

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

MERCER COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

80 +/- ACRES OF INVESTMENT TILLABLE & HUNTING LAND

Look no further if you are after a great investment property. This 80 +/- 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.

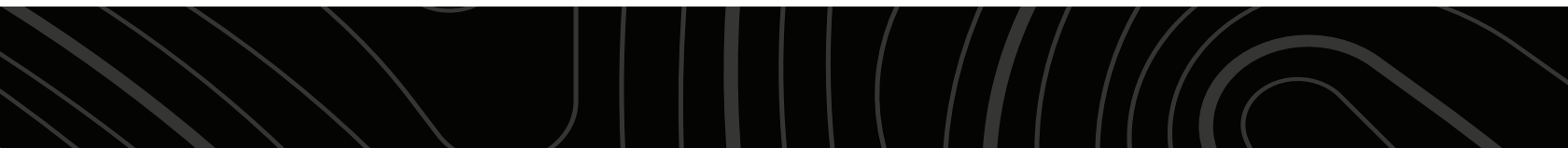
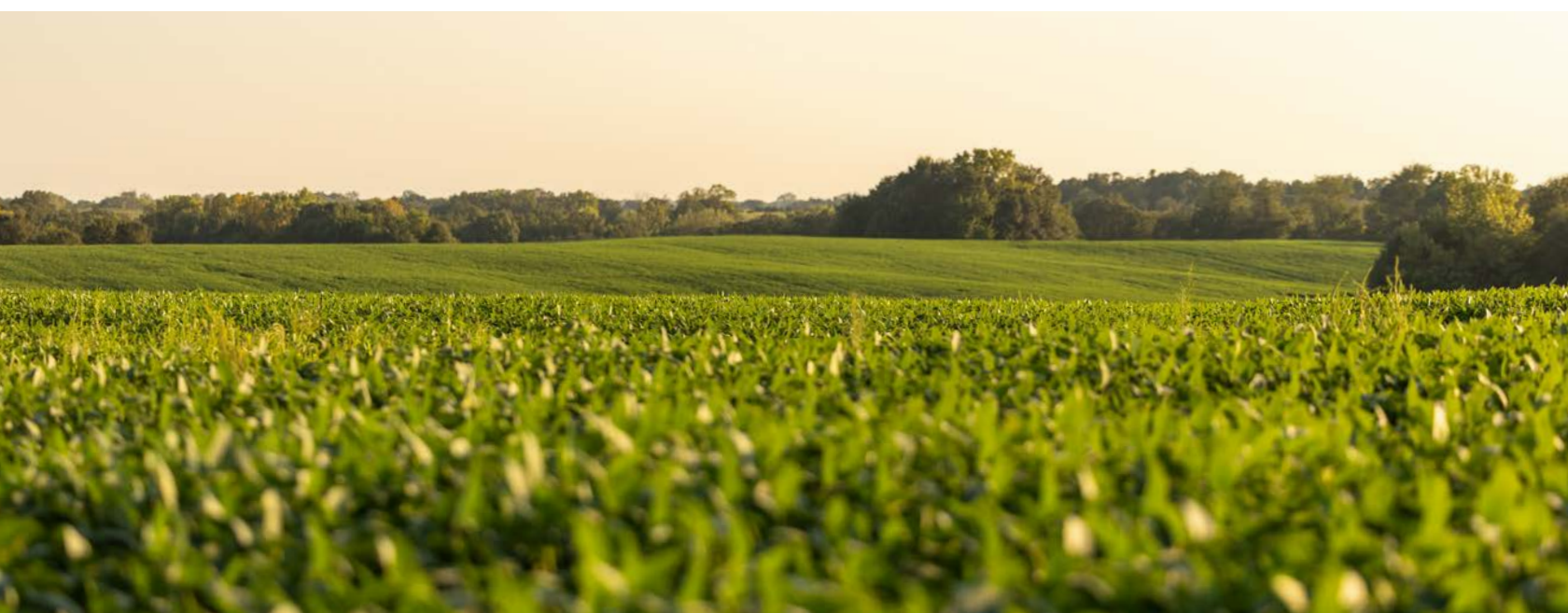
The property consists of 53 +/- productive tillable acres and is planted in lush soybeans. The current owner custom farms the property and hires everything out. This arrangement results in \$250 to \$500 per acre depending on the weather and market prices. Someone looking to cash rent the property instead could expect \$150 to \$200 per acre.

