

232 +/- ACRES

MERCER COUNTY, MO

**LINDLEY TOWNSHIP
SECTIONS 31 & 32**

PRICE: \$1,612,400

\$6,950 PER ACRE



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REAL ESTATE

PROPERTY OVERVIEW

Premium 232 +/- Acre Recreational Hunting Farm with Custom Barndominium

- 40 +/- FSA tillable acres
- Annual cash rent \$6,000
- Mature hardwood timber including oak, hickory, and scattered walnut trees
- Diverse habitat
- Six established food plots strategically located throughout the property
- Multiple box blinds and established stand sites
- Located in one of Missouri's most renowned areas for whitetails
- Strong population of turkeys
- Newly constructed 50' by 32' Barndominium
- Two spacious bedrooms and two full bathrooms
- Open concept living, dining, and kitchen layout
- High end finishes including granite countertops and vaulted ceilings
- In-floor radiant heat throughout
- 32' by 24' Heated storage space, perfect for equipment, vehicles, and workshop use
- Rural water and power
- Excellent access via paved frontage on Highway K and gravel access via Alpha Road
- Gated access to residence
- Sellers will consider subdividing the property, subject to terms and sellers' discretion. Contact listing broker for details.
- 2024 property taxes \$685
- Located at 16902 Alpha Rd., Mercer, Mo, 64661 (approximately 6 miles southwest of Lineville, IA; 90 minutes south of Des Moines, IA; approximately 2 hours north of Kansas City, MO)
- Property shown by appointment only to pre-qualified buyers.

If you have been searching for a high-quality recreational farm or peaceful rural residence, this one-of-a-kind property is a must see! It offers the ideal blend of rural living with top-tier recreational opportunities, nestled in one of Missouri's most highly regarded whitetail regions. At the heart of the property is a newly constructed custom Barndominium, designed with both comfort and functionality in mind, including panoramic views that overlook a portion of the farm.

Water is abundant throughout the property via a year-round creek and multiple ponds. The largest pond, located near the dwelling, is fully stocked with ass, crappie, and bluegill.

Convenient access is provided via paved road frontage along Highway K and a gated entrance is available for added privacy. Modern utilities, including rural water and electric, ensure year-round comfort whether used as a full-time residence or weekend retreat.

TRACT MAP

Mercer County, MO - 232 +/- Acres

Mercer County, Missouri, AC +/-

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Boundary 1 Boundary 2 Boundary 3

