MIDWEST LAND GROUP

PRODUCTIVE TILLABLE ACREAGE AND HAY GROUND

328 ACRES | MERCER COUNTY | MISSOURI









THE TRUSTED LEADER IN LAND SALES







PRODUCTIVE TILLABLE ACREAGE AND HAY GROUND

COUNTY: MERCER | **STATE:** MISSOURI | **ACRES:** 328

Beautiful prairie hill ground in the heart of Mercer County, Missouri! Held in the same family for over 80 years, this property represents a rare opportunity to own a piece of northern Missouri farmland with a long-standing agricultural heritage. Offering approximately 328 acres, subject to final survey, this productive farm presents an excellent opportunity for both the established producer looking to expand and the investor seeking quality farmland with long-term potential.

Consisting primarily of tillable acreage, with the balance made up of hay ground and pasture, this farm offers versatility and strong agricultural appeal. Predominantly comprised of productive Grundy Silt Loam soils, the property boasts an overall NCCPI average of 65.2 and has demonstrated excellent production potential with recent yields of 70-bushel soybeans and 180-bushel corn. Additional improvements include quality perimeter fencing with some cross-fencing, five ponds providing dependable livestock water, and two older barns offering additional storage and farm utility.

With highway access along both the north and south ends of the property, accessibility is a major advantage. Utilities are available along the road, and a potential building site near the highway provides an opportunity for those looking to establish a country home or future farmstead.

Conveniently located approximately 7 miles from Princeton, this prairie hill farm combines productive soils, agricultural versatility, excellent access, and a rich family history. Whether you're looking to expand your current farming operation, add quality acreage to your land portfolio, or secure a productive farm to carry on its legacy, this Mercer County property deserves a closer look.

PROPERTY FEATURES

- Approximately 328 acres pending survey
- Strong production and versatility
- Same ownership for 80+ years
- Mostly tillable with balance made up of hay ground
- Overall NCCPI average of 65.2
- Quality barbed wire perimeter and cross fencing
- 5 ponds
- Two older barns for storage
- Highway access on north and south ends of the farm
- Located approximately 7 miles east of Princeton
- Potential build sites

328 +/- ACRES





HAY GROUND





5 PONDS

Additional improvements include quality perimeter fencing with some cross-fencing, five ponds providing dependable livestock water, and two older barns offering additional storage and farm utility.