The rest of the land is made up of wooded fingers and ridges featuring a mix of mature hardwoods. There are

two small ponds that are great for the wildlife. Speaking of wildlife, this area is known for great deer hunting! This property sets up well for long-range rifle opportunities and bowhunting pinch points. The southern block of timber offers plenty of cedars and thick cover to hold deer year-round. Check out the big buck photos!

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

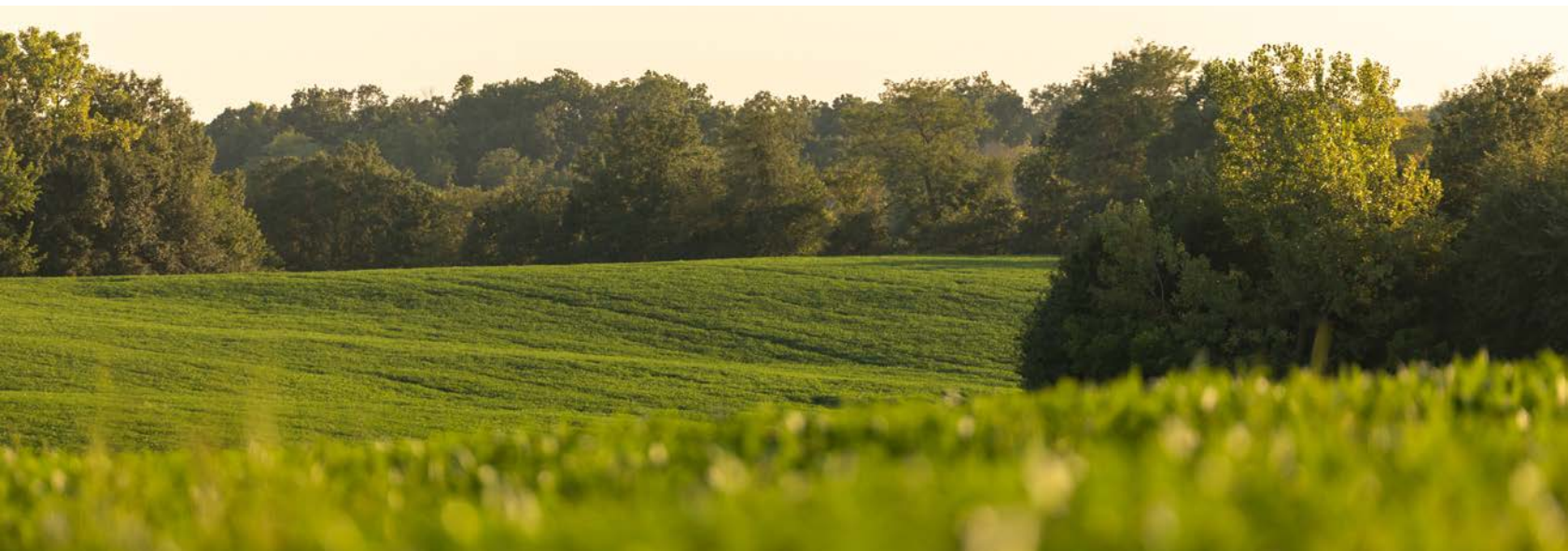
COUNTY: **MERCER** | STATE: **MISSOURI** | ACRES: **80**

- Quarter mile off Highway W
- 53 +/- tillable acres
- \$250 to \$500 per acre if custom farmed
- \$150 to \$200 per acre if cash rented
- Great hunting opportunities
- Mature hardwoods
- Two small ponds
- Located on a 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