Farm & Rec Real Estate

P: (641) 508-0028

www.farmandrec.com

18639 65th Ave, New Virginia, IA 50210

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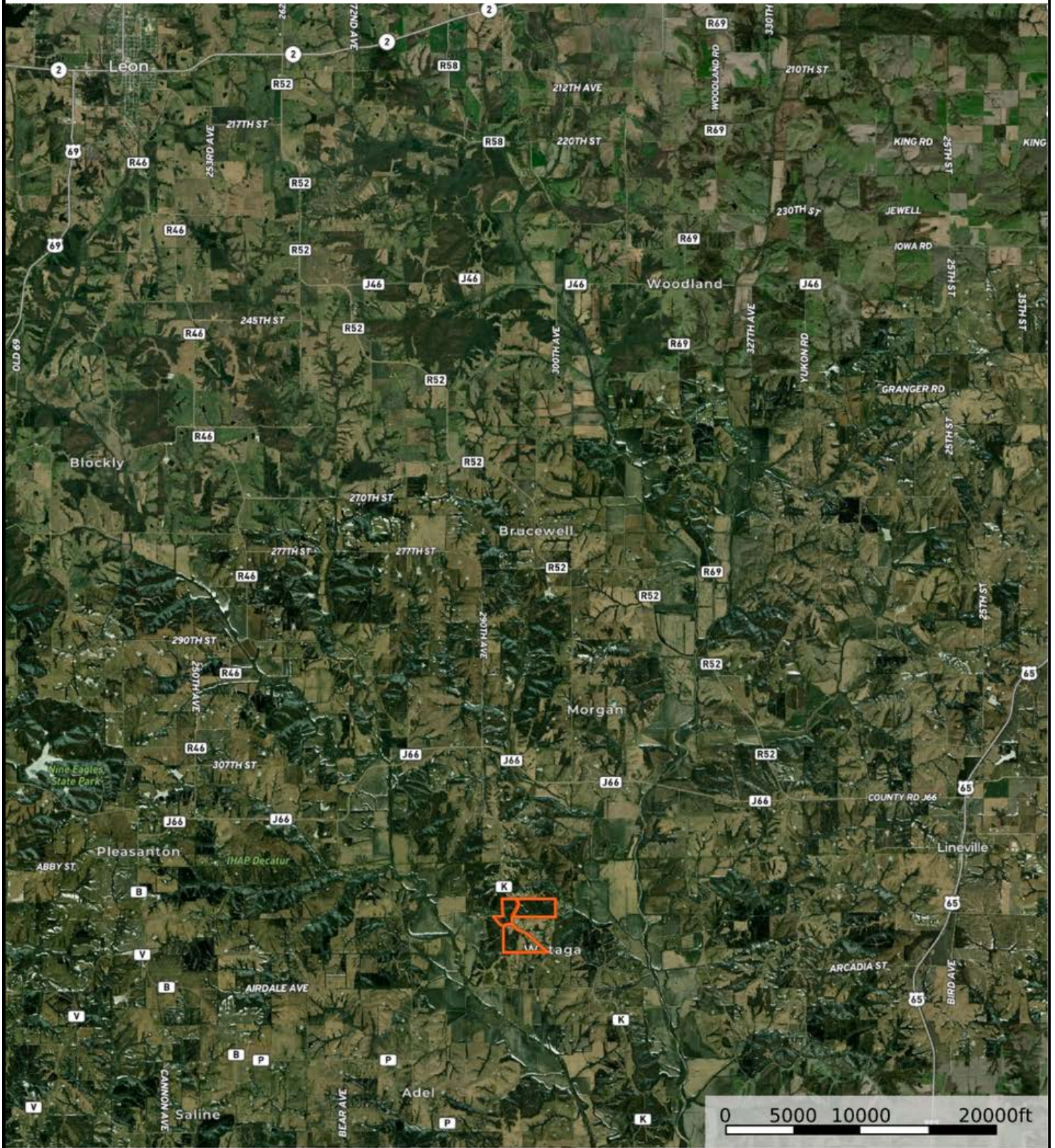


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TRACT MAP

Mercer County, MO - 232 +/- Acres
Mercer County, Missouri, AC +/-

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FSA MAP



**All Measurements are
For FSA Programs Only
Wetland Determination Identifiers**

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

Mercer Co. FSA

C=Com-YEL-GR
Wht=Wheat-HRW-GR
SB=Soybn-Com-GR
GRS=Sorgh-GRS-GR
H=Mixfg-IGS-FG
P=Mixfg-IGS-GZ
1,21,31=improved,unimproved,timber GZ
All Land is NI
*Unless notated on Map

