

MIDWEST LAND GROUP PRESENTS



MERCER COUNTY, MO

116 ACRES



MidwestLandGroup.com

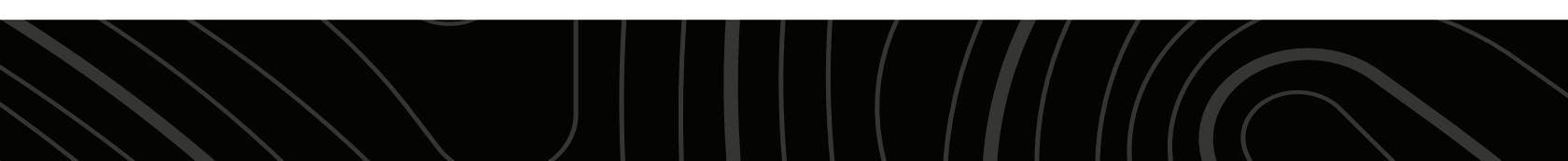
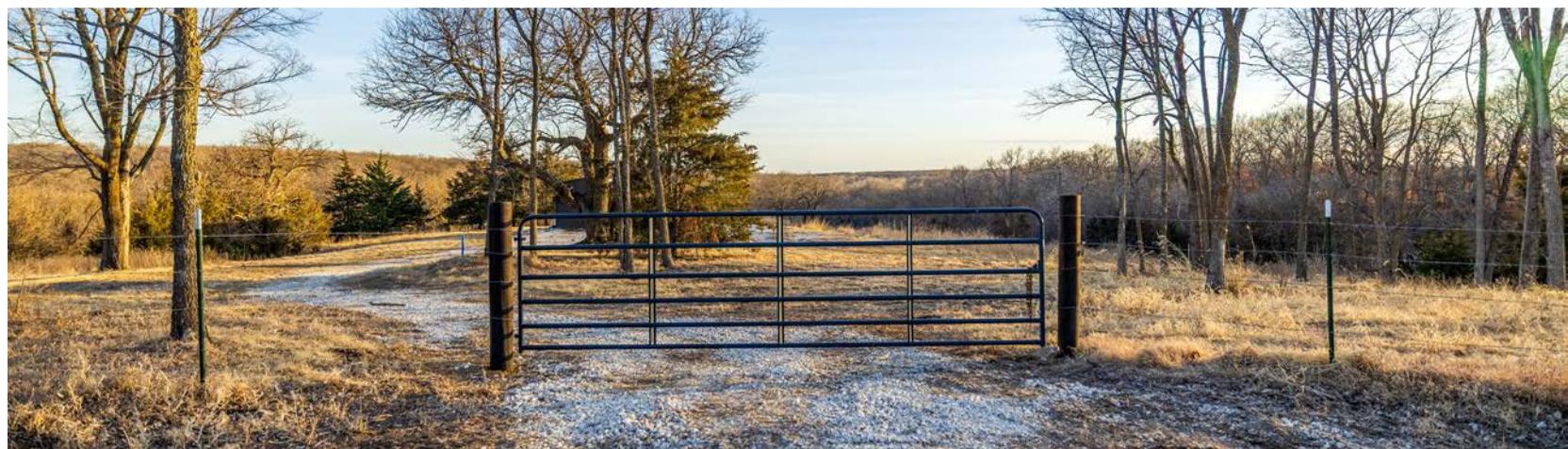
MIDWEST LAND GROUP IS HONORED TO PRESENT

HUNTING FARM WITH A CABIN IN NORTHERN MISSOURI

Located in arguably the best-managed hunting neighborhood in the Midwest, farms in this corridor on the Mercer and Harrison County line just south of Iowa rarely hit the public market. Offering a total of 116 acres and a newly built cabin, consisting of a mix of mature marketable timber, tillable cropland, dense grassland, cedar thickets, a live creek, two ponds, four food plot locations, three Redneck 10-foot tower blinds, and a convenient trail system throughout. The best thing about this farm is that it offers the opportunity to be inside a neighborhood with some of the best deer and turkey hunting in the nation, but also offers the cabin set-up for a memorable hunting camp experience with friends and family in a quiet and beautiful part of the country.

The timber shows no evidence of ever being harvested, with huge stands of white oaks and walnuts that roll alongside Connor Branch Creek. There are 25 acres planted in cropland that consists primarily of productive bottomland soils surrounded by big timber or thick

bedding areas. The cabin is situated on the northwest corner behind a gated entrance, 150 yards off blacktop on a large gravel pad. There are gorgeous views here of the rolling topography, and this location provides great access utilizing the trail system or roadway to access blind and stand locations. Between a live creek and two ponds, there is plenty of year-round water for wildlife. This farm holds more acres of cropland than any surrounding property. Surrounded by majority CRP and timber on all sides, this farm is a serves as a major feeding area for wildlife throughout the year. The farm is 4 miles south of Iowa in a neighborhood that consists of many large landowners who practice extensive QDM practices with a very high deer and turkey population. The seller had encounters with two B&C caliber deer while archery hunting with his kids last fall. These deer were never harvested to the seller's knowledge, and there is no question that there are several more in the area. Call Land Broker Will Wiest for additional information!



