



FARM & REC

REAL ESTATE

LAND FOR SALE

**160 +/- ACRES
MERCER COUNTY, MO**

**PRICE:
\$999,200 OR
\$6,245 PER ACRE**



LAND OVERVIEW

Located in Mercer County, MO, just South of Cainsville, lies this remarkable 160+/- acre recreational farm. The property is situated at the end of a private easement road in the heart of the section and is predominantly hardwood timber featuring a healthy stand of oaks, hickory and scattered walnut. A network of established, vehicle-friendly roads wind throughout the farm, providing easy access to four secluded food plots planted with a mix of clover, brassicas, and annual grains. Two Banks blinds are already in place and are included in the sale. Additionally, all utilities are on site including electricity and water combined with an off-grid cabin. If you're searching for a secluded recreational tract with a strong trail camera history combined with prime whitetail habitat, then look no further.

PROPERTY FEATURES

- 160.48 surveyed deeded acres
- Recorded 30' wide easement access via private road
- Mature hardwood timber of oaks and some walnut
- Rolling ridges with lots south-facing slopes
- Four secluded food plots
- Well-maintained internal roads allow for easy
- TSI (Timber Stand Improvement) has been completed
- Consistent water sources from a stocked pond and creek
- Several years of good trail camera history
- Healthy turkey population
- Located at Just 2 miles Southeast of Cainsville off Fairmont Rd. or approximately 8 miles West of Princeton.
- Annual property taxes of \$239

CONTACT US



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