1:7,920



Program Year: 2025

Created: 10/24/2024

Flown: 2020-06-25

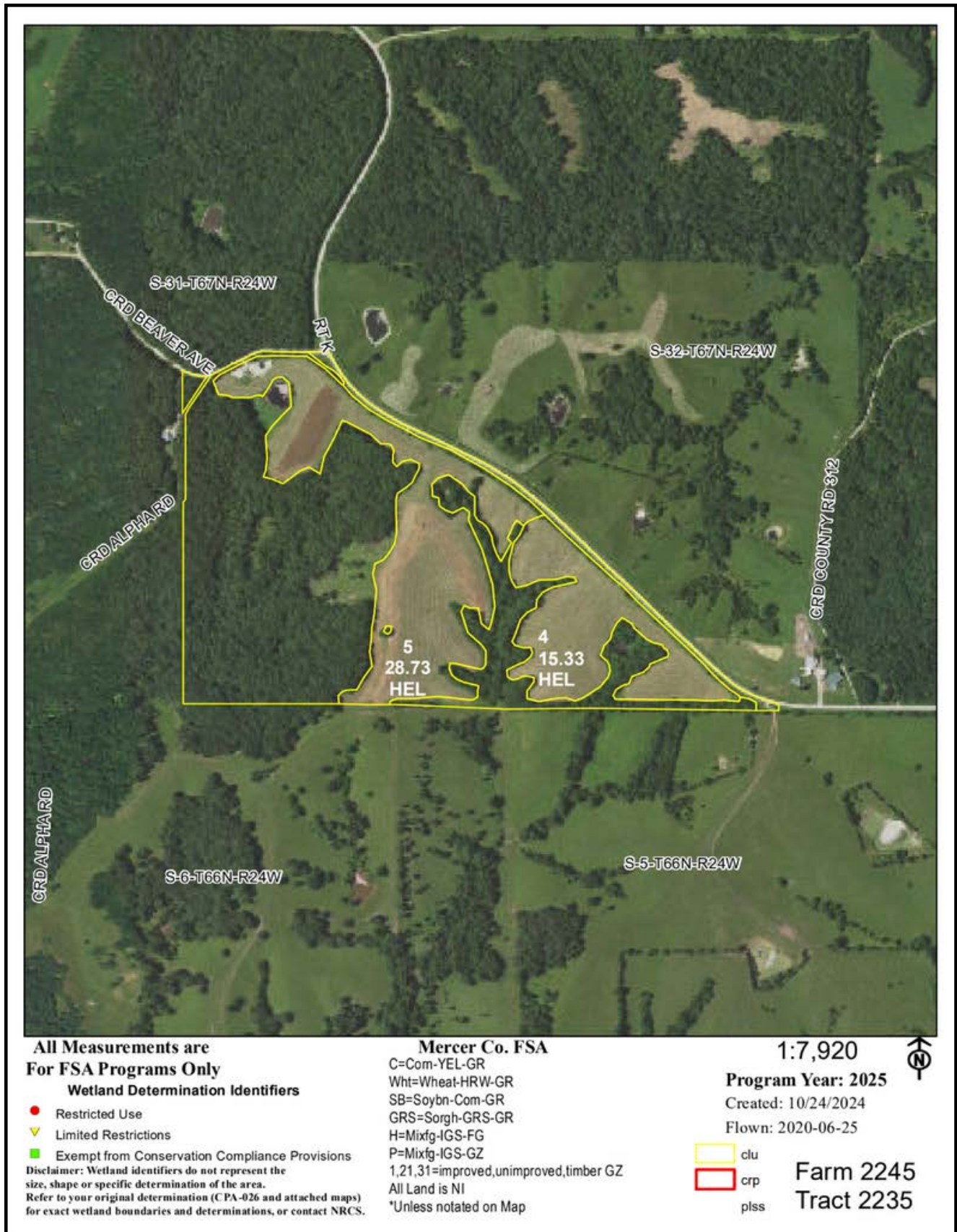
- clu
- crp
- plss

