

MIDWEST LAND GROUP PRESENTS

98.05 ACRES IN

MERCER COUNTY MISSOURI

E HIGHWAY, HARRIS, MO 64645



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRODUCTIVE BOTTOM GROUND, INCOME & EXCEPTIONAL HUNTING

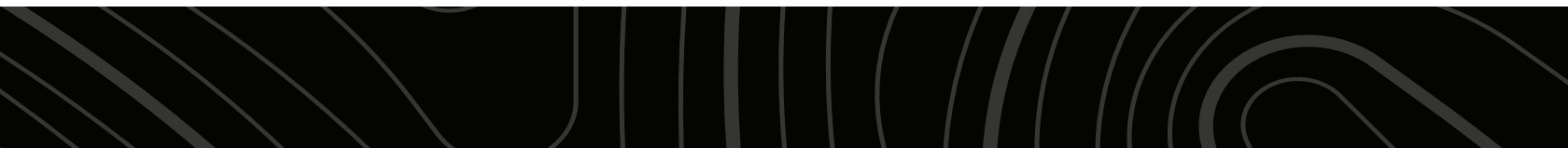
Offering 98.05 +/- surveyed acres in Mercer County near Harris, Missouri, this exceptional property combines high income, outstanding soils, and excellent recreational opportunities. Approximately 74.5 +/- acres of productive creek-bottom tillable ground are currently in production, with exceptional soils, an overall NCCPI rating of 81.2, and predominantly 0–2% slopes. The current tenant would like to continue farming and is offering \$240 per tillable acre in cash rent, while the farming rights are open for the 2027 crop year if desired. Nearly 73% of the tillable acreage is Nodaway silt loam & Zook silty clay loam, while the remainder is Humeston silty clay loam.

In addition to the agricultural income, the property has generated a \$3,500 annual hunting lease in recent years, with hunting rights open for 2026 if desired. Combined crop and hunting lease potential provides

approximately \$21,380 in annual income, representing a 3.17% potential ROI.

Access is excellent, with blacktop frontage and great access to all fields. Over 1/2 mile of Little Medicine Creek frontage adds tremendous recreational appeal, while abundant wildlife sign throughout the property creates excellent hunting potential. Located just 3 minutes west of Harris and 15 miles southeast of Princeton, this farm offers a rare combination of productive agriculture, income potential, and quality recreation!

This farm is in great shape and ready to go whether you're buying for an investment, for recreation, or to add to your growing farming operation! You do not want to miss out on this great investment! Contact Derek Payne (573) 999-4574 for additional information or to schedule a private showing.