PROPERTY FEATURES

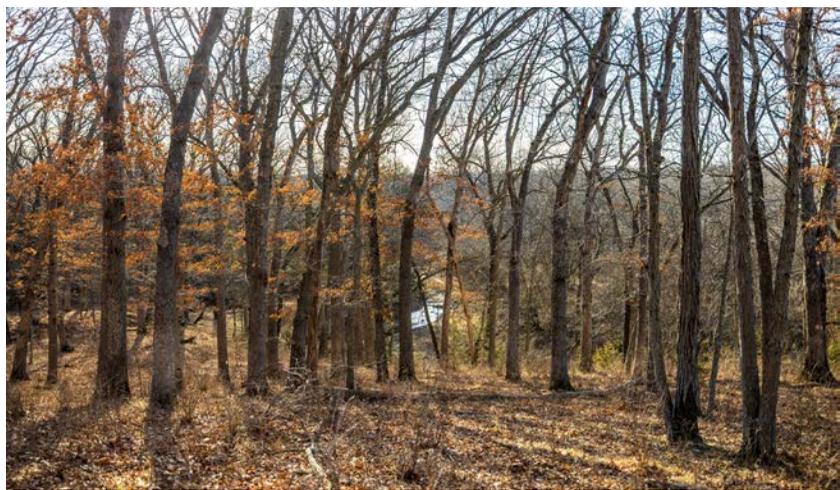
COUNTY: **MERCER** | STATE: **MISSOURI** | ACRES: **116**

- 116 acres 4 miles south of Pleasanton, Iowa
- Located on the Harrison and Mercer County line
- Surrounded by large landowners within QDM Neighborhood
- Extremely high population of deer and turkey
- 14x28 cabin with water and electric on 7200 square foot gravel pad
- 64 +/- acres of timber
- 25 +/- acres of cropland leased at \$180 per acre - \$4,500 annually
- 21 +/- acres of dense grasses and cedars
- 5 +/- acres between four food plot locations
- Live year-round Connor Branch Creek
- Beautiful timber with tons of mature marketable oaks and walnuts
- High Soil NCCPI of 76.9
- Three gated entrances and 60 foot wide farm equipment entrance
- Extensive trail system with four rip rap crossings installed in 2023
- Three Redneck 6x6 Buck Palace blinds with 10 foot tower stand included
- Each blind is positioned with quiet & hidden access overlooking food plot
- Cabin is fully insulated (including floor), 4 insulated windows, and covered porch
- Cabin contains a lofted interior, full cedar-lined interior, and laminate floor
- Cabin is furnished, minisplit HVAC unit, a fridge, kitchenette & WiFi router
- Located 20 minutes to Lamoni, 1.5 hours to Des Moines, and 2 hours to Kansas City
- 2025 Real Estate Property Tax was \$252.52



64 +/- ACRES OF TIMBER

The timber shows no evidence of ever being harvested, with huge stands of white oaks and walnuts that roll alongside Connor Branch Creek.



25 +/- ACRES OF CROPLAND



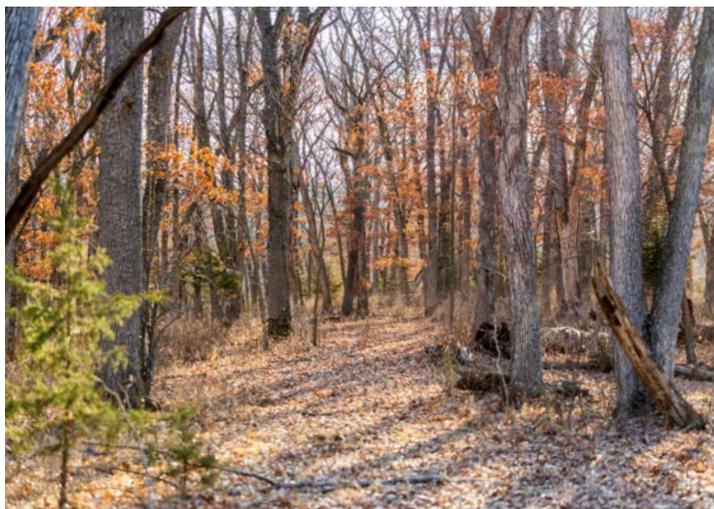
NEWLY BUILT CABIN



5 +/- ACRES OF FOOD PLOTS



TRAIL SYSTEM



CONNOR BRANCH CREEK



TRAIL CAM PICTURES



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 40° 30' 44.59, -93° 46' 16.02



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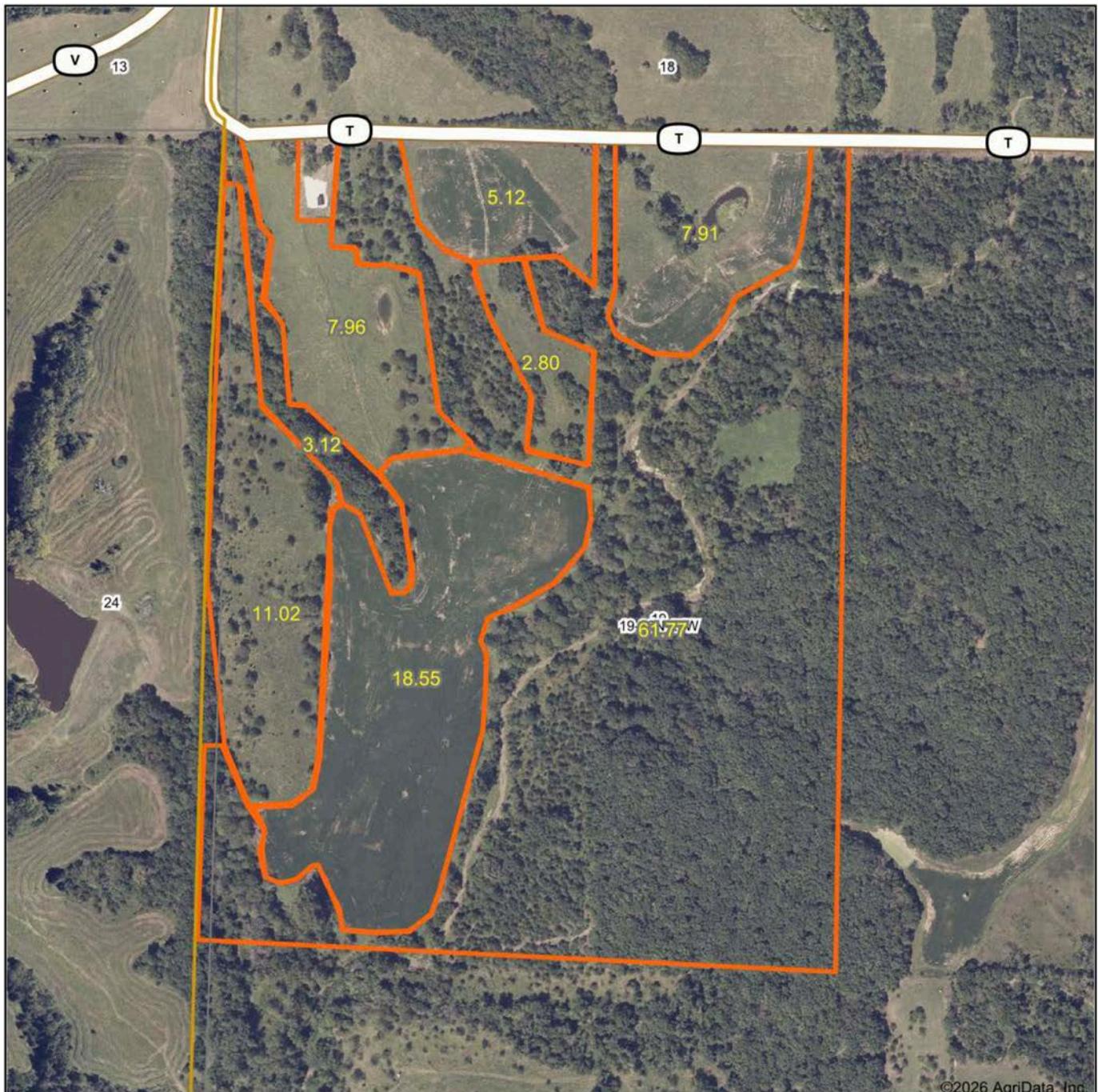
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19-66N-25W
Mercer County
Missouri