**Farm 2245
Tract 1909**



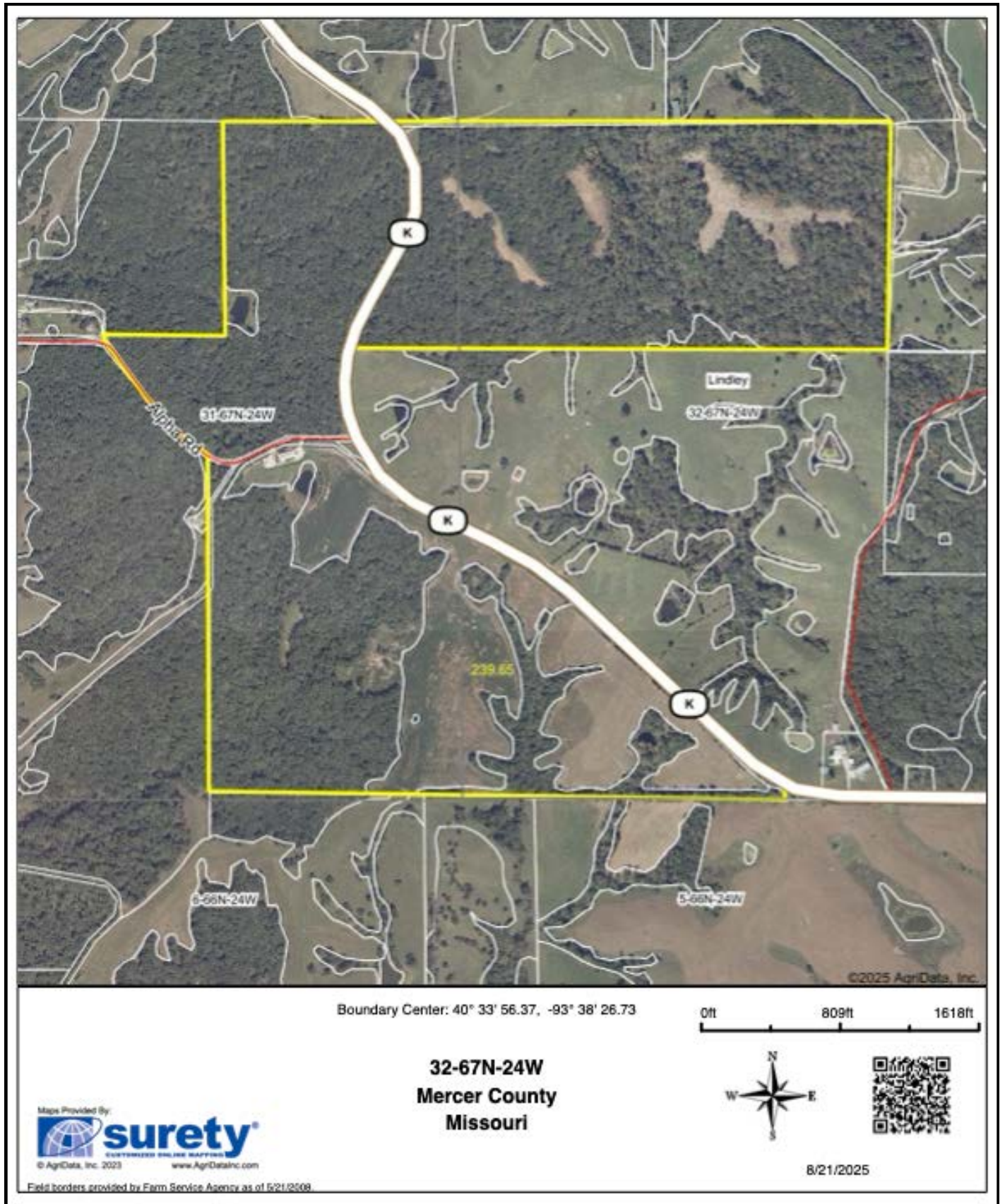
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FSA MAP