PROPERTY FEATURES

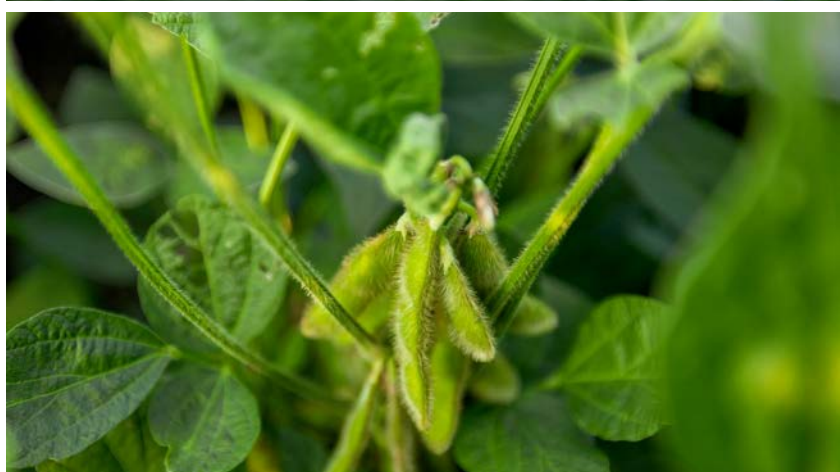
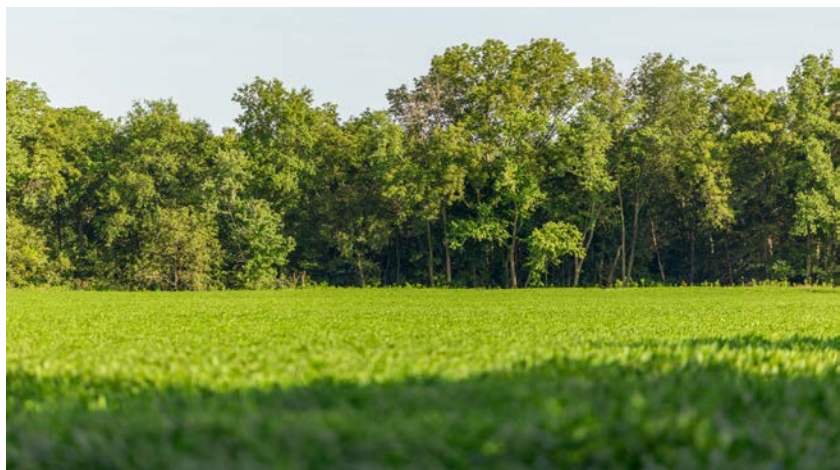
COUNTY: **MERCER** | STATE: **MISSOURI** | ACRES: **98.05**

- 74.5 +/- tillable creek bottom acres in production
- Currently, the tenant would like to continue and offers a \$240/tillable acre cash rent
- Farming rights are open for the 2027 crop year if desired
- \$3,500 annual hunt lease for the last couple of years
- Hunting rights are open for 2026 if desired
- Total crop and hunt lease potential income is \$21,380
- 3.17% ROI
- Exceptional soils
- Overall NCCPI rating of 81.2
- 0-2% slope
- Great access to all fields
- 15 miles Southeast of Princeton, MO
- 3 minutes west of Harris, MO
- Blacktop frontage
- Over 1/2 mile of Little Medicine Creek frontage
- Tons of wildlife sign
- Great recreation



74.5 +/- TILLABLE CREEK BOTTOM

Approximately 74.5 +/- acres of productive creek-bottom tillable ground are currently in production, with exceptional soils, an overall NCCPI rating of 81.2, and predominantly 0–2% slopes. The current tenant would like to continue farming and is offering \$240 per tillable acre in cash rent, while the farming rights are open for the 2027 crop year if desired.