3/6/2026

AERIAL MAP



Boundary Center: 40° 30' 44.79, -93° 46' 15.42



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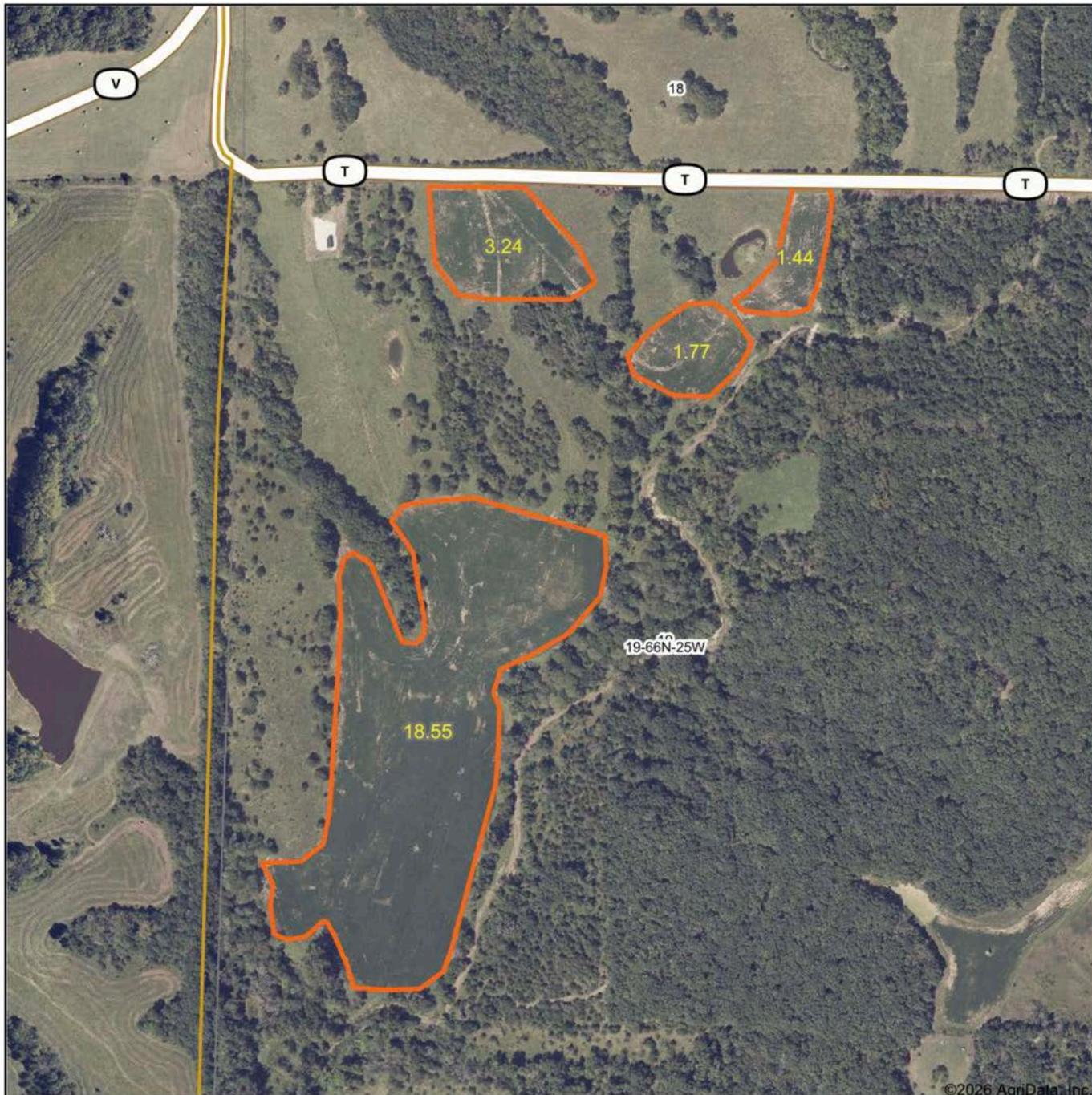
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19-66N-25W
Mercer County
Missouri



3/6/2026

AERIAL MAP



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Boundary Center: 40° 30' 45.09, -93° 46' 15.05

