

SOLD



94 Acres Near Iowa In A Great Neighborhood

94 +/- Acres | Mercer County, MO



ADDRESS

0 Beaver Ave.
Mercer, MO 64661

LOCATION

Turn north onto Beaver Ave. off of P highway. The property starts on the east after Beechnut Rd.

PROPERTY SUMMARY

Whether you are looking for a Missouri farm to pair with your Southern Iowa dirt or just looking for your own piece of great hunting land to chase those big Northern Missouri bucks on then this agent owned farm is the property for you. Located in the heart of Mercer County, one of the most popular and coveted counties for big deer in the entire state. This 94 acres is located in a great neighborhood of like minded land owners that believe in QDM and the trail camera pictures will show that the proof is in the pudding. Several trophy class deer use the property each year, and with the great access from the west and south it makes it easy to sneak in undetected to hunt them.

Every one is looking for that great mixed use farm that brings in some cash flow and has great hunting as well. The property has 12.36 acres of CRP that pays \$1,282.00 a year and roughly another 30 acres of tillable that could easily fetch \$150/ac or more. Add in the two ponds and a creek for water sources and

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