BLACKTOP ROAD FRONTAGE

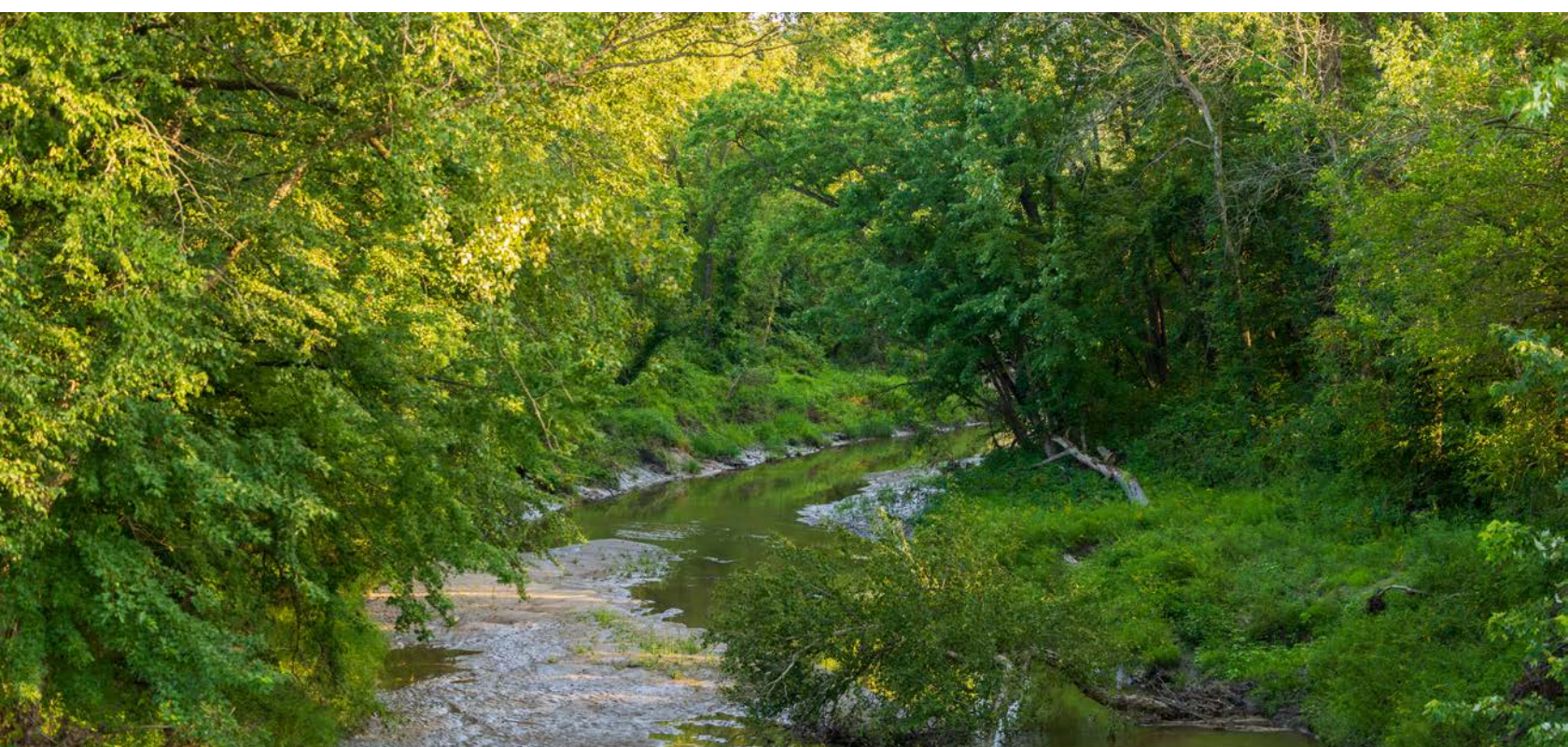