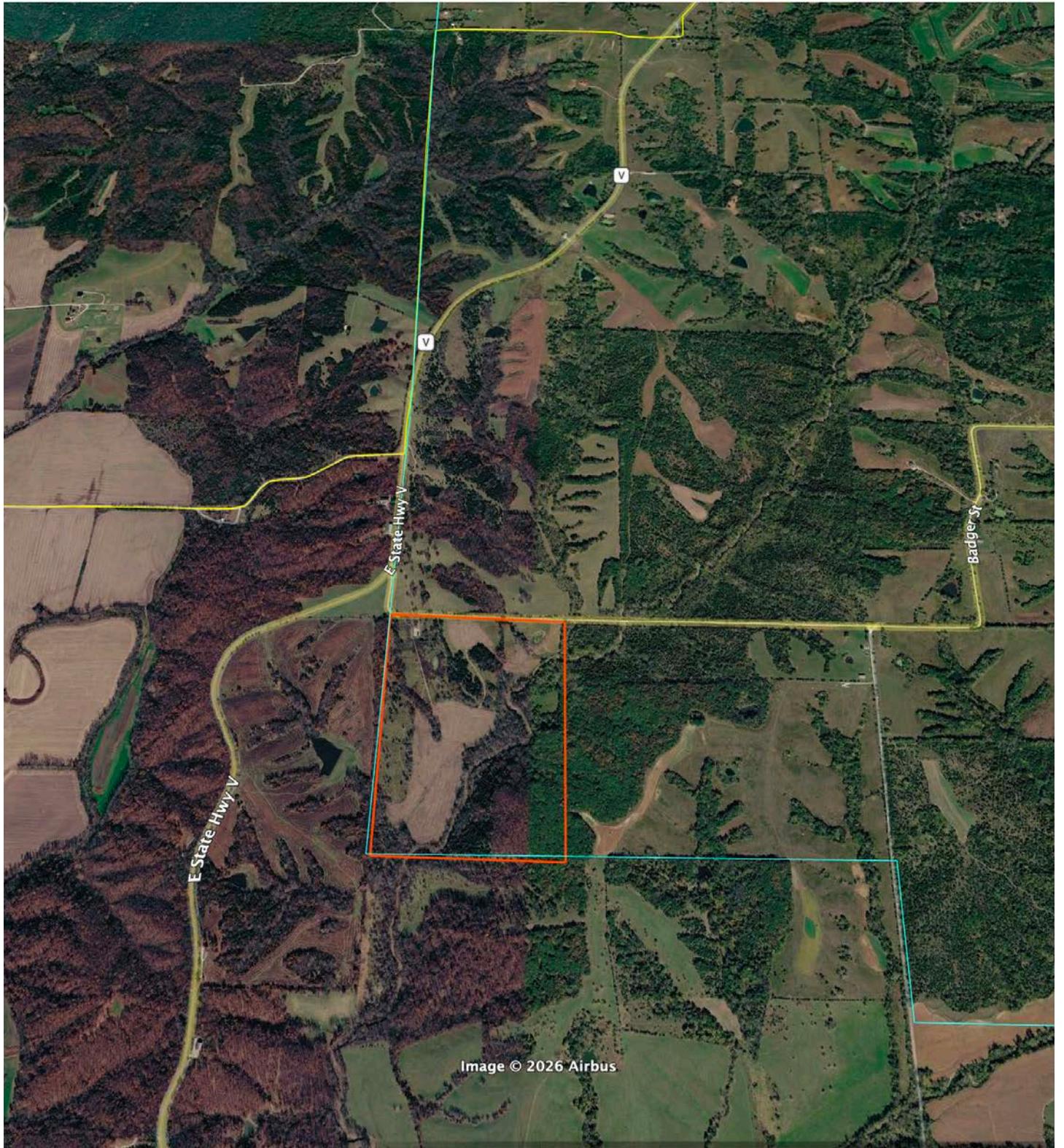
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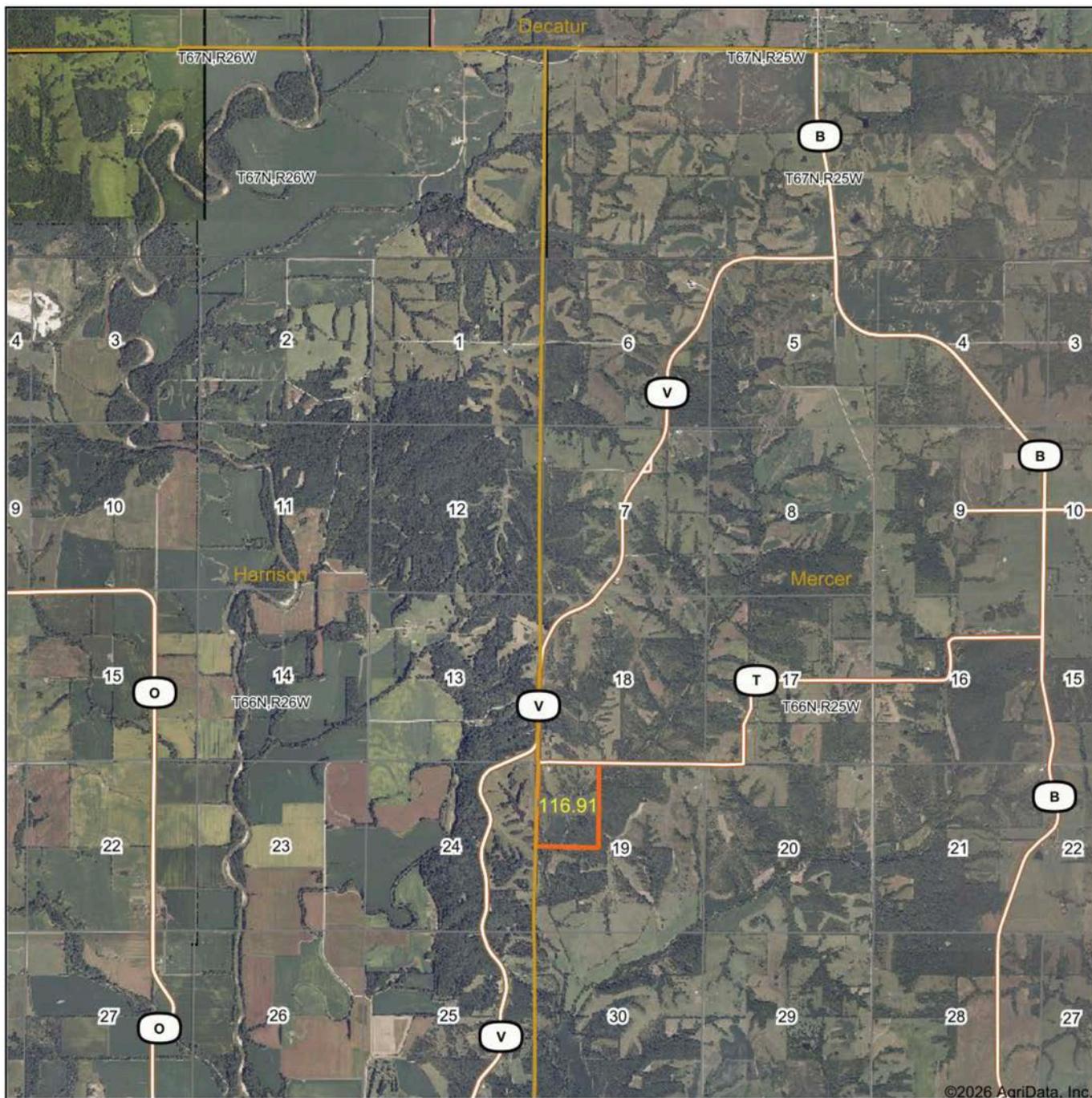
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AERIAL/COUNTY LINE MAP



