



LAND AUCTION



1,860 AC± | 10 TRACTS | MERCER CO, MO

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 3/22/2023 | **AUCTION TIME:** 3:00 PM

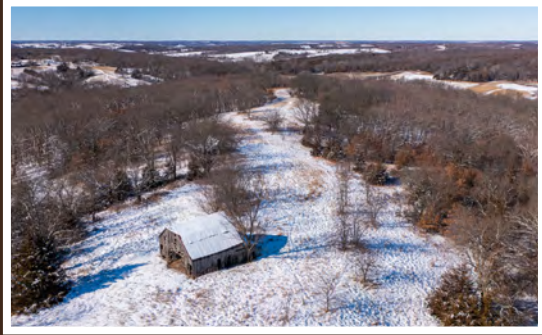
AUCTION LOCATION: COMMUNITY BUILDING, 14443 NORTH STATE STREET MERCER, MO

Don't miss this rare opportunity to purchase some of the finest mixed use land Mercer Co, MO has to offer. 1860 acres offered in 10 tracts made up of tillable, CRP, rolling hardwoods, hunting and homesite acres offer something for every buyer. Mercer Co has become known as the go to place to chase mature whitetails and turkeys. Great habitat, large neighbors practicing QDM and great genetics produce some of the largest bucks in the state of MO.



TRACT 1: 197 ± ACRES

- Very secluded property
- secluded with timber, crops and CRP
- Great deer history
- Property 1.5 mile South of Iowa
- Big adjoining landowners who practice QDM
- Utilities are located nearby
- 22.38 acre of crops and 23.81 CRP
- S11/14 T66N R24W MERCER CO, MO



TRACT 2: 420 ± ACRES

- Big continuous block of timber
- Several big deer harvested over 150"
- Property 1 mile South of Iowa
- Very well managed hunting property
- Big adjoining land owners
- 4 strategically placed food plots.
- PART S12/21/11 T66N R24W MERCER CO, MO



TRACT 3: 94 ± ACRES

- Great QDM area of the county
- Big surrounding landowners
- Great mix of timber, brush and pasture
- Great build site
- 3 miles South of IA border.
- All utilities are located close by.
- Brief Legal: S7/18 T66N R23W MERCER CO, MO



TRACT 4: 40 ± ACRES

- NCCPI 65.8
- Grundy silty clay loam. Lamoni clay loam and Adair loam soils
- 3 miles South of IA border.
- Great build site
- All utilities are located close by.
- Brief Legal: S18 T66N R23W MERCER CO, MO



TRACT 5: 188 ± ACRES

- Average NCCPI 63.5
- Gara loam, Adair soils
- Hunting and income producing property
- Ideal build site for home or cabin.
- 108 acres of crop land
- Great deer and turkey hunting property!
- S30/29 T66N R23W MERCER CO, MO



TRACT 6: 329 ± ACRES

- Average NCCPI 65.1
- Gara loam, Armstrong loam soils
- Property offers excellent hunting for deer and turkeys and income
- timbered draws and expired CRP
- Great deer and turkey hunting property!
- Brief Legal: NW S32/31 T66N R23W MERCER CO, MO



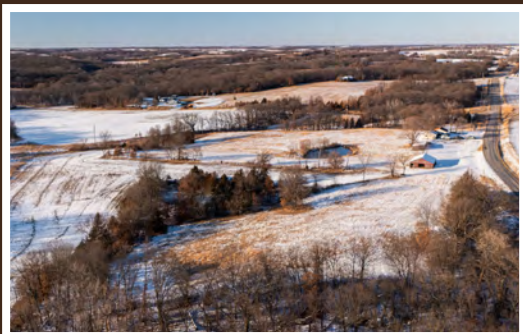
TRACT 7: 334 ± ACRES

- Highly managed recreational property with great track record
- Great QDM area with great participating neighbors
- mix of tillable, CRP, timber/brush and hay ground
- 1 Muddy box blind included in sale
- 48+/- acres of crops 33.21 acres of CRP
- S7/18 T65N R24W MERCER CO, MO



TRACT 8: 141 ± ACRES

- Average NCCPI 79.6
- Nodaway silt loam, Humeston silty clay loam
- Great QDM area of the county
- Great mix of tillable and hay ground
- 90.29 acres of highly productive river bottom dirt
- 19.11 acres of rolling hay ground
- S18/17 T65N R24W MERCER CO, MO



TRACT 9: 3.2 ± ACRES

- 3.2 acres with home
- 2 bedroom 1 bathroom home with attached garage on 3.2 acres
- 2 small outbuilding located on the property
- Pond out the back to enjoy with family and friends
- S7 T65N R24W MERCER CO, MO



TRACT 10: 120 ± ACRES

- 120+/- acres
- Average NCCPI 69.3
- Gara loam, Adair loam, Zook silty clay loam, Nodaway silt loam soils
- Great QDM neighbors
- Great mix of tillable, CRP and Hay ground/pasture
- S27/28 T65N R25W MERCER CO, MO

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RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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