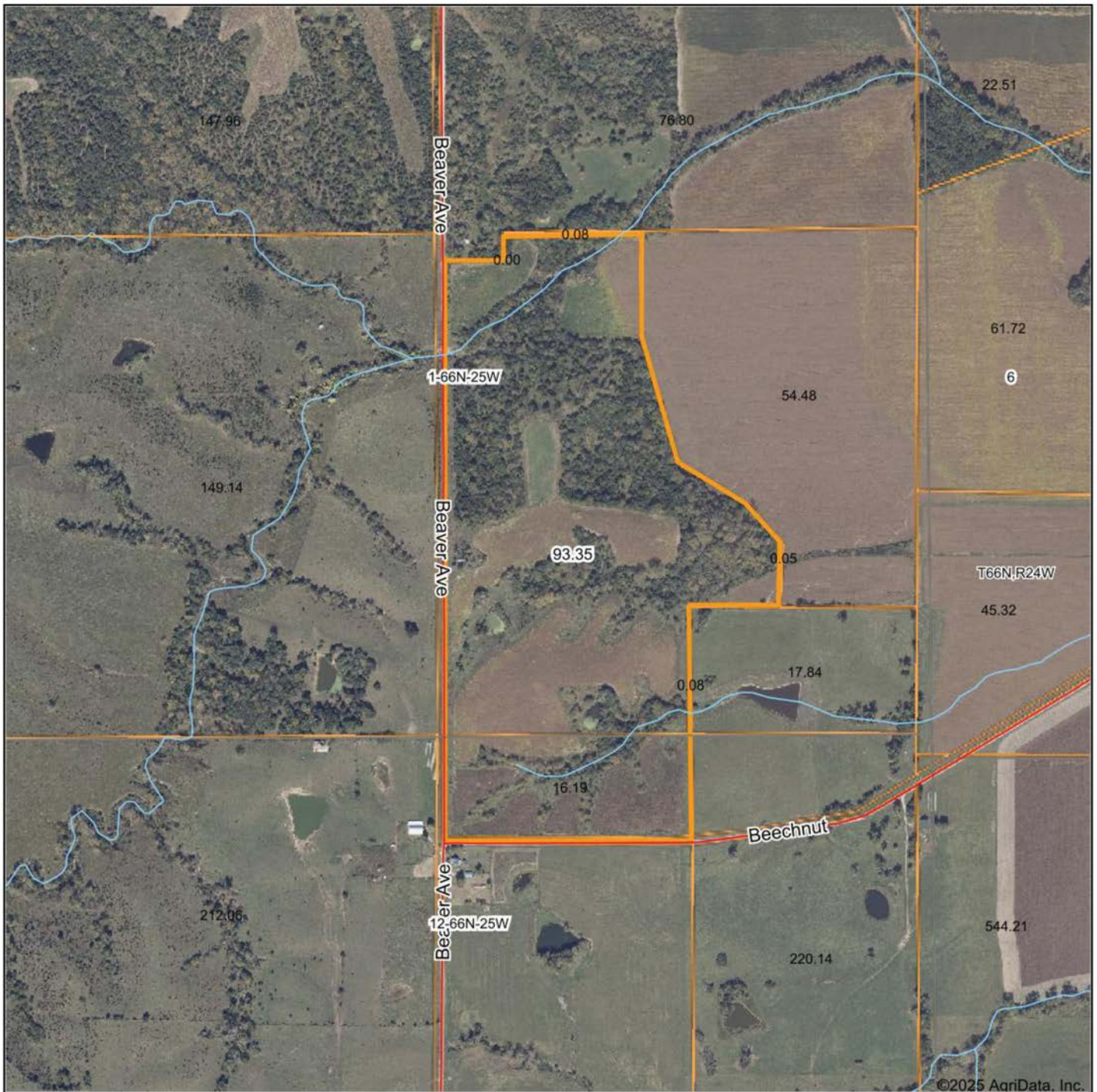
This combination of timber and productive fields creates the optimal habitat for the serious outdoorsman. The timber provides great cover with a mix of young and mature trees and brush.