OVERVIEW MAP



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Boundary Center: 40° 30' 44.59, -93° 46' 16.02

0ft 4889ft 9777ft



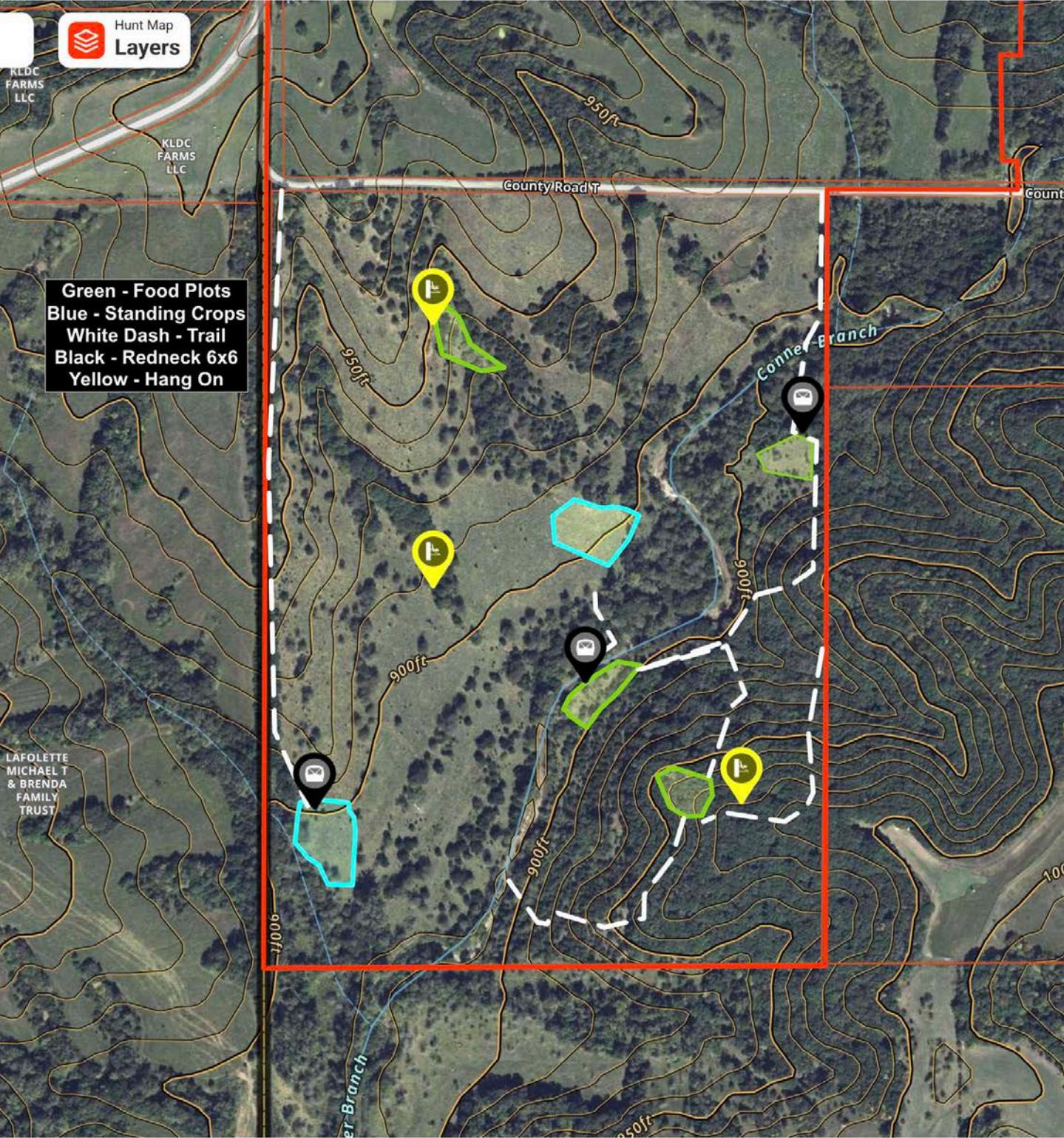
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Missouri

