

LAND AVAILABLE

497 ACRES M/L

Entire Property or Three Tracts



MERCER

MISSOURI

COUNTY



LISTING #17924 51.50 ACRES M/L

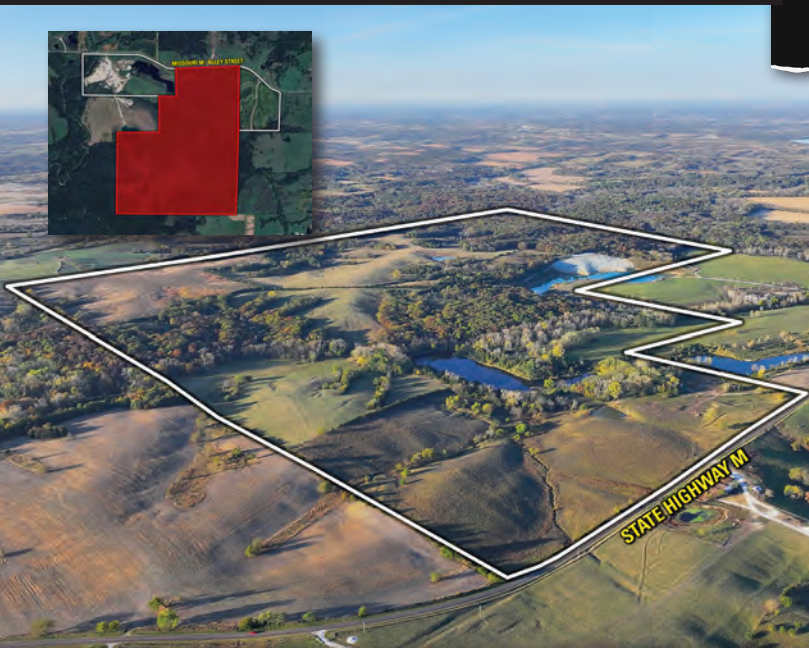
The farmland tract includes 44.68 FSA tillable acres carrying an NCCPI rating of 65.6 with the primary soil types of Armstrong loam and Gara loam. This highly tillable tract has gentle rolling slopes that allow water to navigate off of the property. With its well-maintained exterior fences around the property, this farm could serve a dual purpose for raising row crops during the growing season and be utilized for grazing crop residues after the crops are harvested for all your ruminant livestock needs. The farm lease has been terminated and will be open for the 2025 growing season. Subsurface mineral rights will be retained by the Sellers.



LISTING #17925 360 ACRES M/L

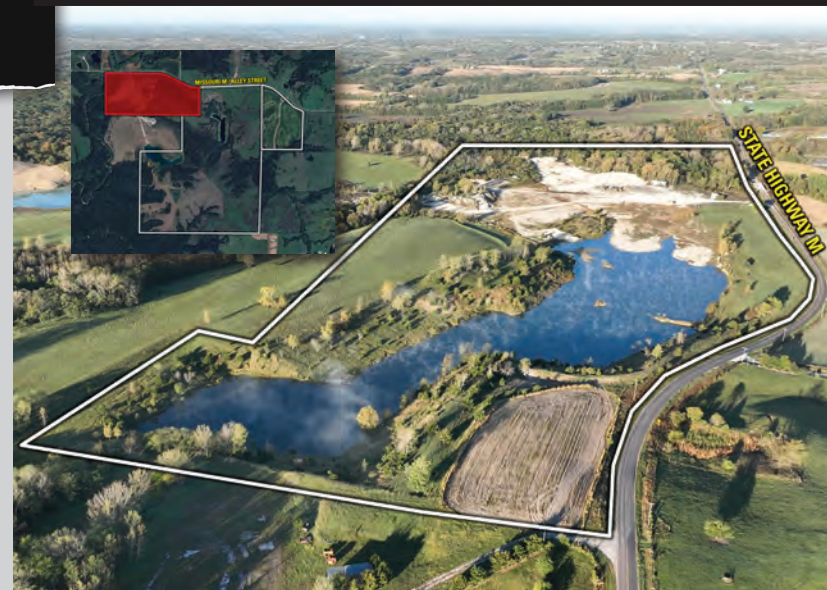
This 360-acre tract includes an estimated 214.23 DCP cropland acres carrying a NCCPI rating of 55.9. This farm could be utilized for a multitude of income potential, ranging from row crop production, paddocks of pasture ground with perennial cool-season forages, or with the diversity of heavily wooded timbered draws combined with its abundant water sources foster premier recreational opportunities for all species of wildlife! The expansive open areas are perfect for upland game birds or hard timbered edges for both spring and fall turkey hunting. With the multiple pinch points, heavily timbered draws, and strategically placed food plots, this property would ensure prime Missouri whitetail hunting for all ages of bow and gun hunters. Seasoned deer hunters will appreciate the northern road frontage with easy access with predominantly westerly winds in their favor.

