

LAND AVAILABLE

441.40 ACRES M/L



MERCER

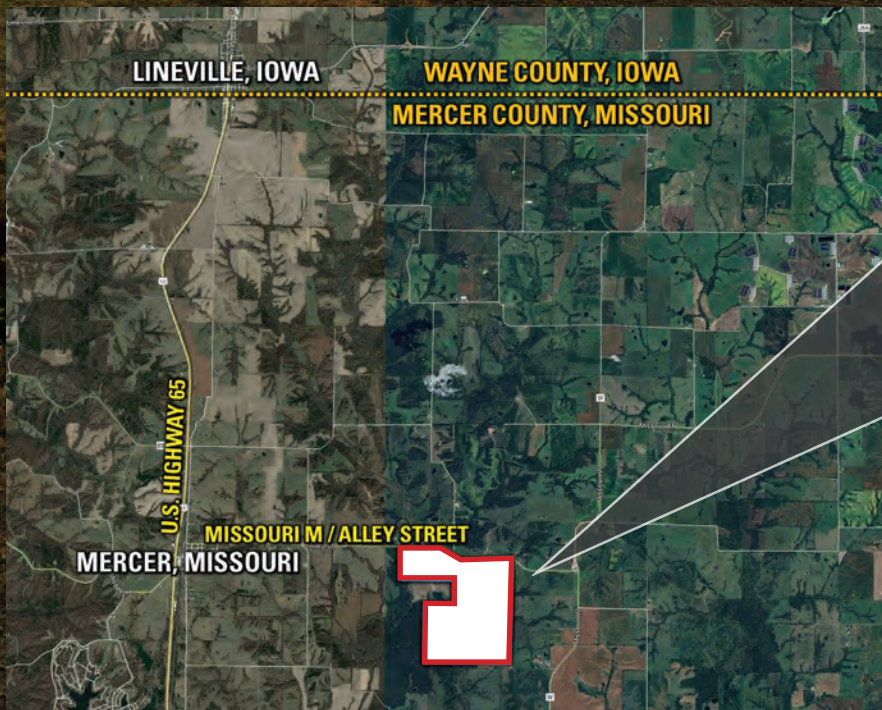
MISSOURI

COUNTY



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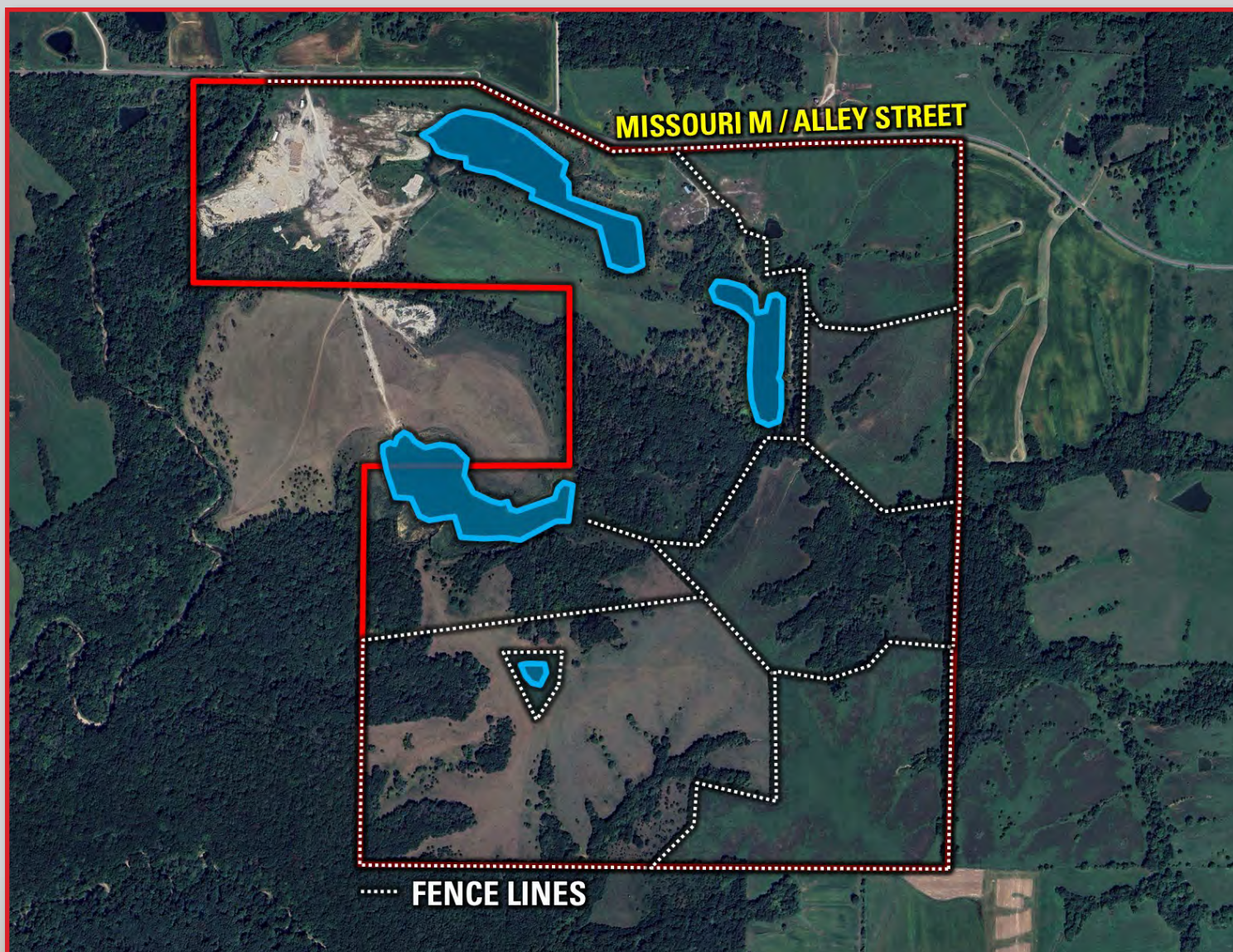
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DIRECTIONS

