

**250+/- acres PRIME Hunting, Hay &
Pasture - Mercer, MO**
Coyote Place
Mercer, MO 64661

\$1,125,000
250± Acres
Mercer County



250+/- acres PRIME Hunting, Hay & Pasture - Mercer, MO
Mercer, MO / Mercer County

SUMMARY

Address

Coyote Place

City, State Zip

Mercer, MO 64661

County

Mercer County

Type

Farms, Hunting Land, Ranches, Recreational Land,
Undeveloped Land, Timberland

Latitude / Longitude

40.50143 / -93.43578

Acreage

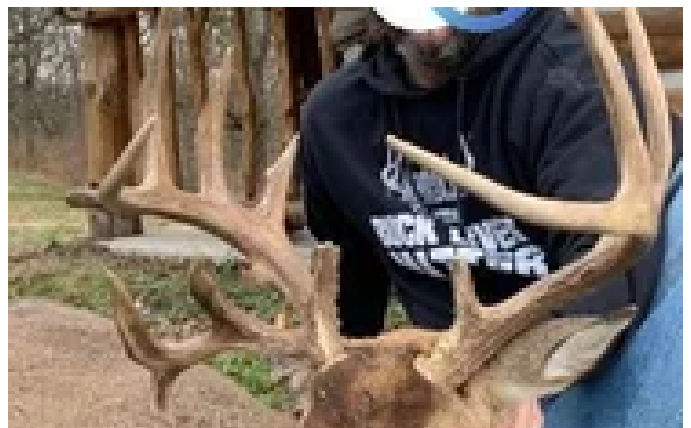
250

Price

\$1,125,000

Property Website

<https://mossyoakproperties.com/property/250-acres-prime-hunting-hay-pasture-mercero-mercero-missouri/25178/>



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PROPERTY DESCRIPTION

This is Big Buck Country in Mercer County!... Currently in Hay, Pasture(could be farmed) and Hunting consisting of 250+/- acres just NE of Mercer, Missouri just south of Iowa Line.

SELLER WILL CONSIDER OWNER FINANCING!!!

This property offers tremendous deer hunting, rolling hills, small bottom area along creek, Many locations for food plots and plenty of mixed timber, bedding and cover for all the wildlife. You will find this acreage has all the deer, turkey, small game and fishing on and around property you want. It currently is being hayed and pastured ny owner 6 months of the year and left for hunting the remainder of the year. This farm has endless potential from the hunting to income. Access to this farm is at the end of a dead end road, that has already been paid by owner to be done this spring and will be maintained up to the gates by the county after its built according to the seller... So much to say about this farm but too much to list.

Call Brandon for more info and schedule a showing today!!

This listing is 1 of 2 tracks listed by the family, other listing is 160+/- acres also listed in Mercer County. All deer pics have came from these 2 farms or owners surrounding farms! These farms sit less than 1/2 to 3/4 mile apart!!

Call or Text Brandon TODAY!! [660-654-4617](tel:660-654-4617)

*Potential rent Income of up to \$22-25,000 if put into crop production

*Hunting Lease Income \$10,500 (is a year to year lease)