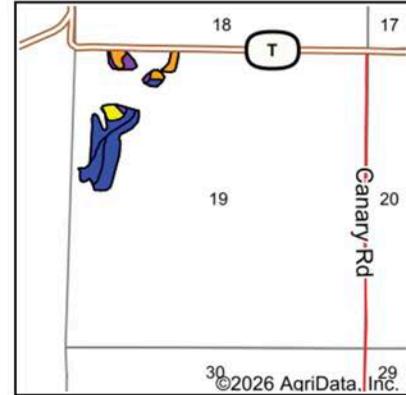
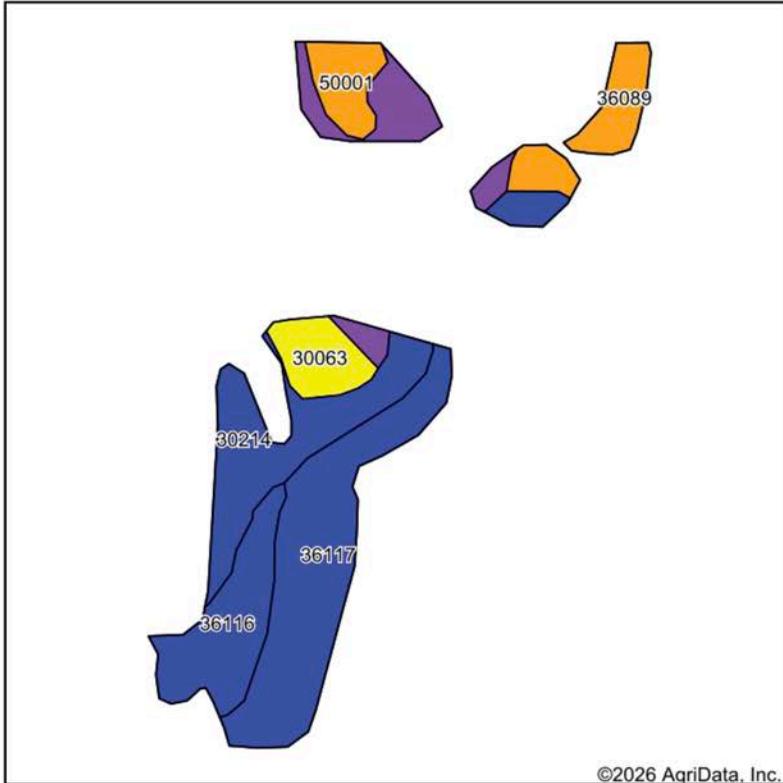


3/6/2026

FOOD PLOT MAP



SOILS MAP



State: **Missouri**
 County: **Mercer**
 Location: **19-66N-25W**
 Township: **Lindley**
 Acres: **25**
 Date: **3/6/2026**



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Soils data provided by USDA and NRCS.

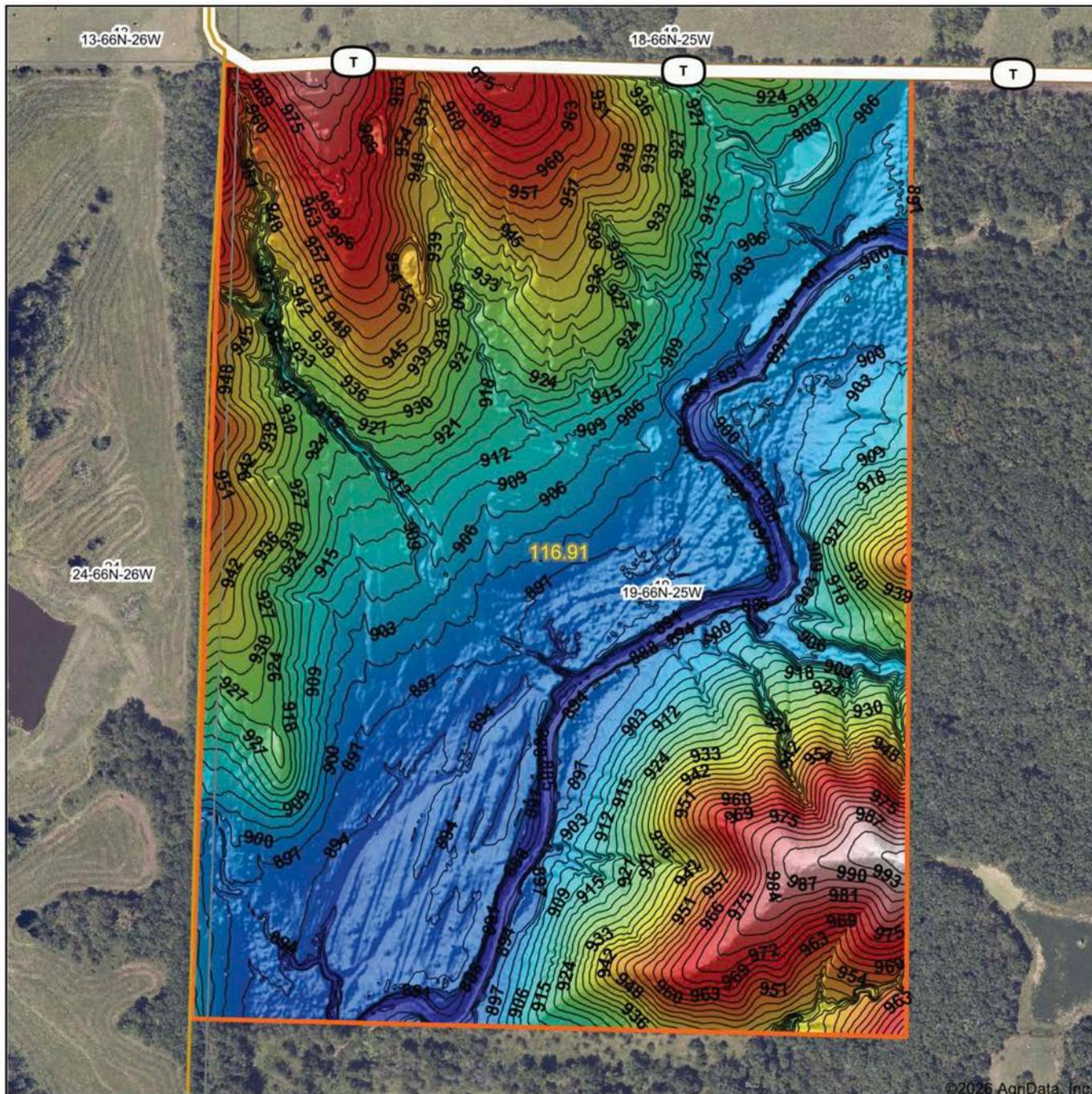
Area Symbol: MO129, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Corn Bu	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	
36117	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	8.35	33.3%		llw				80	80	78	
30214	Vigar loam, 2 to 5 percent slopes, rarely flooded	4.90	19.6%		lle				91	91	82	
36116	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	3.79	15.2%		llw				74	74	67	
30058	Gara loam, 14 to 18 percent slopes, moderately eroded	2.47	9.9%		vle				62	62	44	
36089	Nodaway-Humeston-Vigar complex, 1 to 6 percent slopes	2.22	8.9%		lllw				70	68	56	
30063	Gara loam, 9 to 14 percent slopes, moderately eroded	1.74	7.0%		lve				66	66	48	
50001	Armstrong loam, 5 to 9 percent slopes, eroded	1.53	6.1%		llle	4	4	2	68	67	48	
Weighted Average						2.68	0.2	0.2	0.1	*n 76.9	*n 76.6	*n 67.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