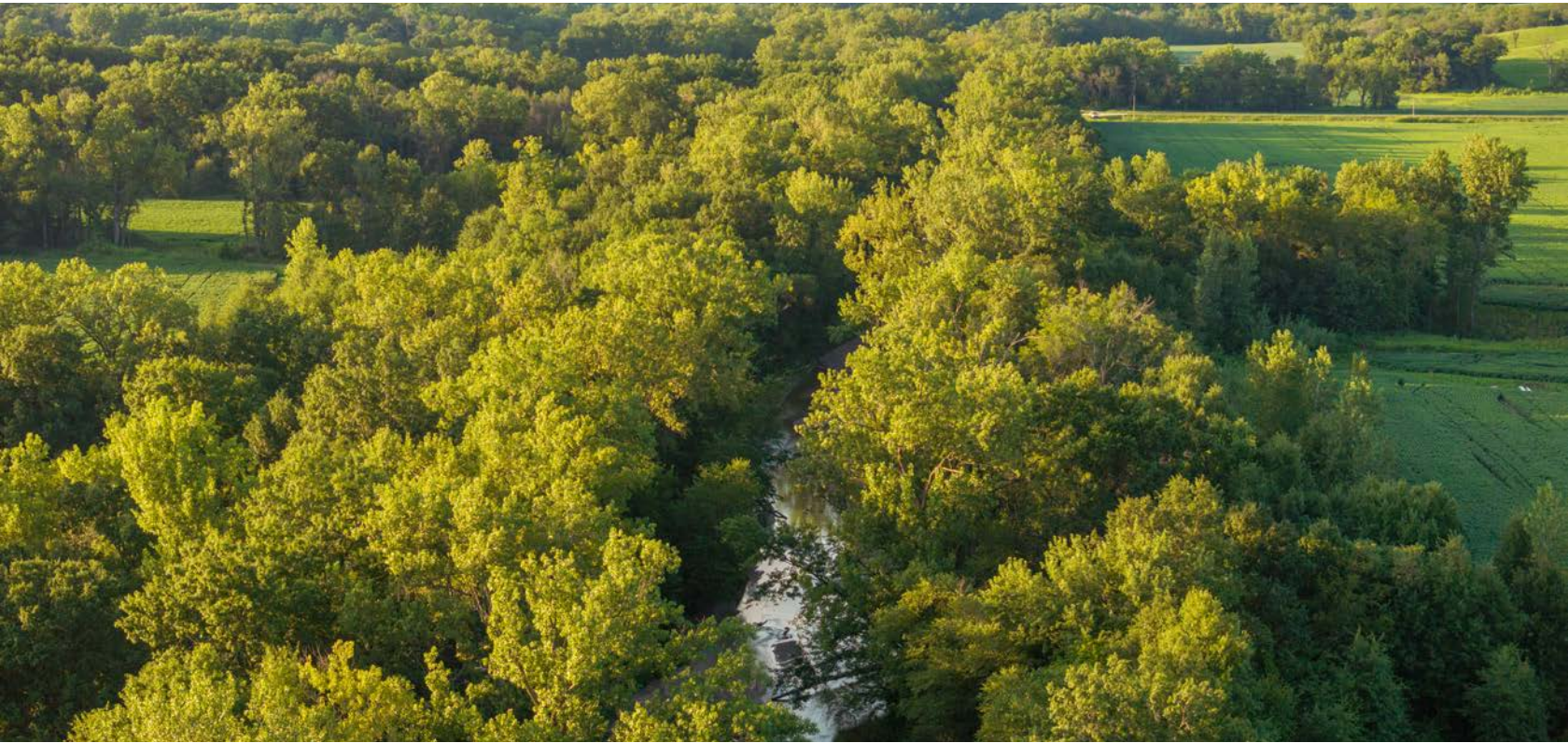