*Great Hunting

*Income

*Timber & Draws - Never Logged

*Stocked Ponds

*Excellent Fencing

*Monster Whitetail Bucks

*Great Neighbors

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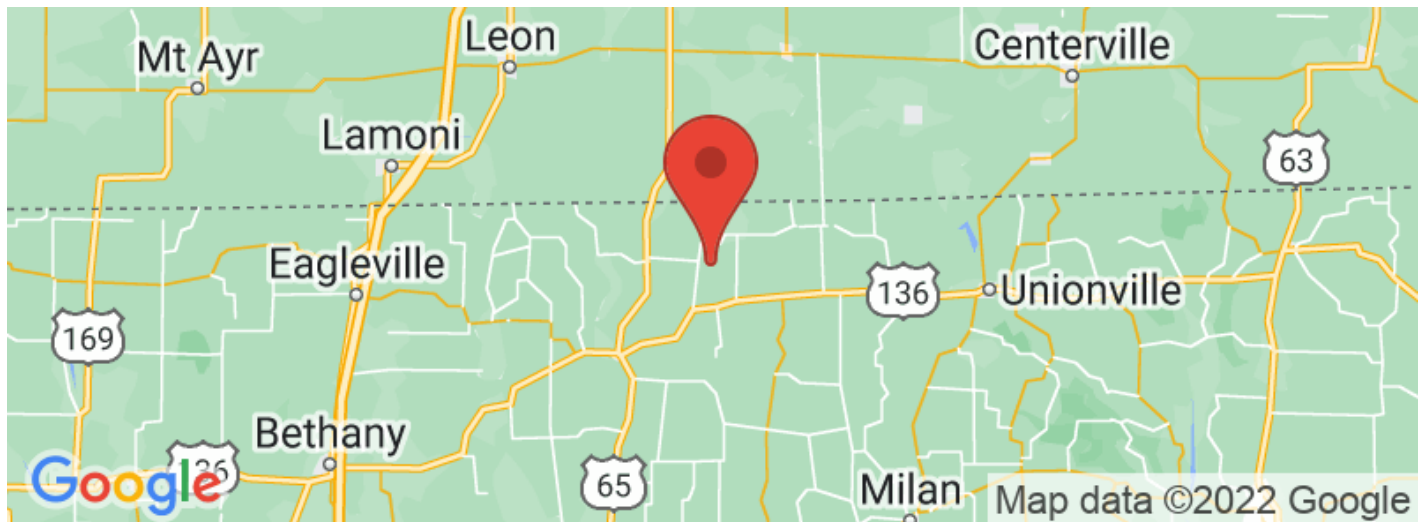
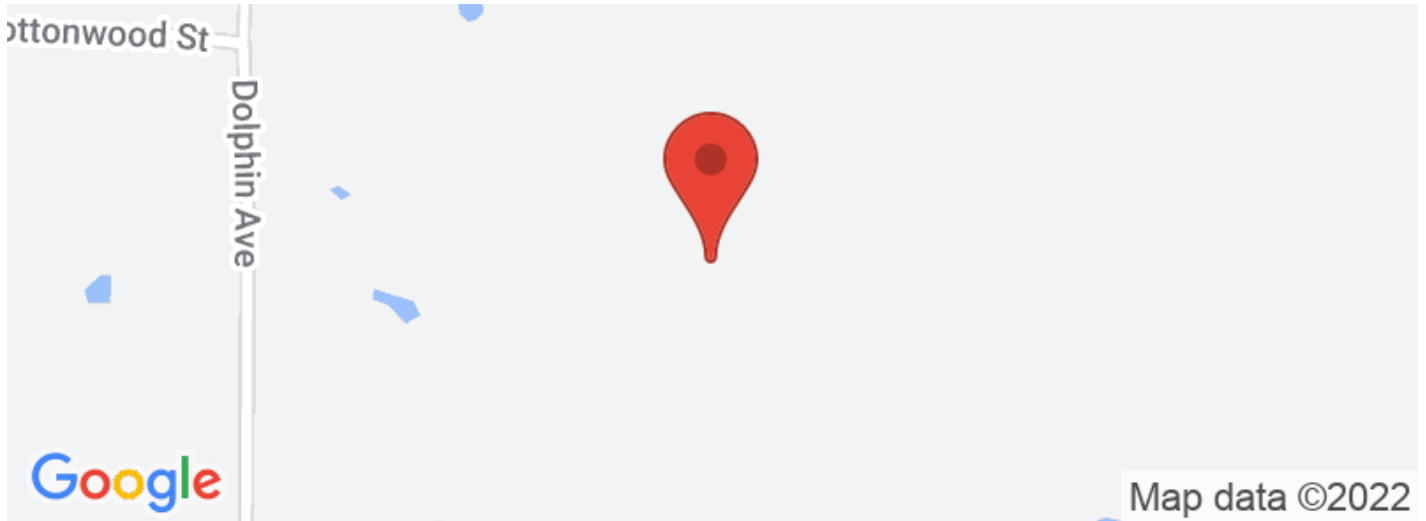
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Locator Maps



250+/- acres PRIME Hunting, Hay & Pasture - Mercer, MO
Mercer, MO / Mercer County

Aerial Maps



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Mercer, MO / Mercer County

LISTING REPRESENTATIVE

For more information contact:



IMAGE NOT AVAILABLE

Representative

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Address

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City / State / Zip

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NOTES

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Woods N Water Land Co
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