

160 ACRES +/- LINDLEY TOWNSHIP

LANDPROZ

Agricultural & Recreational Real Estate / Auctions / Farm Management

LAND LISTING ***MERCER COUNTY, MO***



Listing Price: \$536,000 or \$3,350/acre



For more information contact your LandProz Agent

GLEN SALOW

Land Agent

Southern Iowa

515-494-5560

glenalow@landproz.com

#1617 Mercer Farm

This 160 acre farm located in Mercer county offers an excellent return on your investments combined with all the recreational benefits. With a total annual farm income of nearly \$21,000.00 from CRP and productive tillable acres gives this farm nearly a 4% return. Consisting of flat ridge tops with several ditches and draws combined with one large pond that provides excellent fishing and serves as an annual water source. Majority of this farm acts as the primary food source on the section drawing in deer on all sides. Located in an area with a high abundance of deer and turkeys with several deer being harvested in the area exceeding 160". If you're looking for a high rate of return farm in a well-managed area, then look no further.

- 122 acres enrolled in CRP paying \$141.49 per acre for a total of \$17,374.00 annually
- CRP contract expires 09-30-2026
- Approximately 30 of alfalfa paying 4100.00
- Total annual farm income \$21,474.00
- Farm serves as the primary food source in the section
- Large draws leading off large bordering hardwood timber provides for several stand locations and acts as natural travel corridors
- Multiple areas for secluded food plots
- Several neighbors in the area practicing QDMA
- County is known for producing top end whitetails
- High abundance of deer and turkeys
- Large fully stocked pond with excellent fishing
- Gorgeous views and with several areas for a building site
- Rural water and utilities on property
- Located approximately 2 hours NE from and Kansas City or 15 minutes from Princeton MO

Farm will be shown by appointment only
Please contact Glen Salow at 515.494.5560

📞 515-494-5560

GO WITH THE PROZ

507-373-5660