GREAT ACCESS TO ALL FIELDS



LITTLE MEDICINE CREEK FRONTAGE

Over 1/2 mile of Little Medicine Creek frontage adds tremendous recreational appeal, while abundant wildlife sign throughout the property creates excellent hunting potential.



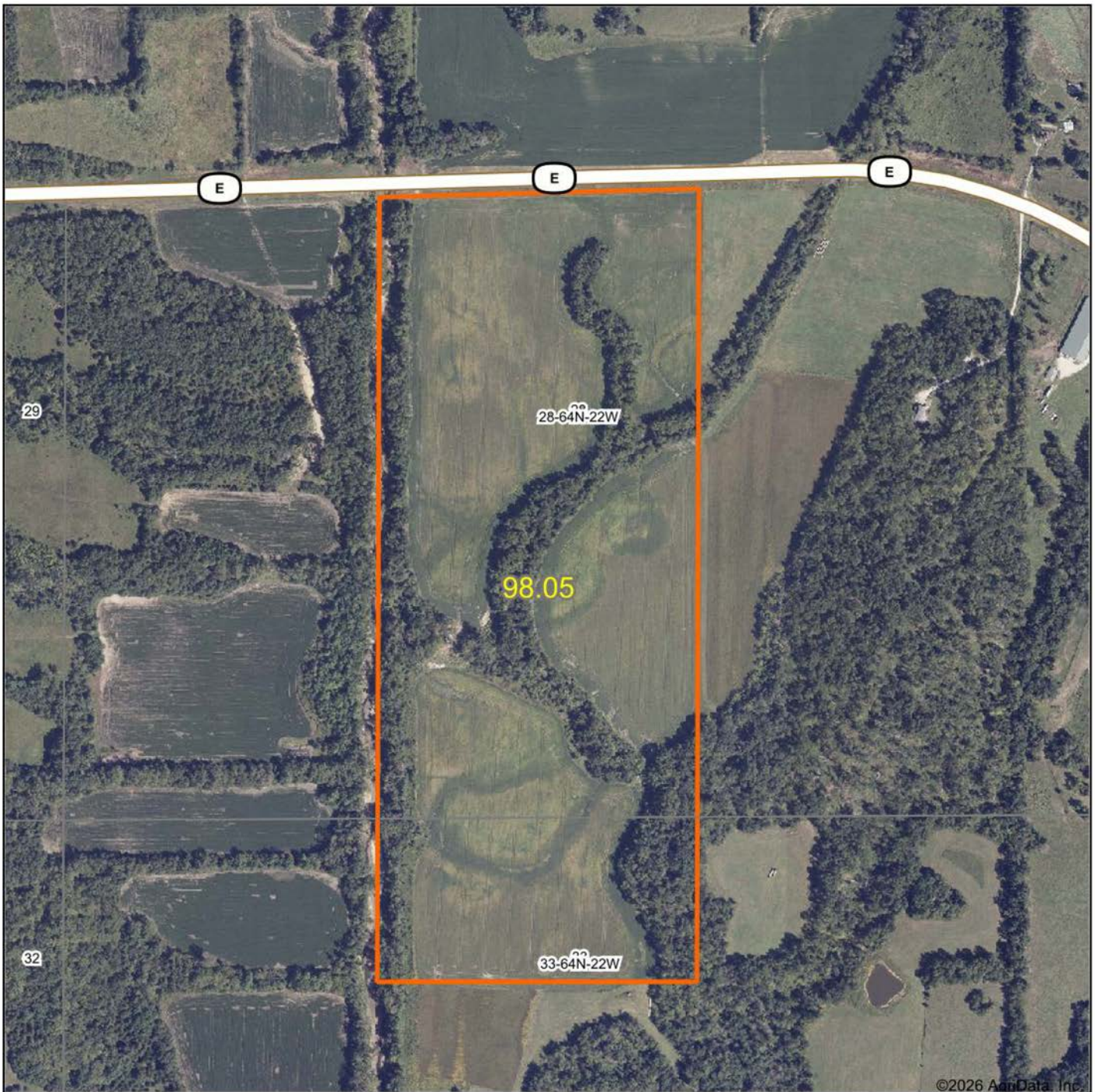
WILDLIFE SIGN & HUNTING OPPORTUNITIES



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 40° 18' 45.46, -93° 22' 44.97

