

MIDWEST LAND GROUP PRESENTS



MERCER COUNTY, MO

40 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

40 +/- ACRE INVESTMENT TILLABLE & HUNTING LAND

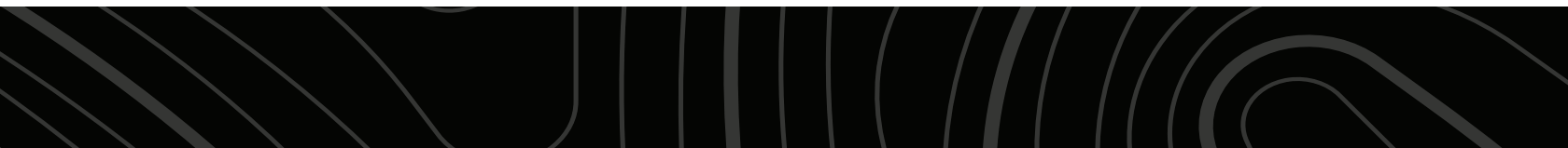
This 40 +/- acre farm sits just a quarter mile off Highway W and 4 miles from Mercer, Missouri. The parcel is located on a well-maintained dead-end gravel road with very low traffic.

Look no further if you are after a great investment property. The acreage consists of 30 +/- productive tillable acres and is planted in lush soybeans. The current owner custom farms the property and hires everything out. This arrangement results in \$250 to \$500 per acre depending on the weather and market prices. Someone looking to cash rent the property instead, could expect \$150 to \$200 per acre.

The rest of the land is made up of wooded fence lines, fingers, and a small block of timber. Also, there is a small pond that is great for the wildlife. Don't look past this one if you are a deer hunter! There is plenty of cover and food to attract deer all year long. This property sets up well for archery and rifle hunting opportunities.

Rural water and electric run along the road frontage, making this a great location for a home or hunting cabin. The back porch views overlooking the property would be amazing!

Properties offering so many possibilities like this one are hard to come by. Contact Skyler Wirsig at (816) 500-0168 for more information or to schedule a showing.



PROPERTY FEATURES

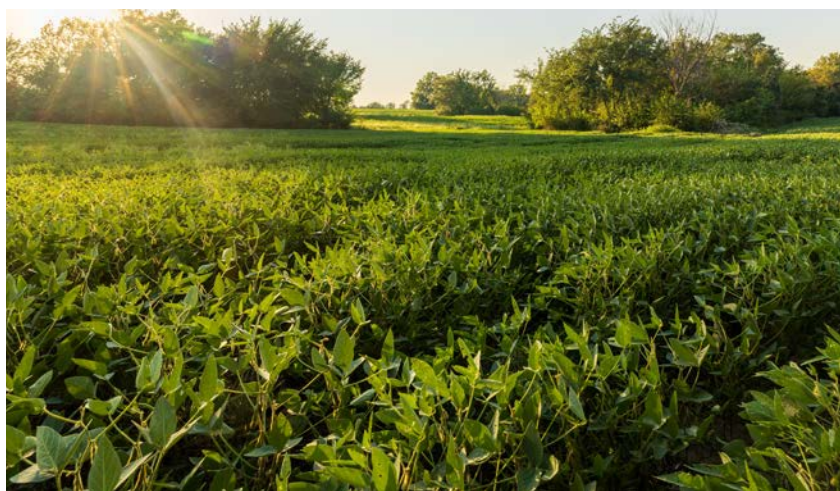
COUNTY: **MERCER** | STATE: **MISSOURI** | ACRES: **40**

- Quarter mile off Highway W
- 30 +/- tillable acres
- \$250 to \$500 per acre custom farming
- \$150 to \$200 per acre cash rent
- Great hunting opportunities
- Mature hardwoods
- Two small ponds
- Located on dead-end gravel road
- Electricity and water along the road
- Possible home or cabin site
- Scenic views
- Under 4 miles to Iowa border
- 2 hours to Kansas City area
- Less than 2 hours to Des Moines



30 +/- TILLABLE ACRES

The acreage consists of 30 +/- productive tillable acres and is planted in lush soybeans.