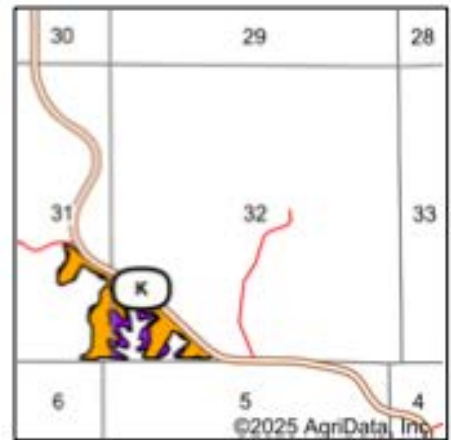
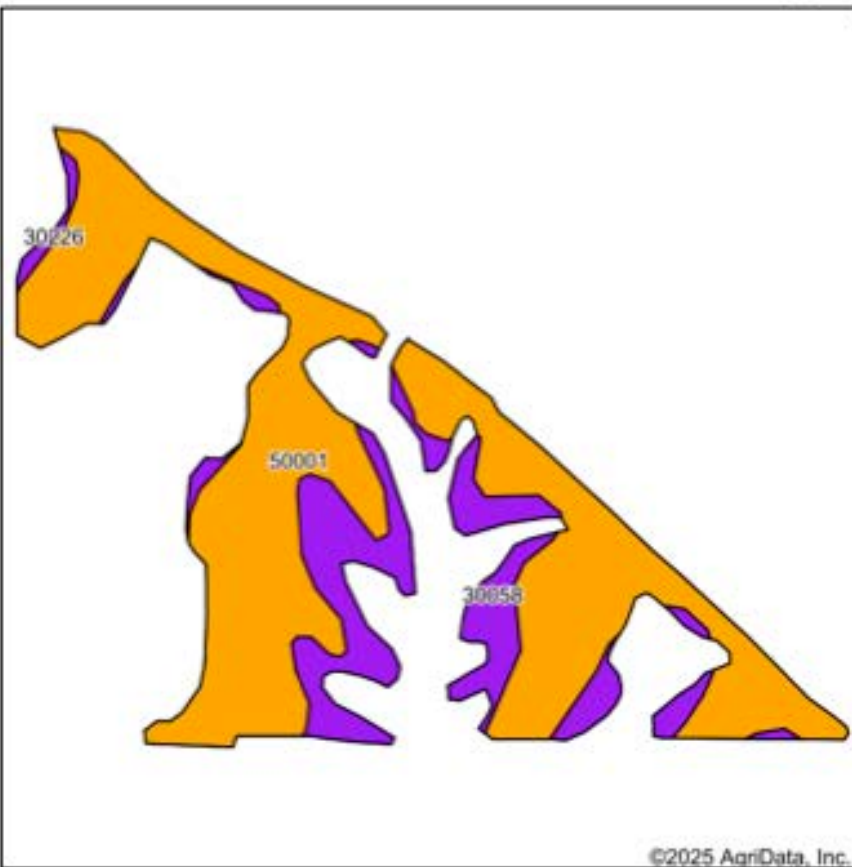
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SURETY MAP



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SOIL MAP



State: **Missouri**
 County: **Mercer**
 Location: **32-67N-24W**
 Township: **Lindley**
 Acres: **38.3**
 Date: **8/21/2025**

Maps Provided By:

 CUSTOMER ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MO129, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	*n NCCPI Overall
50001	Armstrong loam, 5 to 9 percent slopes, eroded	28.70	74.9%		> 6.5ft.	Somewhat poorly drained	IIIe	68
30058	Gara loam, 14 to 18 percent slopes, moderately eroded	6.73	22.8%		> 6.5ft.	Well drained	VIe	62
30226	Winnegan loam, 14 to 35 percent slopes	0.87	2.3%		> 6.5ft.	Moderately well drained	VIe	18
Weighted Average							3.75	*n 65.5