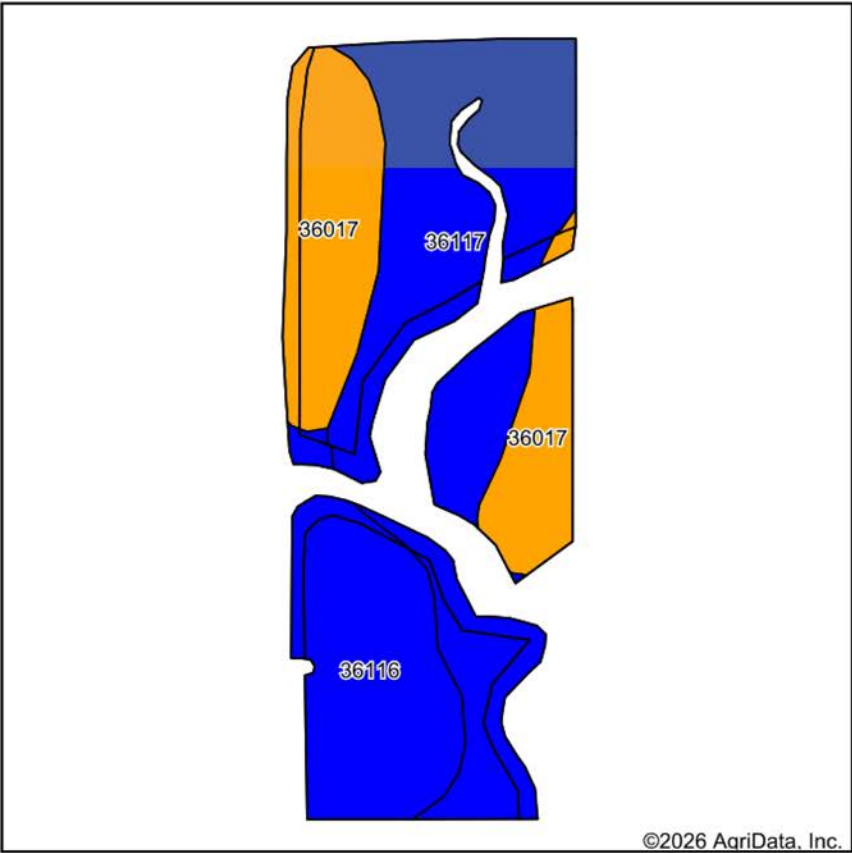
28-64N-22W
Mercer County
Missouri

0ft 639ft 1278ft

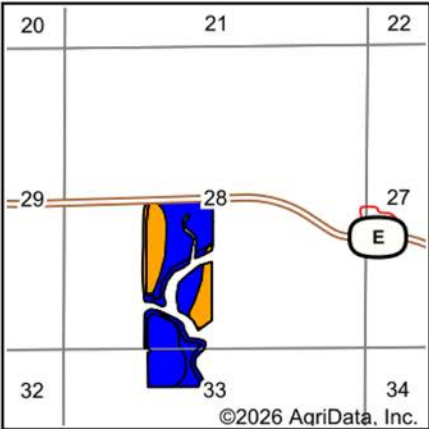


8/24/2026

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Mercer**
Location: **28-64N-22W**
Township: **Medicine**
Acres: **73.35**
Date: **8/24/2026**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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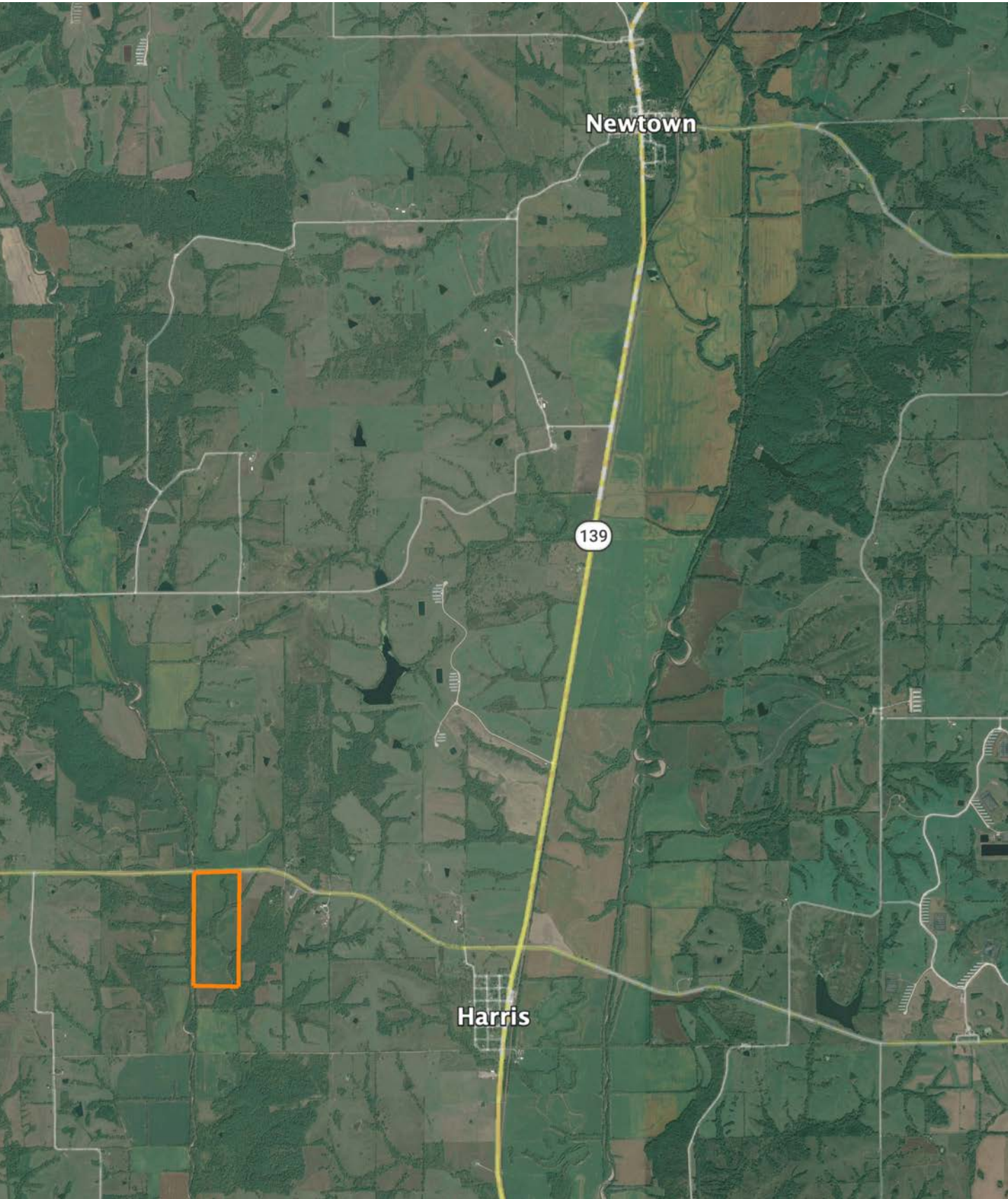
Area Symbol: MO129, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
36117	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	35.24	48.0%		IIw	80	80	78
36017	Humeston silty clay loam, 0 to 2 percent slopes, occasionally flooded	19.79	27.0%		IIIw	90	90	81
36116	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	18.32	25.0%		IIw	74	74	67
Weighted Average					2.27	*n 81.2	*n 81.2	*n 76.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Derek Payne grew up on a cattle farm in Marceline, MO, and attended Missouri Western State University. While in school, Derek volunteered hundreds of hours for the U.S. Fish & Wildlife Service and the Missouri Department of Conservation, and worked on a wildlife ranch as well. Since graduating with a Bachelor's degree in Wildlife Conservation and Management, Derek's career has included working at Cabela's as a Wildlife & Land Management salesman, selling tractors and implements, and as a regional director for the National Wild Turkey Federation (NWTF), where he received the #1 Top Gun award out of all regional directors nationwide.

He turned to real estate to pursue his passion of bringing together conservation and hunting heritage one transaction at a time. His ongoing mission is to connect buyers and sellers with a piece of land they can improve upon and make memories to last a lifetime. When not working real estate, Derek enjoys hunting, fishing, and spending time with his family, including his wife, Britni. He is a member of the National Wild Turkey Federation, Ducks Unlimited, and Quality Deer Management Association, is a volunteer with the NWTF Springtown Wattlenecks in Kearney, MO, and was elected to serve on the NWTF Missouri State Board of Directors. With a passion for the outdoors and an extensive background in the wildlife arena, Derek brings a unique and personal perspective to selling land, along with the utmost professionalism and desire to succeed for you.



DEREK PAYNE,

LAND AGENT

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