**Tract includes good pasture and grazing history combined with five deep, well-distributed ponds for watering livestock across the property.*



LISTING #17926 85.50 ACRES M/L

This tract contains an estimated 23.80 DCP cropland acres with 1.91 currently farmed, consisting of Armstrong loam soil, on the northeast corner of the tract. The farm lease has been terminated and will be open for the 2025 growing season. In addition, on the eastern half of this reclaimed rock quarry, there is a nearly 13-acre stocked pond with gradually tapering points and bluff walls known for holding lunker bass and wooded timber adjacent to Muddy Creek on the western portion of the tract. With all breathtaking 360-degree panoramic views of the region, this is an ideal tract for outdoor enthusiasts or anyone seeking a stunning setting!



MERCER MISSOURI COUNTY

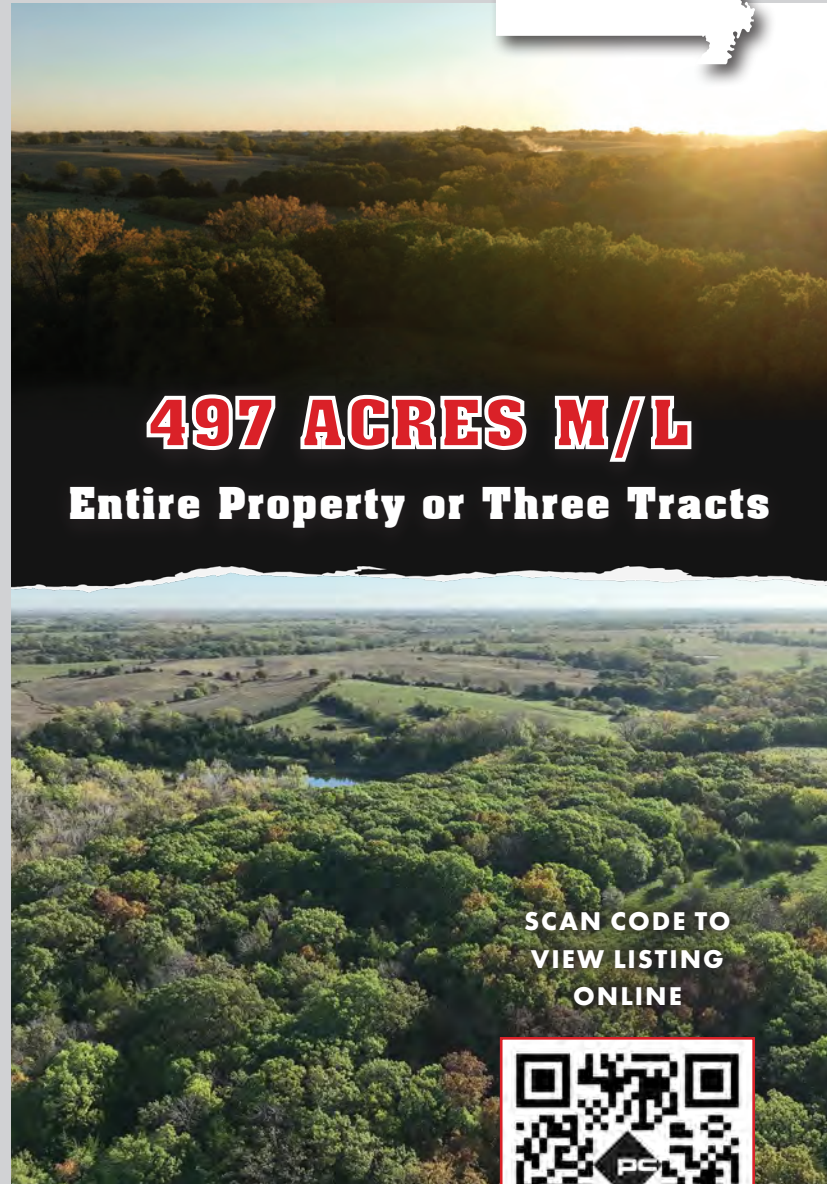


Mercer County, Missouri Land - Peoples Company is pleased to offer an exceptional opportunity of 497 acres m/l located adjacent to State Highway M, 3 miles directly east of Mercer, Missouri. Locally known as the Mercer Quarry, this property boasts breathtaking 360-degree panoramic views of the region and is an ideal tract for outdoor enthusiasts or anyone seeking a stunning setting!