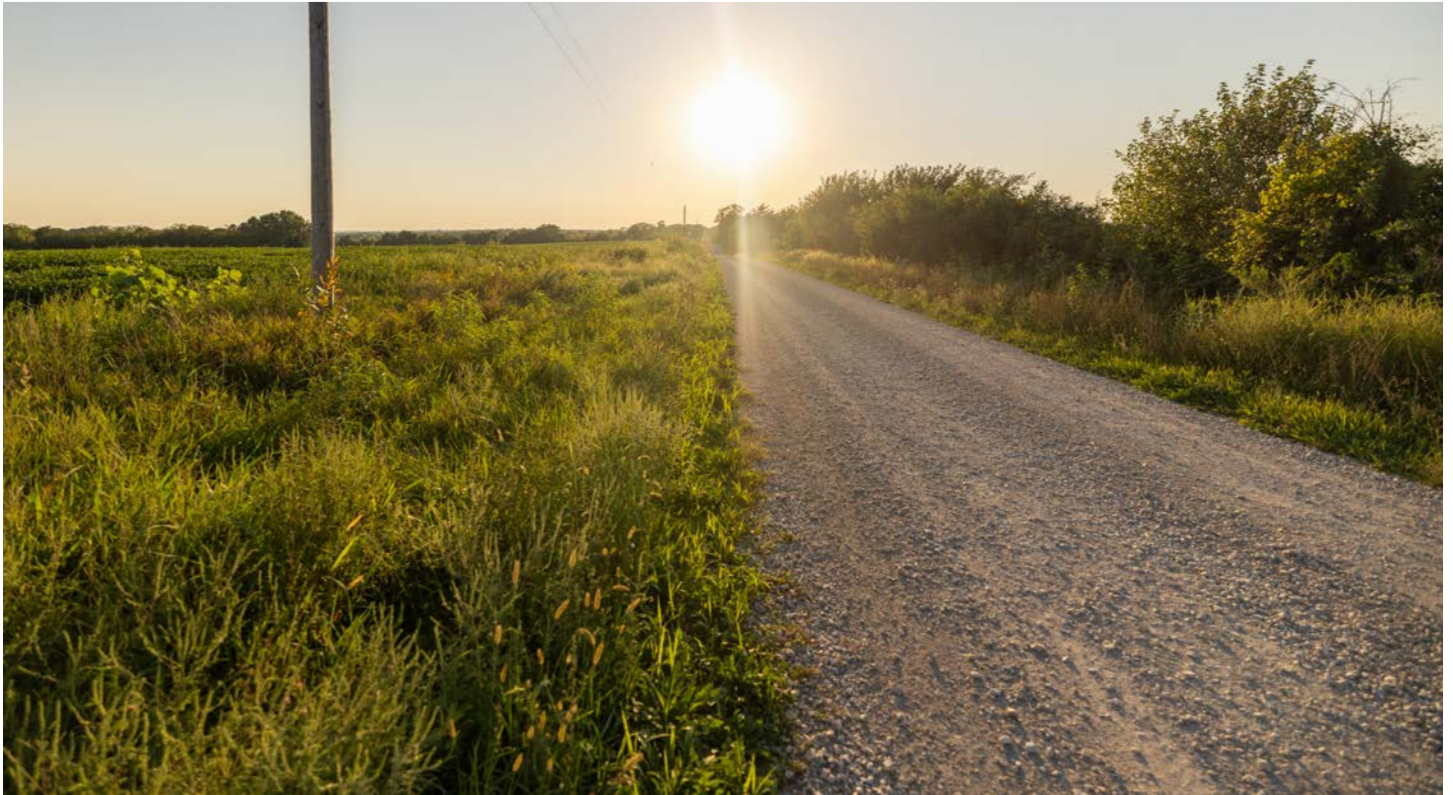


53 +/- TILLABLE ACRES

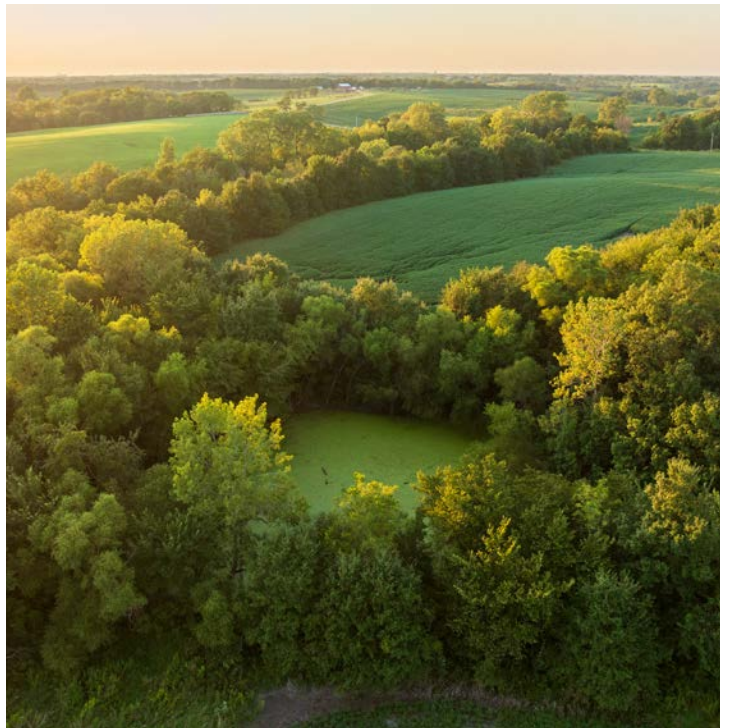
The property consists of 53 +/- productive tillable acres and is planted in lush soybeans. The current owner custom farms the property and hires everything out.



LOCATED ON A DEAD-END GRAVEL ROAD