MATURE HARDWOODS



LOCATED ON DEAD-END GRAVEL ROAD

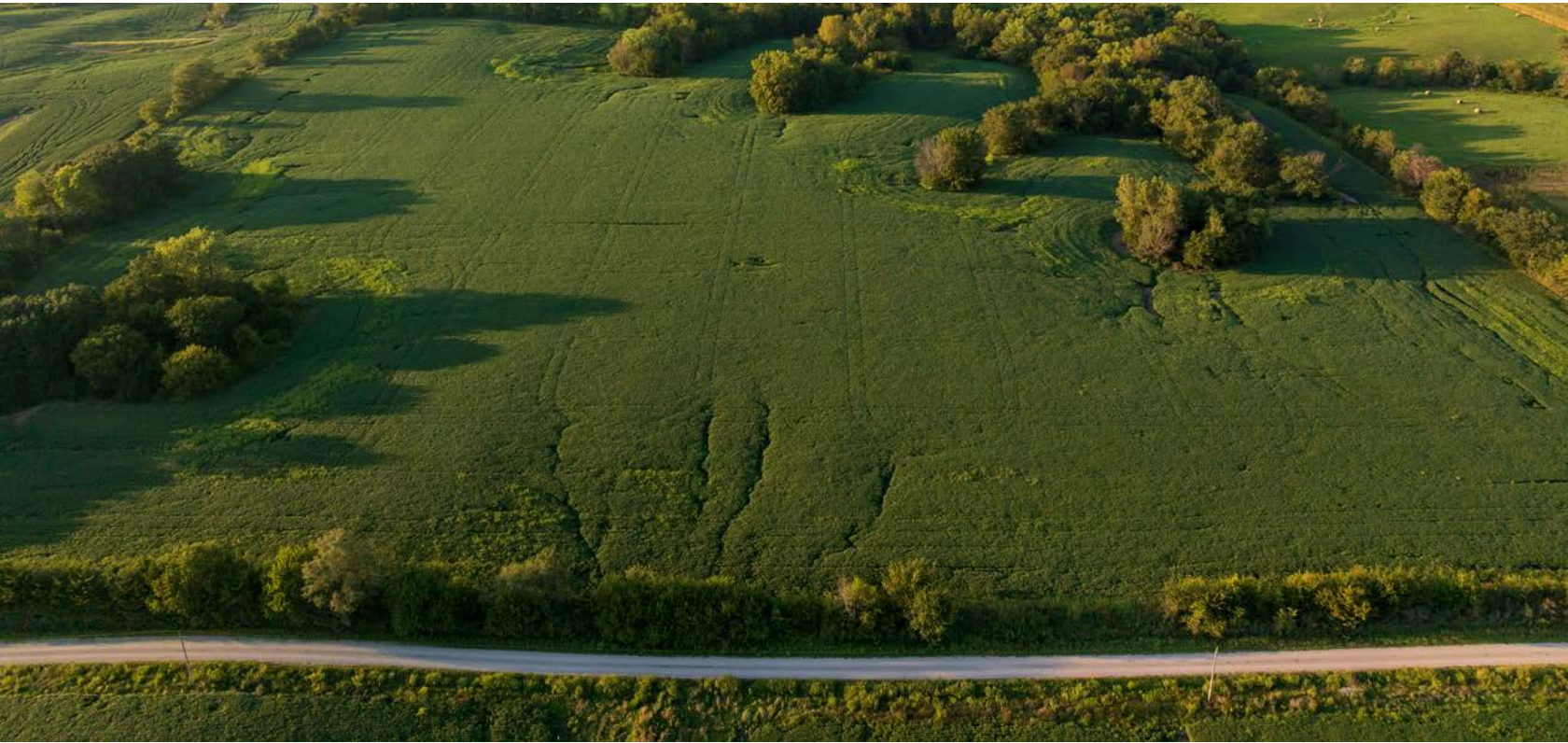


TWO SMALL PONDS



POSSIBLE HOME OR CABIN SITE

Rural water and electric run along the road frontage, making this a great location for a home or hunting cabin. The back porch views overlooking the property would be amazing!