TRAIL CAM PICTURES



AERIAL MAP



Boundary Center: 40° 32' 54.29, -93° 40' 3.13

0ft 816ft 1631ft



Maps Provided By:



© AgriData, Inc. 2023

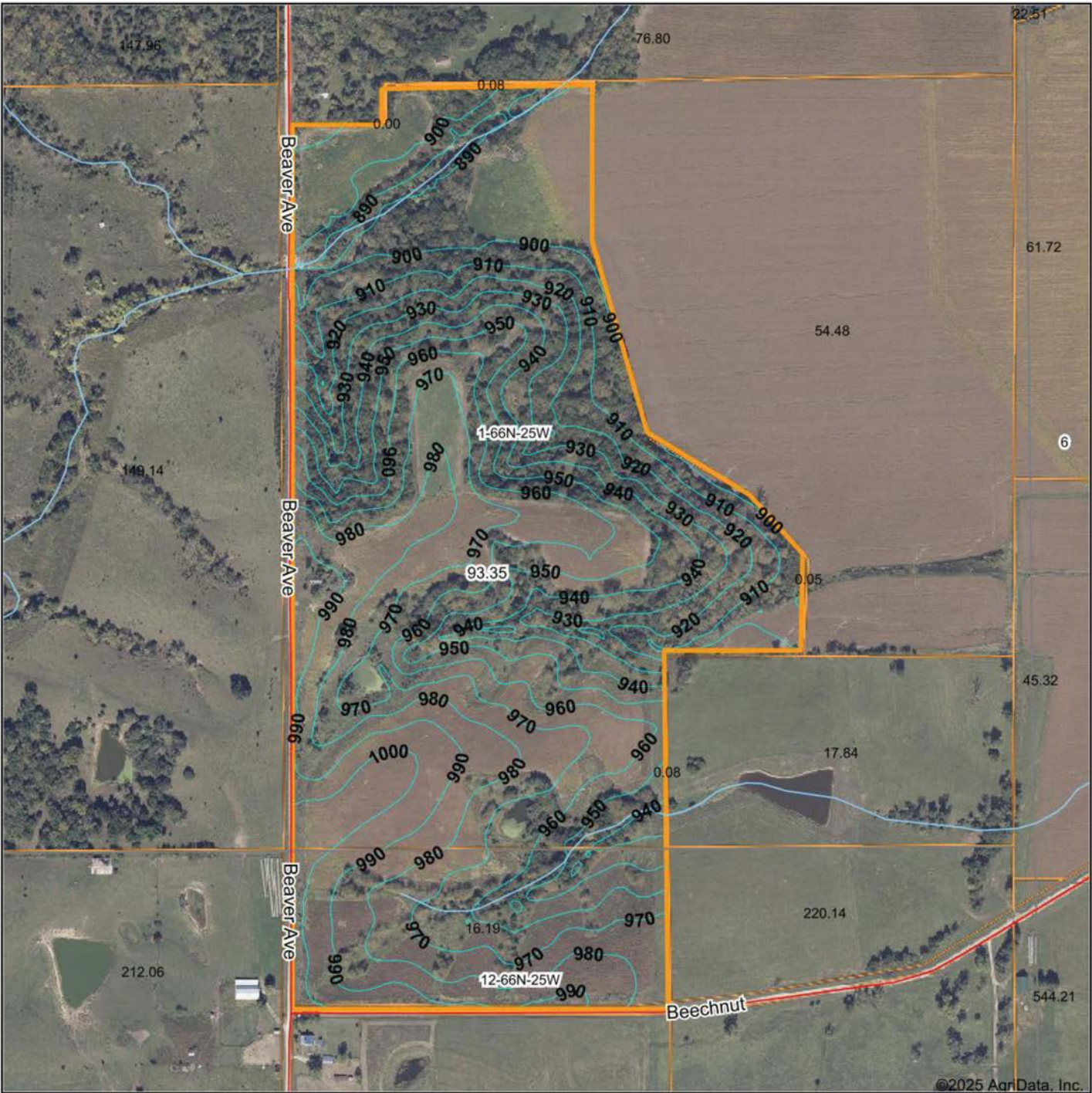
www.AgriDataInc.com

1-66N-25W
Mercer County
Missouri



11/13/2025

TOPOGRAPHY MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgrIDataInc.com

Source: USGS 10 meter dem
Interval(ft): 10.0
Min: 882.4
Max: 1,008.9
Range: 126.5
Average: 948.9
Standard Deviation: 32.48 ft