TWO SMALL PONDS

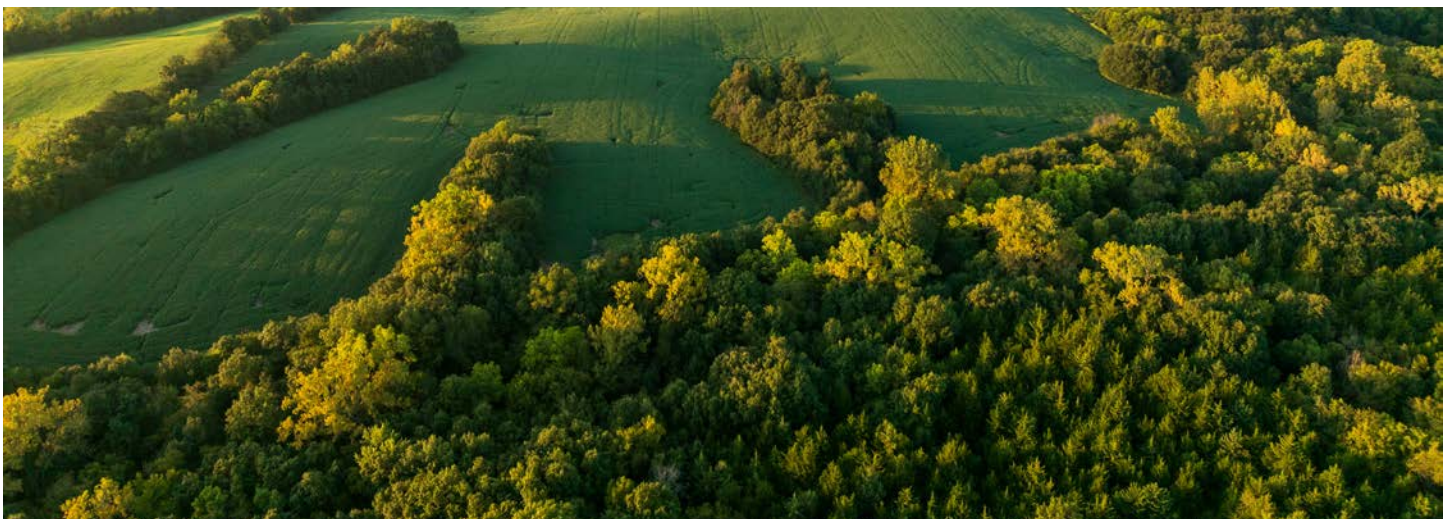


GREAT HUNTING OPPORTUNITIES

This property sets up well for long-range rifle opportunities and bowhunting pinch points. The southern block of timber offers plenty of cedars and thick cover to hold deer year-round.