AERIAL MAP



Maps Provided By:



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CUSTOMIZED ONLINE MAPPING

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Boundary Center: 40° 31' 59.1, -93° 27' 27.87

11-66N-23W
Mercer County
Missouri

0ft 339ft 679ft



8/23/2026

TOPOGRAPHY MAP



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 1,034.8

Max: 1,090.6

Range: 55.8

Average: 1,074.9

Standard Deviation: 12.27 ft

0ft 271ft 543ft

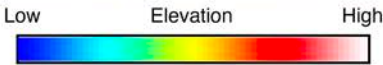
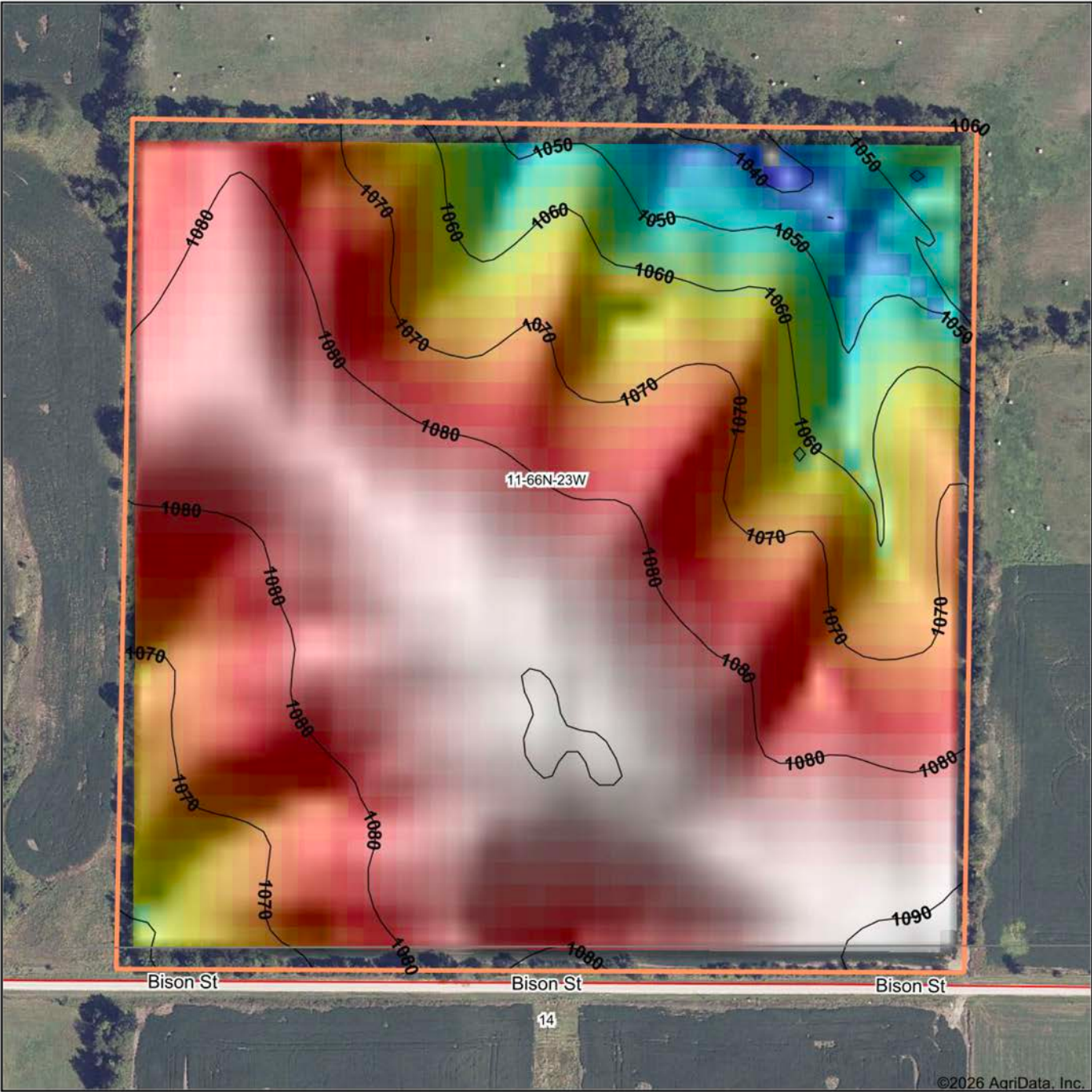


8/23/2026

11-66N-23W
Mercer County
Missouri

Boundary Center: 40° 31' 59.1, -93° 27' 27.87

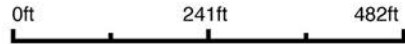
HILLSHADE MAP



Maps Provided By:

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Source: USGS 10 meter dem
Interval(ft): 10
Min: 1,034.8
Max: 1,090.6
Range: 55.8
Average: 1,074.9
Standard Deviation: 12.27 ft

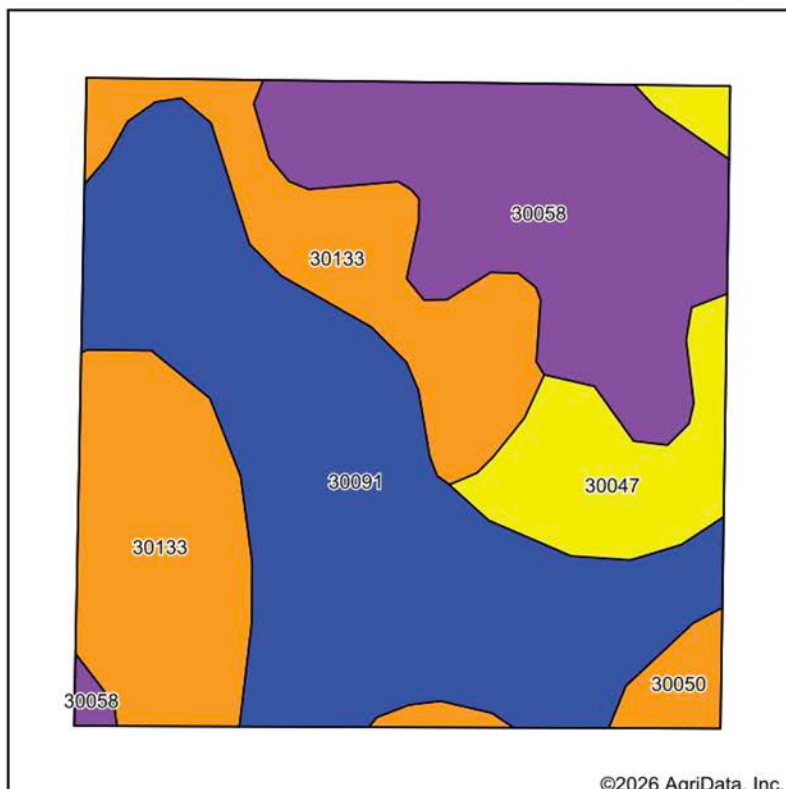


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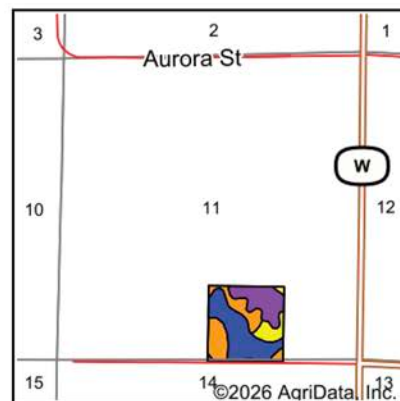
11-66N-23W
Mercer County
Missouri

Boundary Center: 40° 31' 59.1, -93° 27' 27.87

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Mercer**
 Location: **11-66N-23W**
 Township: **Somerset**
 Acres: **39.5**
 Date: **8/23/2026**