This northeast Mercer County, Missouri property includes 497 acres m/l with 282.71 DCP cropland acres carrying an NCCPI rating of 57.3. Approximately 44.68 acres are currently being farmed. Comprised of predominantly Armstrong loam and Gara loam soil types, this farm could be utilized for a multitude of income potentials, ranging from row crop production, pasture ground with perennial cool-season forages and paddocks for grazing cattle, or with the diversity of heavily wooded timbered draws and abundant water sources foster premier recreational opportunities for all species of wildlife! The expansive woodlands and open areas are perfect for upland game birds, turkeys, and Missouri whitetail hunting with multiple access points and varied topography that provide ideal setups for both bow and gun hunting alike. Implementing food plots and strategically placing tower blinds will ensure excellent gun-hunting experiences for all ages of hunters - both young and old! This outdoor paradise is east of Muddy Creek and equipped with four stocked ponds of game fish each accessible by a boat ramp, which allows for endless hours of possibilities of chasing that "trophy" lunker bass or hunting with friends and family during the numerous Missouri waterfowl seasons.

On the northwest corner of the property, there is a well-defined gravel lot with two pole buildings that would serve as a great location for a barndominium or place of business. Utilities are on-site through Grundy Electric Cooperative, Inc. The farm lease has been terminated and will be open for the 2025 growing season. Subsurface mineral rights will be retained by the Sellers. For additional questions, please contact the Listing Agents.

The property is also being offered as three smaller tracts, please make sure to look at Listing #17924 (51.50 acres m/l), Listing #17925 (360 acres m/l), and Listing #17926 (85.50 acres m/l) for additional information. If the property is subdivided, final acres will be dependent upon a completed survey and acres adjusted accordingly. Property located across Sections Twenty-two (22), Twenty-three (23), and Twenty-seven (27) in Somerset Township, Mercer County, Missouri. If you're looking to add to an existing farm operation, create a premier hunting destination, invest in property, or build a beautiful home in the country of northern Missouri, this incredible property is perfect for you!



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SCAN CODE TO
VIEW LISTING
ONLINE