TWO BARNS









ADDITIONAL PHOTOS



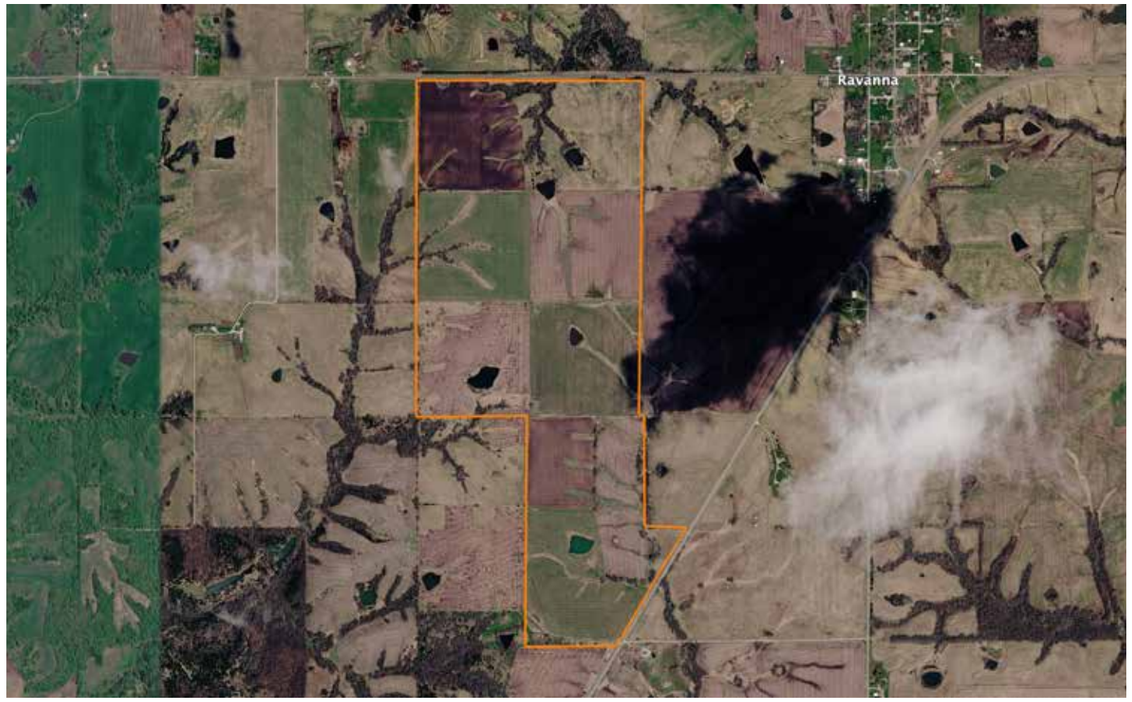






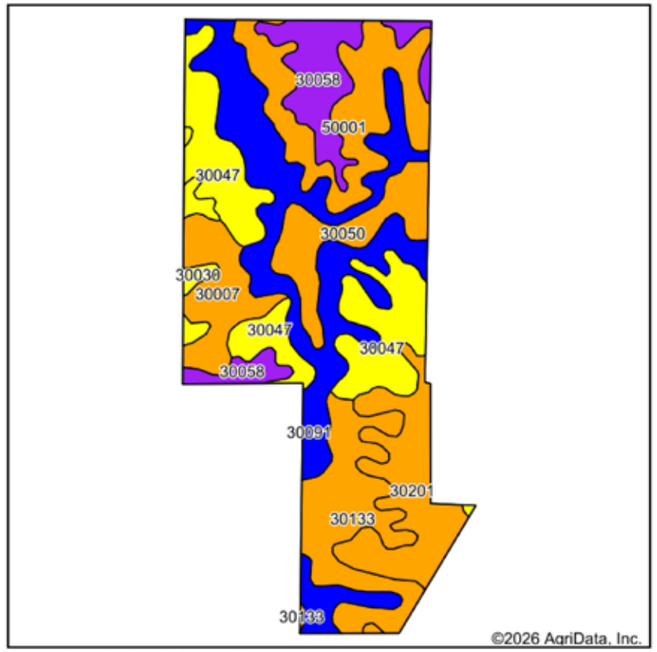


AERIAL MAPS

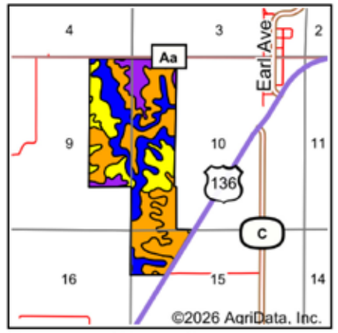




SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Mercer**
Location: **10-65N-23W**
Township: **Ravanna**
Acres: **328**
Date: **10/27/2026**

Maps Provided By:
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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
30091	Grundy silty clay loam, 2 to 5 percent slopes, moderately eroded	78.20	23.7%		> 6.5ft.	IIe	74	74	61	65
30047	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	55.93	17.1%		> 6.5ft.	IVw	54	54	46	42
50001	Armstrong loam, 5 to 9 percent slopes, eroded	41.17	12.6%		> 6.5ft.	IIIe	68	67	54	48
30133	Lamoni clay loam, 5 to 9 percent slopes, eroded	38.78	11.8%		> 6.5ft.	IIIe	59	59	53	47
30201	Shelby loam, 9 to 14 percent slopes, moderately eroded	34.64	10.6%		> 6.5ft.	IIIe	68	68	56	53
30058	Gara loam, 14 to 18 percent slopes, moderately eroded	29.56	9.0%		> 6.5ft.	VIe	62	62	49	44
30050	Edina silt loam, 0 to 2 percent slopes	22.64	6.9%		> 6.5ft.	IIIw	70	70	68	64
30007	Adair loam, 5 to 9 percent slopes, eroded	21.60	6.6%		> 6.5ft.	IIIe	65	65	53	49
30030	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	5.48	1.7%		> 6.5ft.	IVe	58	58	50	41
					Weighted Average	**3.22**	***n 65.2**	***n 65.1**	***n 54.8**	***n 52.1**

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

AGENT CONTACT

Born and raised in Princeton and now residing there with his wife Jordan and son Tanner, Clint has spent his entire life immersed in the farming and outdoor lifestyle that defines the region. He grew up working on his family's farm, where he now raises beef cattle and grows corn and soybeans. That lifelong connection to the land shaped his passion for agriculture, hunting, and land stewardship, ultimately inspiring his career in land sales.

Clint holds a degree in Horticulture with an emphasis in Turfgrass Management from Northwest Missouri State University, where he was also a student-athlete. His professional background spans row crop and cattle operations, ranch management, and work on high-end golf resorts in Montana and Mexico—experiences that taught him the value of detail, diligence, and land improvement.

A devoted outdoorsman, Clint especially enjoys upland bird hunting for quail and pheasant, and he's passionate about sharing his knowledge of wildlife habitat and land enhancement with clients. Whether you're selling the family farm or searching for your dream hunting tract, Clint brings unmatched work ethic, local insight, and a genuine passion for helping others achieve their land ownership goals.



CLINT MOORE

Land Agent | Serving Missouri

660.214.1967

CMoore@MidwestLandGroup.com

MidwestLandGroup.com

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