HILLSHADE MAP



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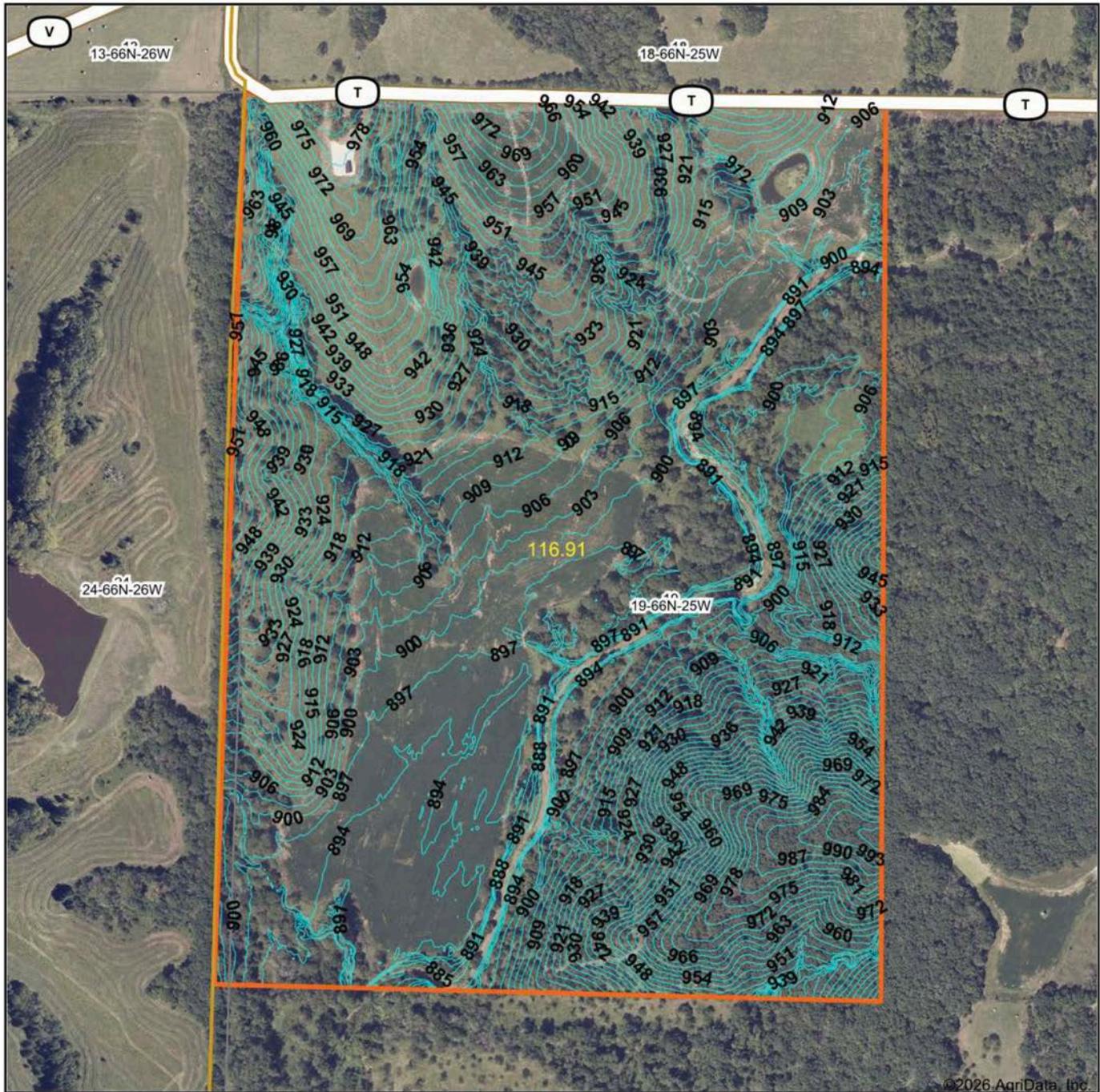
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Source: USGS 1 meter dem
 Interval(ft): 3
 Min: 881.6
 Max: 997.8
 Range: 116.2
 Average: 922.3
 Standard Deviation: 26.51 ft