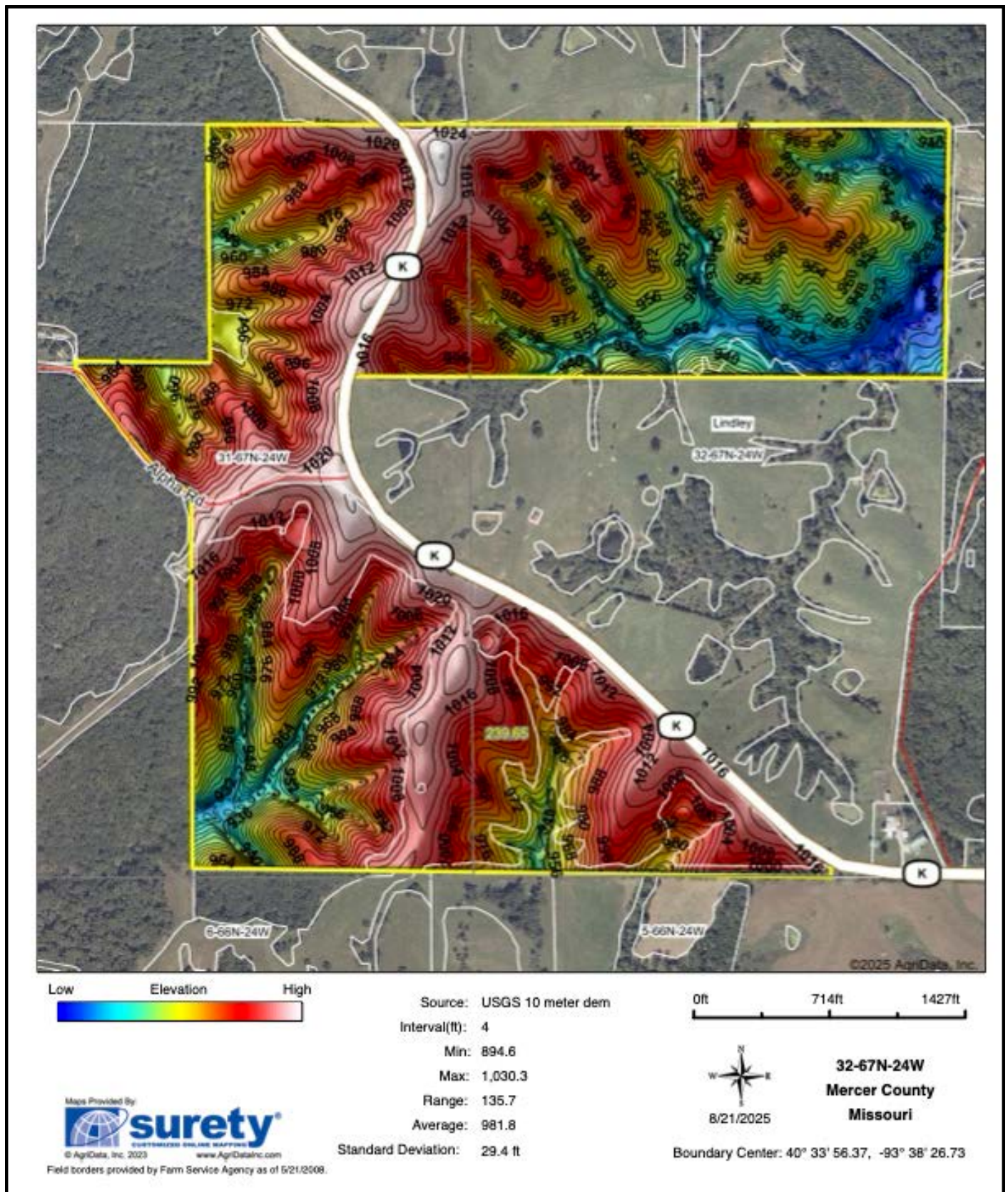
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method