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.

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Mercer County, Missouri Land - Peoples Company is pleased to offer an exceptional lifestyle opportunity of 441.40 recreational acres m/l located adjacent to State Highway M, approximately 2.50 miles directly east of Mercer, Missouri. This property boasts breathtaking 360-degree panoramic views of the northern Missouri region and is an ideal tract for outdoor enthusiasts and hunters alike!

This northeast Mercer County, Missouri property includes 441.40 acres m/l with 238.03 DCP cropland acres carrying a NCCPI rating of 56.8. Comprised of predominantly Armstrong loam and Gara loam soil types, 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 for grazing cattle, 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 throughout the property, 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 to every part of the property with predominantly westerly winds in their favor.

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 place of business or building a barndominium in the future. Utilities are on-site through Grundy Electric Cooperative, Inc., and Mercer County Public Water Supply District (PWSD) services this area with a 2" waterline running down the west side of Bluegrass Avenue and continuing west on the north side of the paved highway to the property entrance.

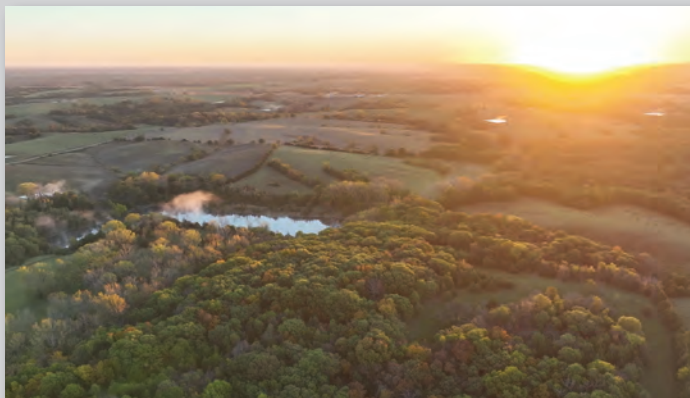
This outdoor paradise is equipped with five stocked ponds with game fish that are well-distributed across the property, especially on the eastern half of the reclaimed rock quarry with nearly a 13-acre stocked pond with gradually tapering points and bluff walls known for holding lunker largemouth bass. There is also heavily wooded timber located along both banks of Muddy Creek for endless hours of hunting with friends and family. The expansive recreational tract has three north driveway entrances into the property off paved State Highway M.

Property located in Sections Twenty-two (22) and Twenty-seven (27) of Somerset Township, Mercer County, Missouri. If you're looking to create a premier hunting destination, build a beautiful home in the country of northern Missouri, or anyone seeking a stunning setting with breathtaking 360-degree panoramic views of the region, this incredible property is perfect for you!



FOR MORE INFORMATION VISIT PEOPLESCOMPANY.COM

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