19-66N-25W
 Mercer County
 Missouri
 3/6/2026
 Boundary Center: 40° 30' 44.59, -93° 46' 16.02

TOPOGRAPHY MAP



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Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 881.6

Max: 997.8

Range: 116.2

Average: 922.3

Standard Deviation: 26.51 ft

0ft 460ft 919ft



3/6/2026

19-66N-25W
Mercer County
Missouri

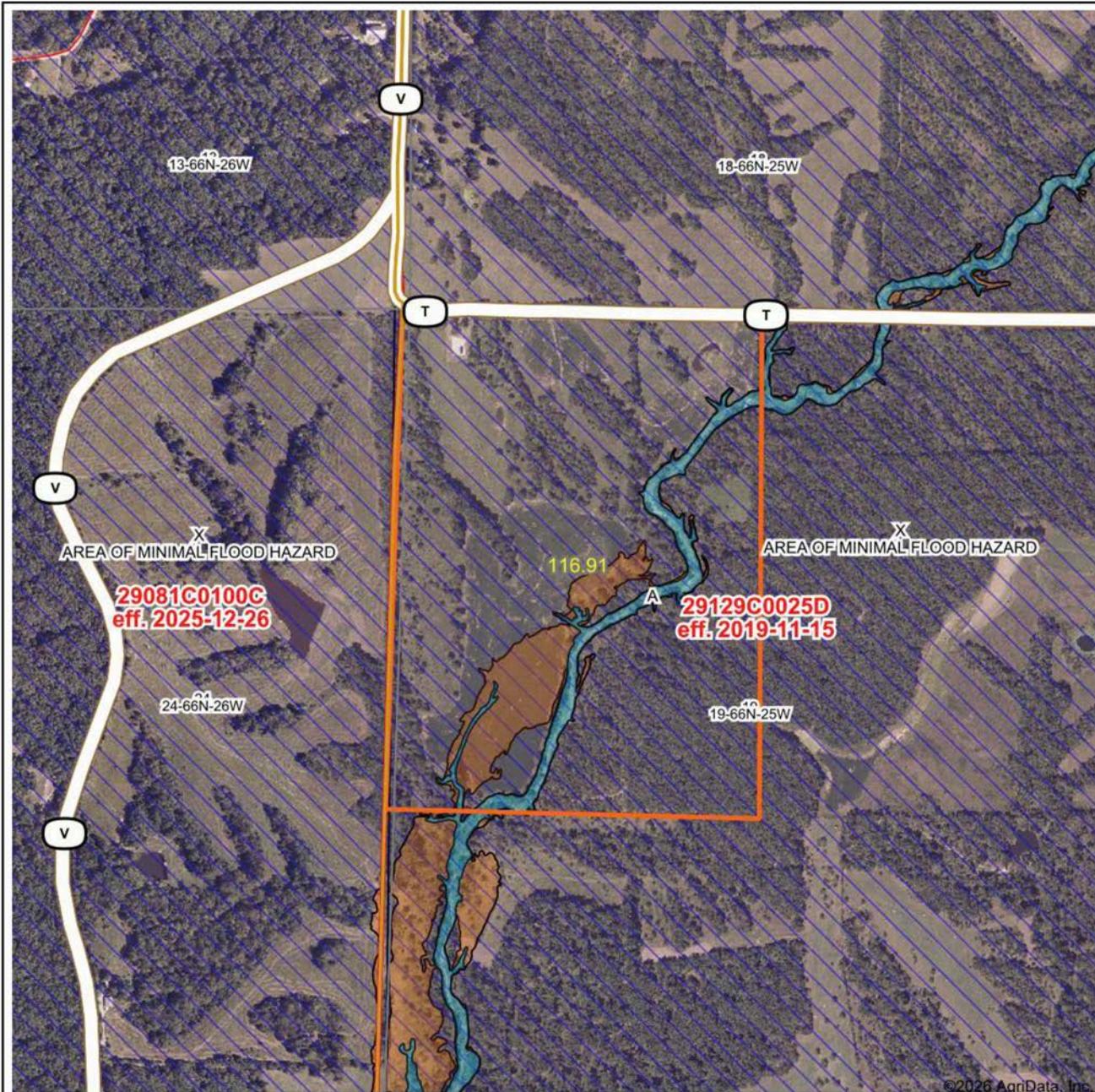
Boundary Center: 40° 30' 44.59, -93° 46' 16.02

FLOOD HAZARD MAP

Department of Homeland Security
Federal Emergency Management Agency

OMB Control No. 1660-0040
Expires: 9/30/2023

STANDARD FLOOD HAZARD DETERMINATION FORM (SFHDF) Form



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

Date:

3/6/2026

Mapped Acres:

116.91

Actual Acres:

116.91



Page 1 of 2



Maps Provided By:



BROKER CONTACT

Joining in 2014, Will Wiest is one of our original agents in North Missouri and Southern Iowa. Since joining Midwest Land Group, 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 truly believes land is one of the best investments a person can make and has seen the continued appreciation and income his clients continue to make since he began selling farms in 2014. Will has a tenacious work ethic, with a focus on agriculture farms, investment real estate, and recreational properties. Will is surrounded by an incredible team, mentors, friends, and family who push him to grow professionally and personally. One of his greatest mentors is his father - a minister, a psychology professor, and a cattleman at their family farm in Missouri.

Will received a Bachelors's and Masters's degree from the University of Central Missouri in Warrensburg. Will strives to continually learn through professional networking events and training. Will has experience serving as a bank board member at a local bank, serving as President of local wildlife association chapters, 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 Southeast Iowa MLS.

Will's drive stems from supporting his wife Megan, and three sons, Preston, Luke, and Brooks. Will spends time working on the business or creating memories with his family and with his boys traveling, practicing sports, enjoying the outdoors, hunting, and exploring their land just outside of town. Will coaches his son's basketball and soccer team and supports their local education foundation. Will loves to 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,
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