MATURE TIMBER



AERIAL MAP



Maps Provided By:



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Boundary Center: 40° 31' 39.06, -93° 27' 28.07

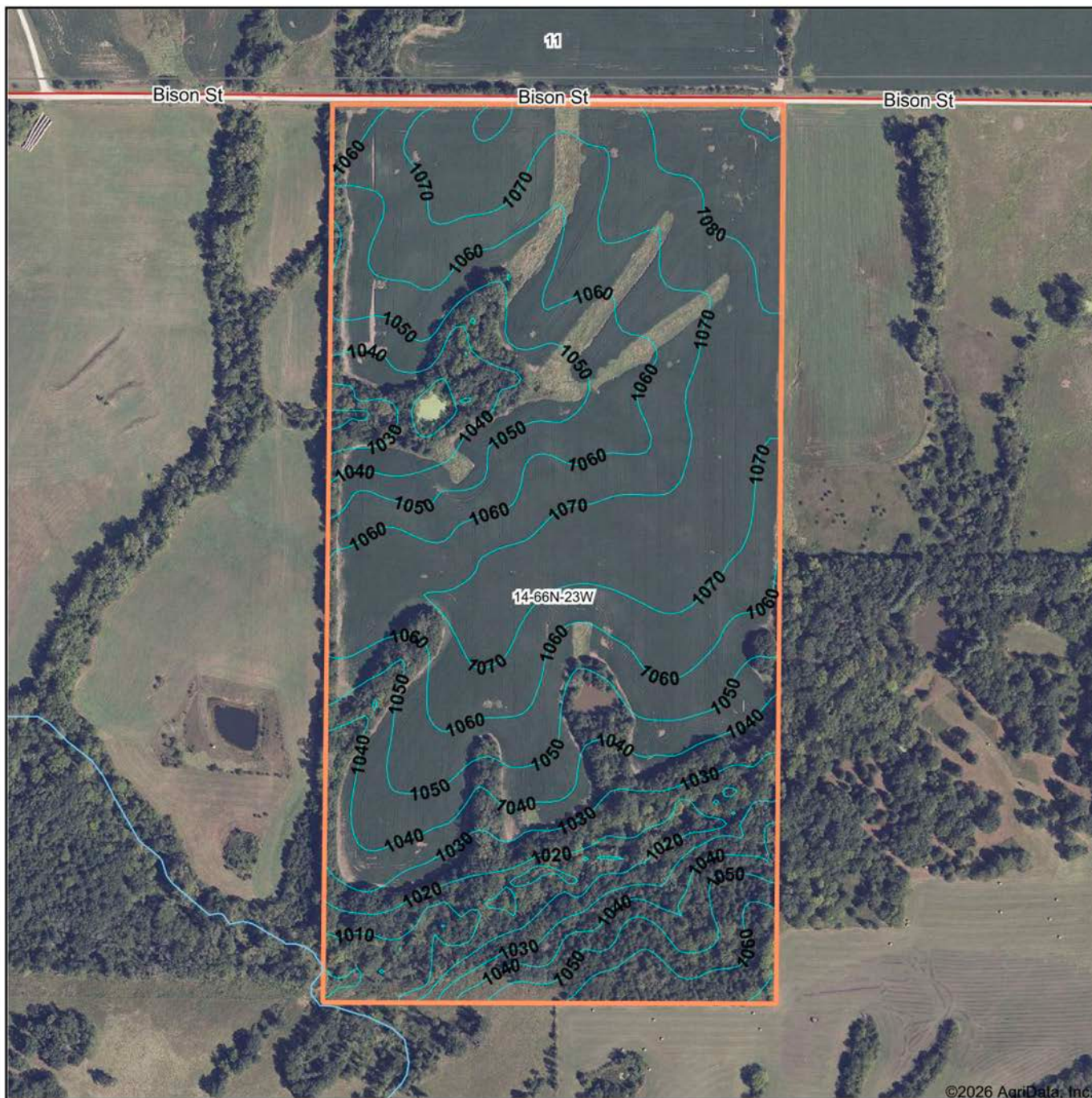
0ft 436ft 872ft

14-66N-23W
Mercer County
Missouri



8/23/2026