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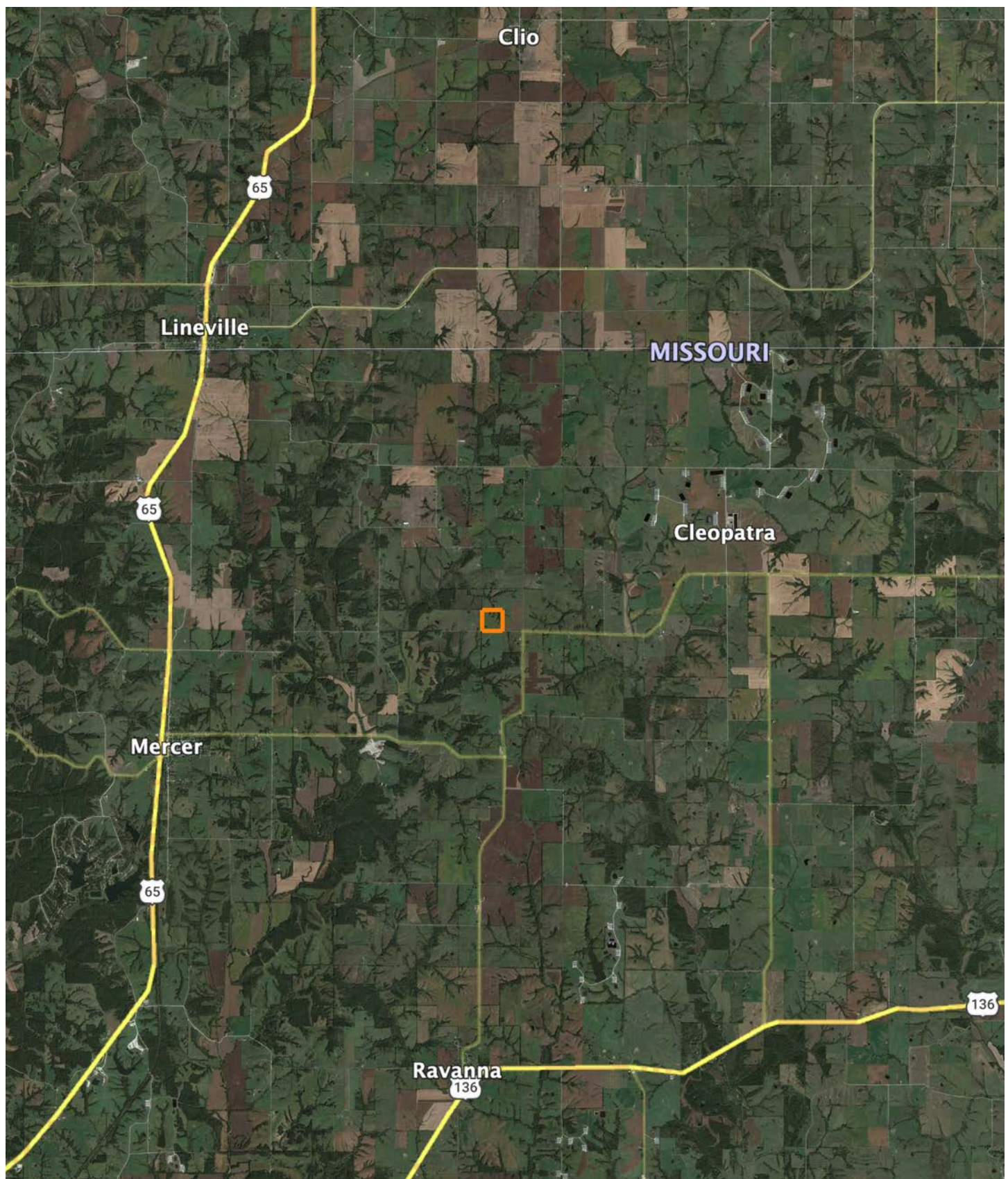
Area Symbol: MO129, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
30091	Grundy silty clay loam, 2 to 5 percent slopes, moderately eroded	15.24	38.5%		Ile	74	74	65
30133	Lamoni clay loam, 5 to 9 percent slopes, eroded	10.56	26.7%		IIle	59	59	47
30058	Gara loam, 14 to 18 percent slopes, moderately eroded	9.15	23.2%		VIle	62	62	44
30047	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	3.74	9.5%		IVw	54	54	42
30050	Edina silt loam, 0 to 2 percent slopes	0.81	2.1%		IIIw	70	70	64
Weighted Average					3.40	*n 65.2	*n 65.2	*n 53.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Skyler Wirsig is a seasoned steward of the land with a firm focus on developing and managing agricultural properties. Over 15 years, he has gained invaluable experience filming and hunting for the Outdoor Channel's Heartland Bowhunter, which has earned several accolades under his watch.

Hailing from Kansas City, Missouri, Skyler graduated from William Jewell College with degrees in Business Administration and Critical Thought & Inquiry. His previous role as an operations manager, handling sales and customer relationships across 20 countries, enhances his effectiveness as a real estate agent.

A dedicated sportsman, Skyler proudly holds the Archery Missouri State Record for an 8-point whitetail. Despite his professional accomplishments, he remains approachable, enjoying fishing, sports, and travel with his family. Skyler also volunteers for the Wounded Warriors in Action Foundation. Residing on his farm in Grain Valley, Missouri, with his wife and sons, Skyler brings a wealth of expertise and a down-to-earth attitude to land sales in the Midwest.



SKYLER WIRSIG

LAND AGENT

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