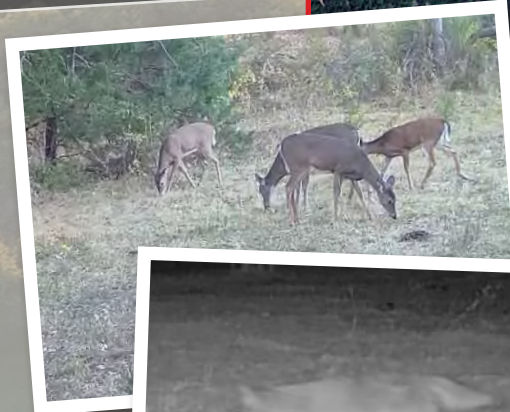
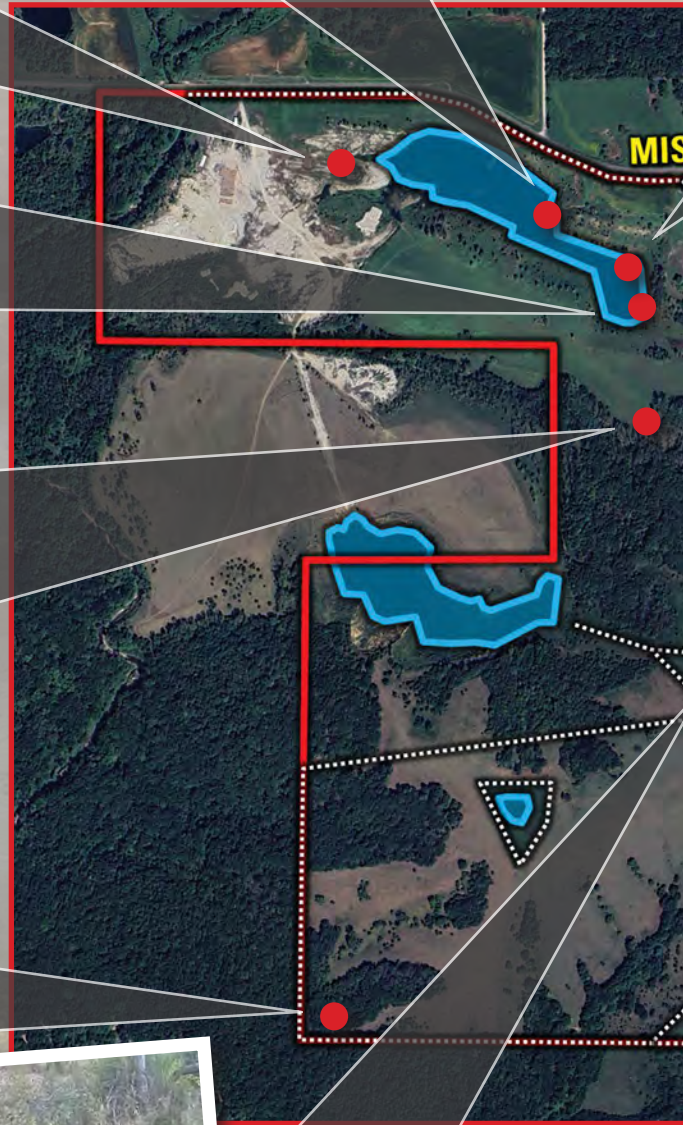
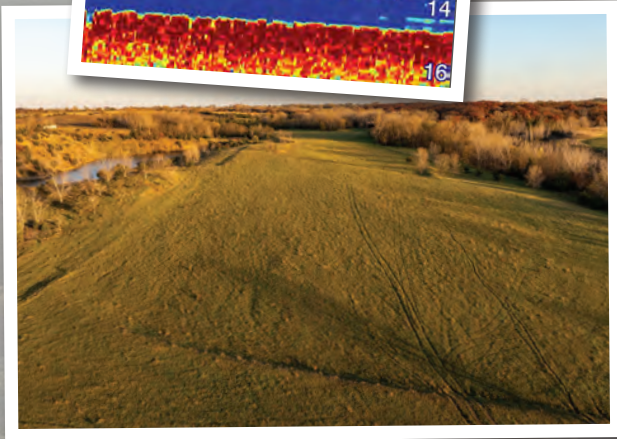
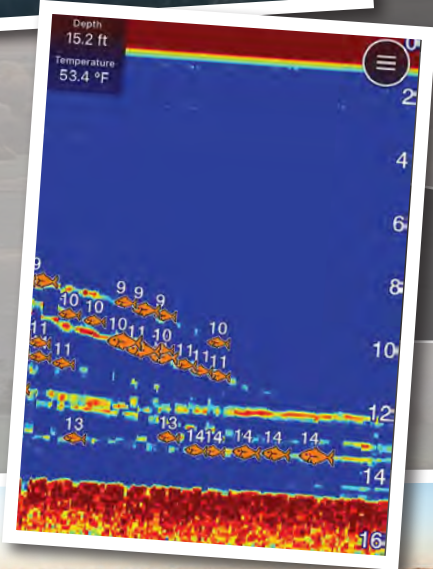