TOPOGRAPHY MAP



Maps Provided By



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 996.2

Max: 1,090.7

Range: 94.5

Average: 1,053.9

Standard Deviation: 18.93 ft

0ft 460ft 921ft

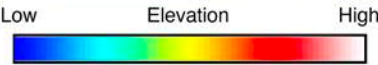
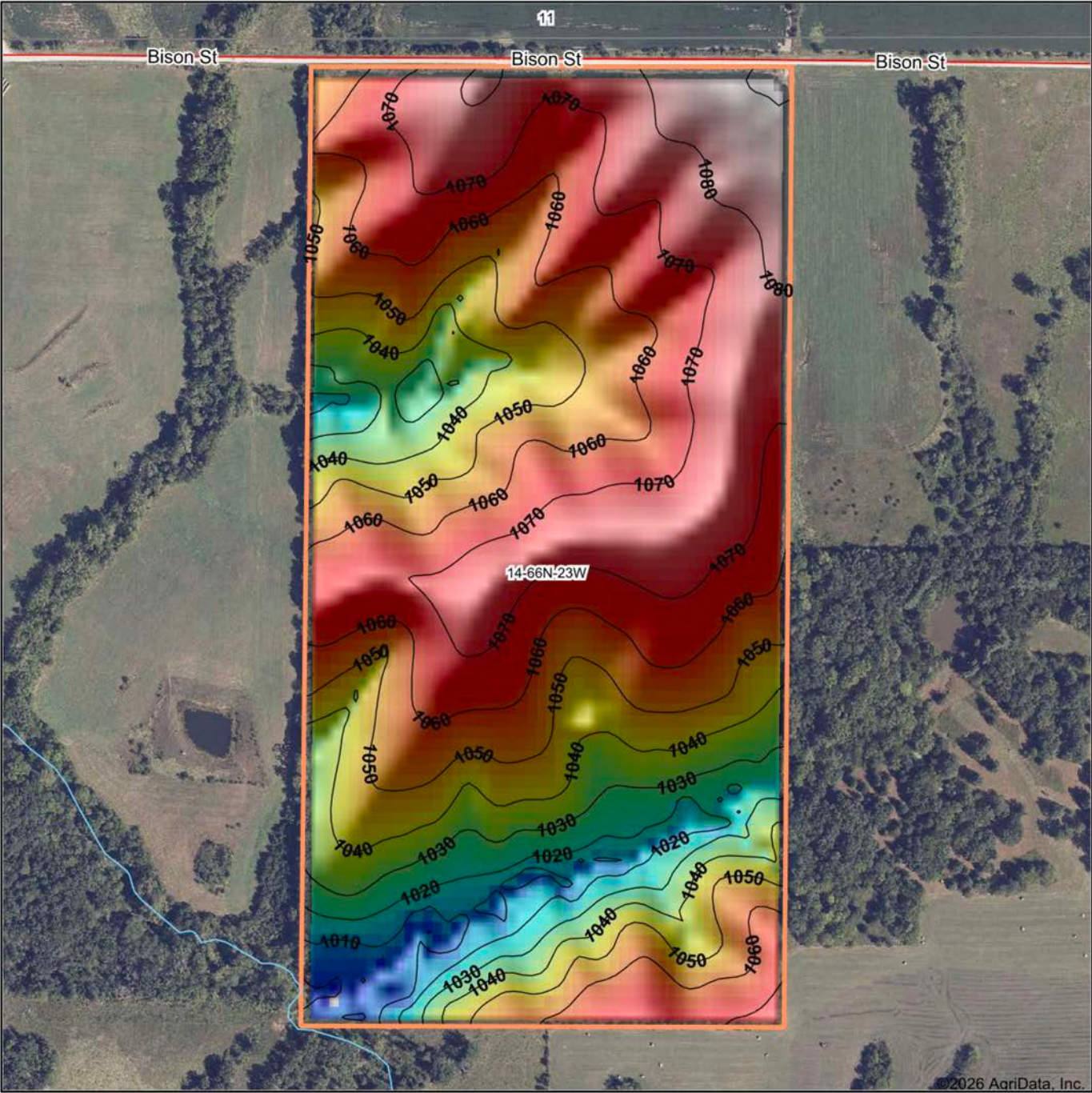