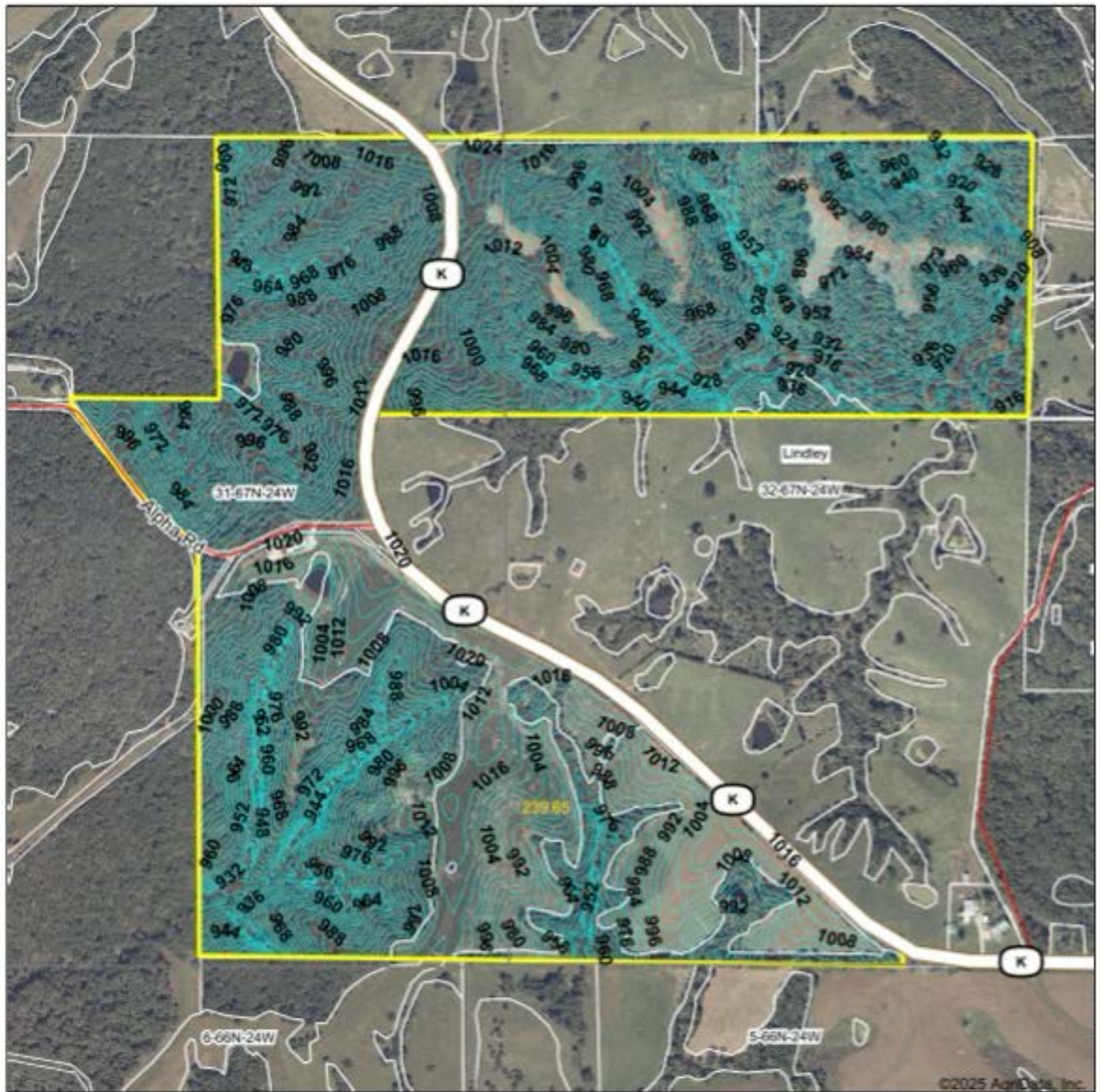
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TOPOGRAPHY HILLSHADE



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TOPOGRAPHY CONTOURS



Source: USGS 10 meter dem

Interval(ft): 4.0

Min: 894.6

Max: 1,030.3

Range: 135.7

Average: 981.8

Standard Deviation: 29.4 ft

0ft 744ft 1488ft



8/21/2025

32-67N-24W
Mercer County
Missouri

Boundary Center: 40° 33' 56.37, -93° 38' 26.73



Field borders provided by Farm Service Agency as of 5/21/2008



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PHOTOS



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PHOTOS



BROKER INFORMATION

GLEN SALOW

Broker: IA & MO



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