CONTACTS

BRYAN BERGDALE 712.251.8588
BRYAN@PEOPLESCOMPANY.COM
MO LIC 2019008919

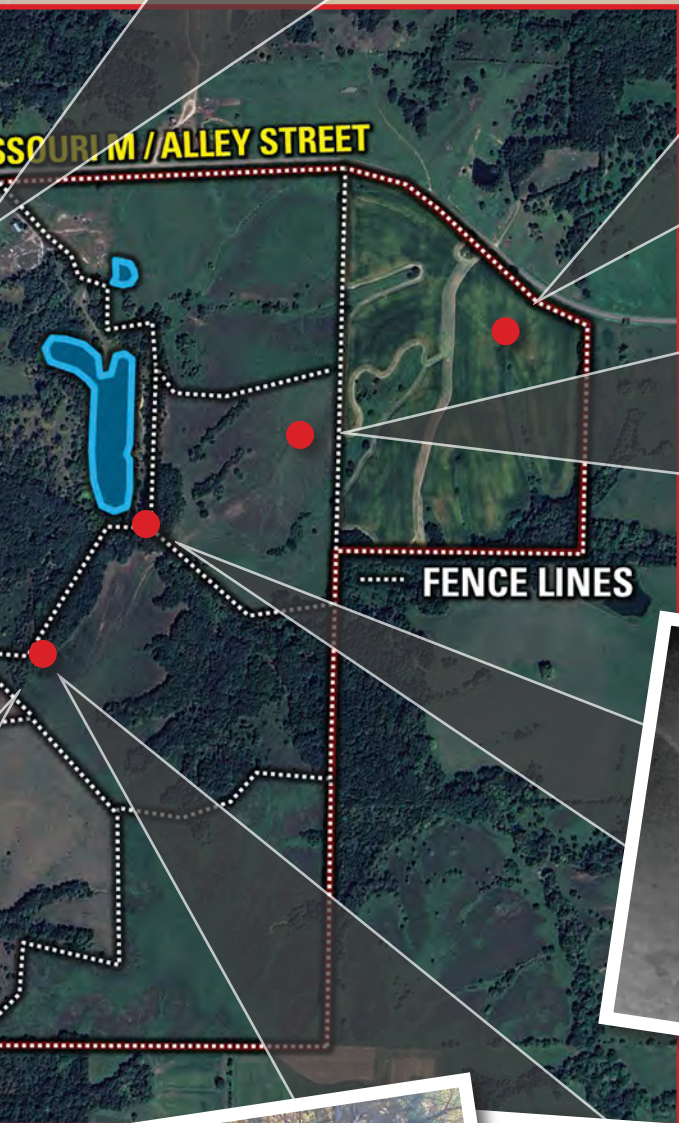
STEVE BRUERE 515.222.1347
STEVE@PEOPLESCOMPANY.COM
MO LIC 2011022778

FOR MORE INFORMATION VISIT [PEOPLESCOMPANY.COM](https://www.peoplescompany.com)



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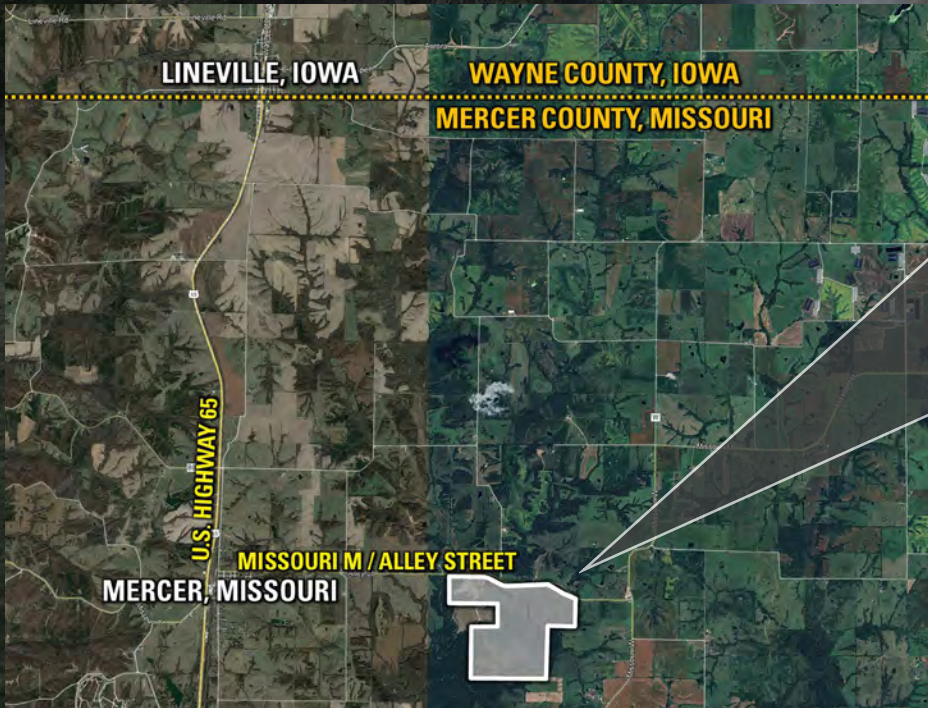
PeoplesCompany.com
Listing #17923



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DIRECTIONS

From Mercer, Missouri: Travel east out of town On State Highway M for approximately 2.50 miles, the property will be on the south side of the highway and turn into the Mercer Quarry driveway. Look for the Peoples Company signs.