0ft 536ft 1071ft

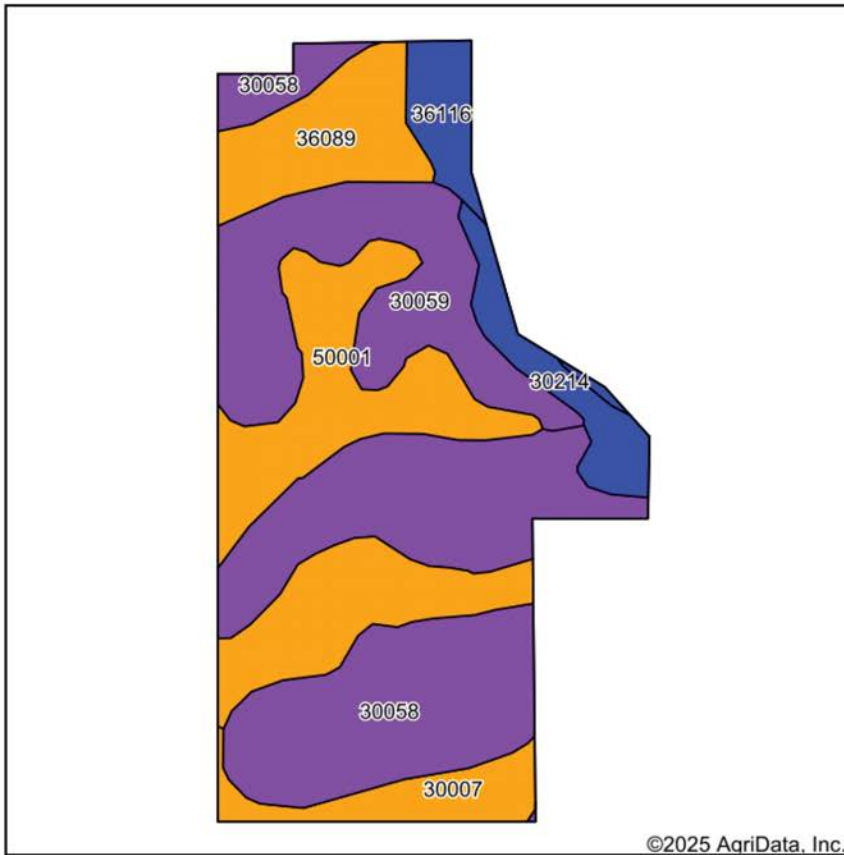


11/13/2025

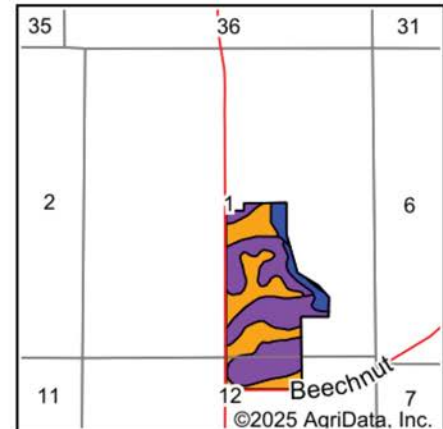
1-66N-25W
Mercer County
Missouri

Boundary Center: 40° 32' 54.29, -93° 40' 3.13

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Mercer**
 Location: **1-66N-25W**
 Township: **Lindley**
 Acres: **93.35**
 Date: **11/13/2025**



Maps Provided By:



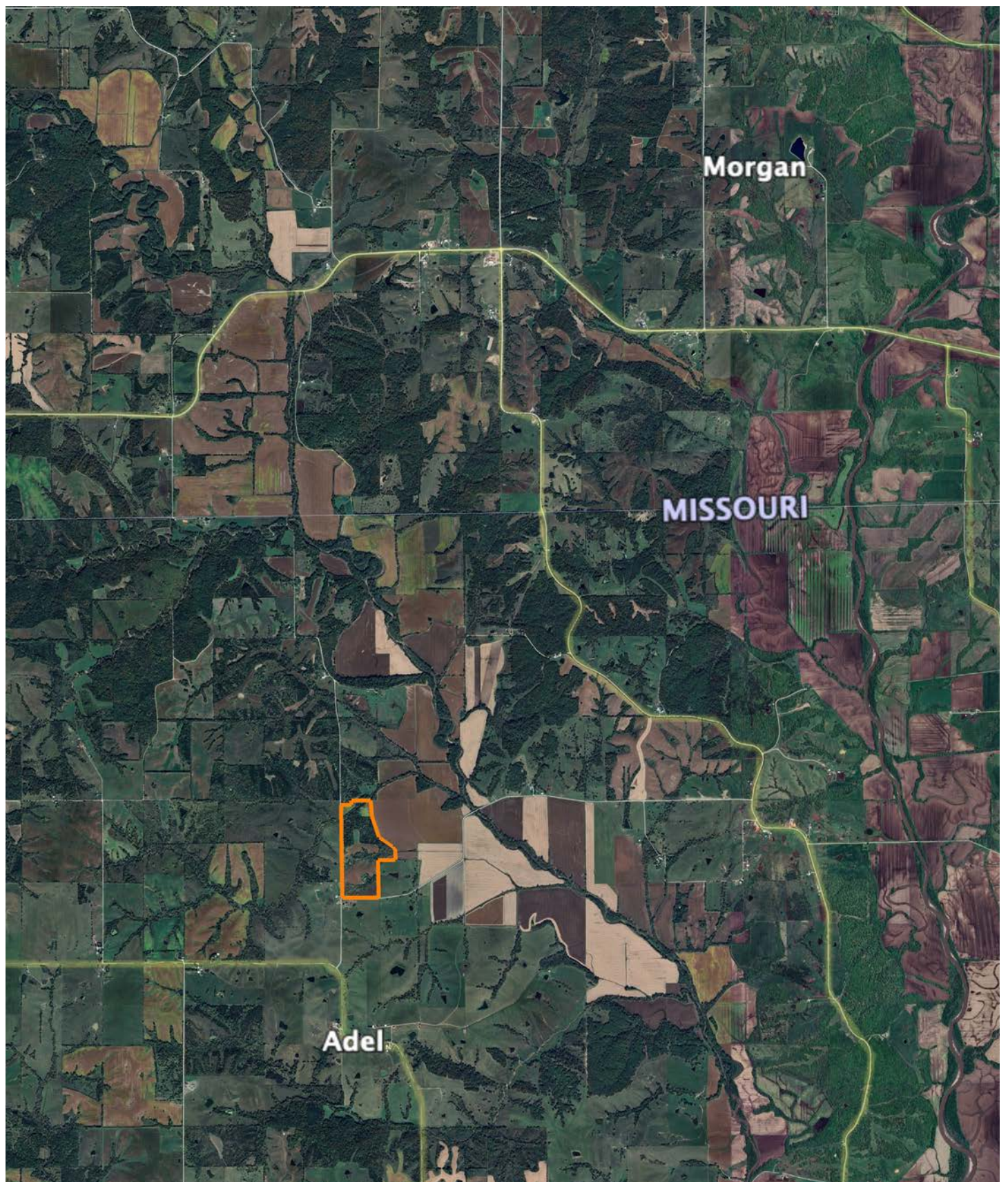
Area Symbol: MO129, Soil Area Version: 27

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	34.06	36.4%		> 6.5ft.	Vle	62	62	49	44
50001	Armstrong loam, 5 to 9 percent slopes, eroded	21.52	23.1%		> 6.5ft.	Ille	68	67	54	48
30059	Gara loam, 18 to 24 percent slopes, moderately eroded	16.61	17.8%		> 6.5ft.	Vle	54	54	38	36
36089	Nodaway-Humeston-Vigar complex, 1 to 6 percent slopes	8.15	8.7%		> 6.5ft.	Illw	70	68	60	56
30007	Adair loam, 5 to 9 percent slopes, eroded	4.82	5.2%		> 6.5ft.	Ille	65	65	53	49
30214	Vigar loam, 2 to 5 percent slopes, rarely flooded	4.58	4.9%		> 6.5ft.	Ile	91	91	79	82
36116	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	3.61	3.9%		> 6.5ft.	Ilw	74	74	61	67
Weighted Average						4.54	*n 64.7	*n 64.3	*n 51.3	*n 47.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

George Cole understands land from every angle — as a hunter, a manager, an owner, and a former business operator who's improved thousands of acres for wildlife and investment. Based in Kirksville, Missouri, he brings a hands-on approach shaped by years of designing food plots, restoring native habitat, managing timber, and building out recreational properties for clients and himself alike.

A former NCAA Division I ski racer, police officer, and small business owner, George thrives on challenge and connection. As a prior owner of a rural property improvement company, he managed more than 20 farms across 4,200 acres, gaining deep experience in property planning, conservation practices, and revenue programs. Today, he puts that knowledge to work helping buyers find the full potential in a piece of ground — and helping sellers showcase it.

Whether it's identifying invasive species, navigating farm contracts, or simply finding the place that feels like home, George brings a practical, trustworthy perspective built on a lifetime of boots in the dirt.



GEORGE COLE,

LAND AGENT

660.357.0907

GCole@MidwestLandGroup.com



MidwestLandGroup.com

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