8/23/2026

14-66N-23W
Mercer County
Missouri

Boundary Center: 40° 31' 39.06, -93° 27' 28.07

HILLSHADE MAP



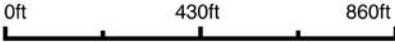
Maps Provided By:



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Source: USGS 10 meter dem
Interval(ft): 10
Min: 996.2
Max: 1,090.7
Range: 94.5
Average: 1,053.9
Standard Deviation: 18.93 ft

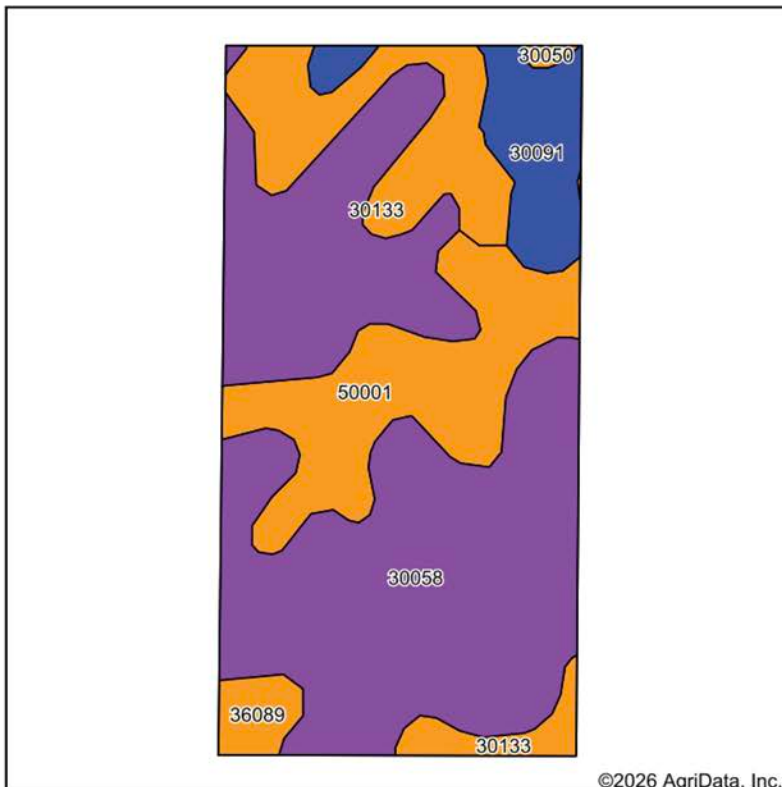


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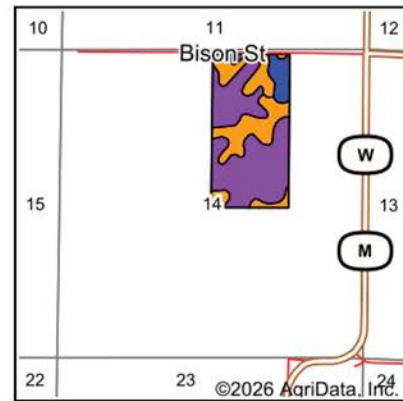
14-66N-23W
Mercer County
Missouri

Boundary Center: 40° 31' 39.06, -93° 27' 28.07

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Mercer**
 Location: **14-66N-23W**
 Township: **Somerset**
 Acres: **81.19**
 Date: **8/23/2026**



Maps Provided By:

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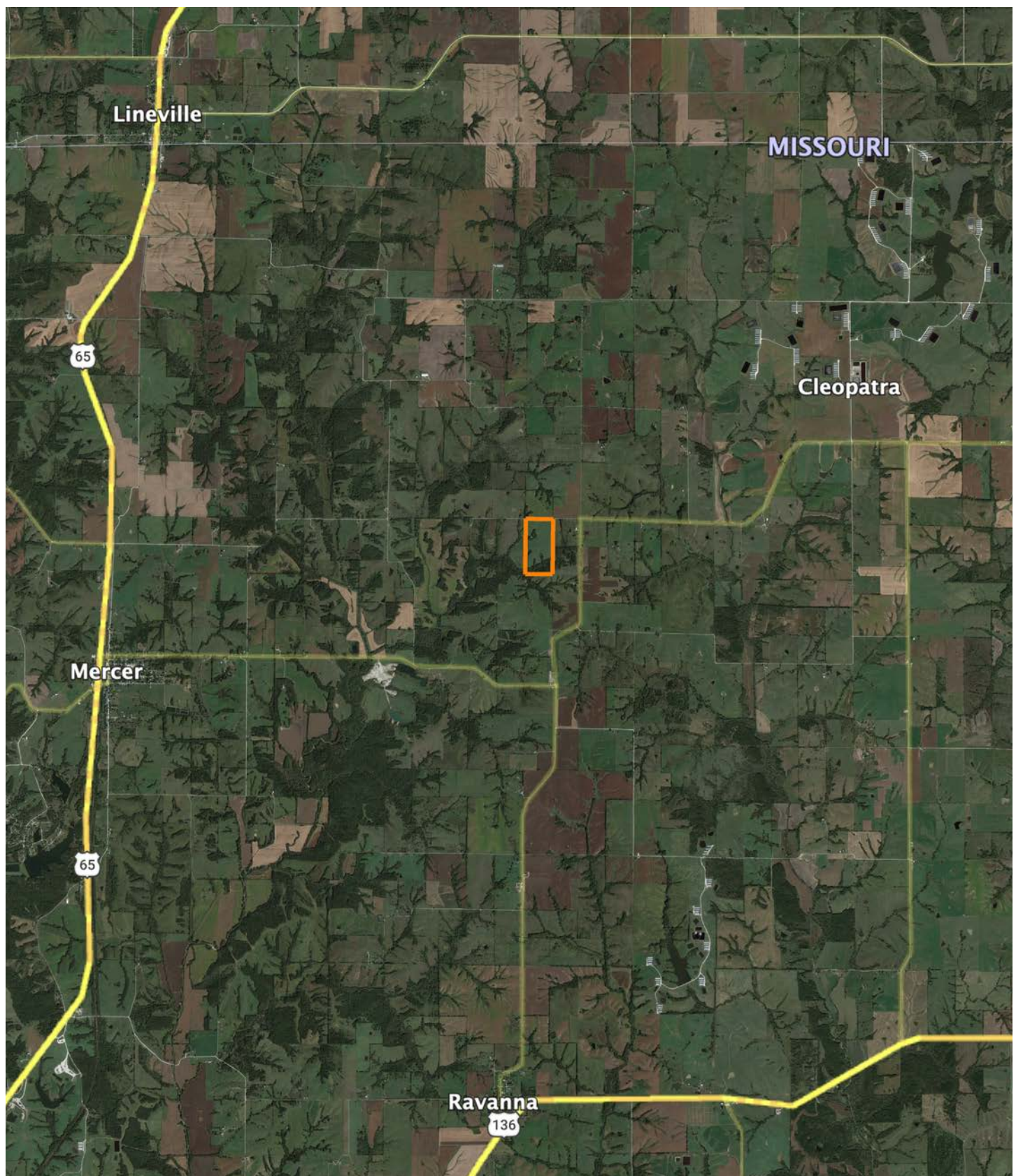
Area Symbol: MO129, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Corn Bu	Soybeans Bu	Winter wheat Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
30058	Gara loam, 14 to 18 percent slopes, moderately eroded	47.19	58.1%		Vle					62	62	44
50001	Armstrong loam, 5 to 9 percent slopes, eroded	13.95	17.2%		Ille	4	4	2	2	68	67	48
30133	Lamoni clay loam, 5 to 9 percent slopes, eroded	11.48	14.1%		Ille					59	59	47
30091	Grundy silty clay loam, 2 to 5 percent slopes, moderately eroded	6.39	7.9%		Ile					74	74	65
36089	Nodaway-Humeston-Vigar complex, 1 to 6 percent slopes	1.88	2.3%		Illw					70	68	56
30050	Edina silt loam, 0 to 2 percent slopes	0.30	0.4%		Illw					70	70	64
Weighted Average					4.66	0.7	0.7	0.3	0.3	*n 63.8	*n 63.5	*n 47.1

*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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MidwestLandGroup.com

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