

**160+/- acres of Pasture/Hunting Mercer  
County  
Bobcat Street  
Mercer, MO 64661**

**\$688,000**  
**160± Acres**  
**Mercer County**



## 160+/- acres of Pasture/Hunting Mercer County Mercer, MO / Mercer County

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### **SUMMARY**

**Address**

Bobcat Street

**City, State Zip**

Mercer, MO 64661

**County**

Mercer County

**Type**

Ranches, Hunting Land, Farms, Timberland

**Latitude / Longitude**

40.51390 / -93.44669

**Acreage**

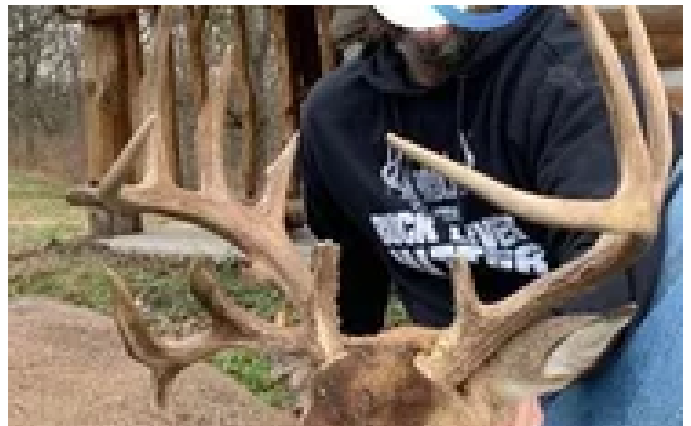
160

**Price**

\$688,000

**Property Website**

<https://mossyoakproperties.com/property/160-acres-of-pasture-hunting-mercercounty-mercermissouri/25181/>





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### **PROPERTY DESCRIPTION**

This is Big Buck Country in Mercer County. Acreage is currently in Pasture(could be farmed) and Hunting consisting of 160+/- acres.

Located NE of Mercer, Missouri just south of Iowa Line. 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 all the deer, turkey, small game and fishing on and around property you want. Currently being pastured by owner 6-9 months of the year and left for hunting the remainder of the year. This farm has endless potential from potential building site, could be farmed, the hunting. Gravel road access just off hwy. Has cattle barn and working area, electric and water available at barn site. To much to list, call and schedule a showing today!!

This listing is 1 of 2 tracks listed by family, other listing is 250+/- 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)

Rent Potential if turned into row crop \$12,000 - 13,500 with a little clean up could up the income with more acres farmed

Hunting Lease \$5-6000

\*Great Hunting

\*Could be put into row crop then crp

\*Timber & Draws

\*Stocked Ponds

\*Excellent Fencing

\*Monster Whitetail Bucks & Turkey

\*Great crappie fishing pond

\*Great Neighbors

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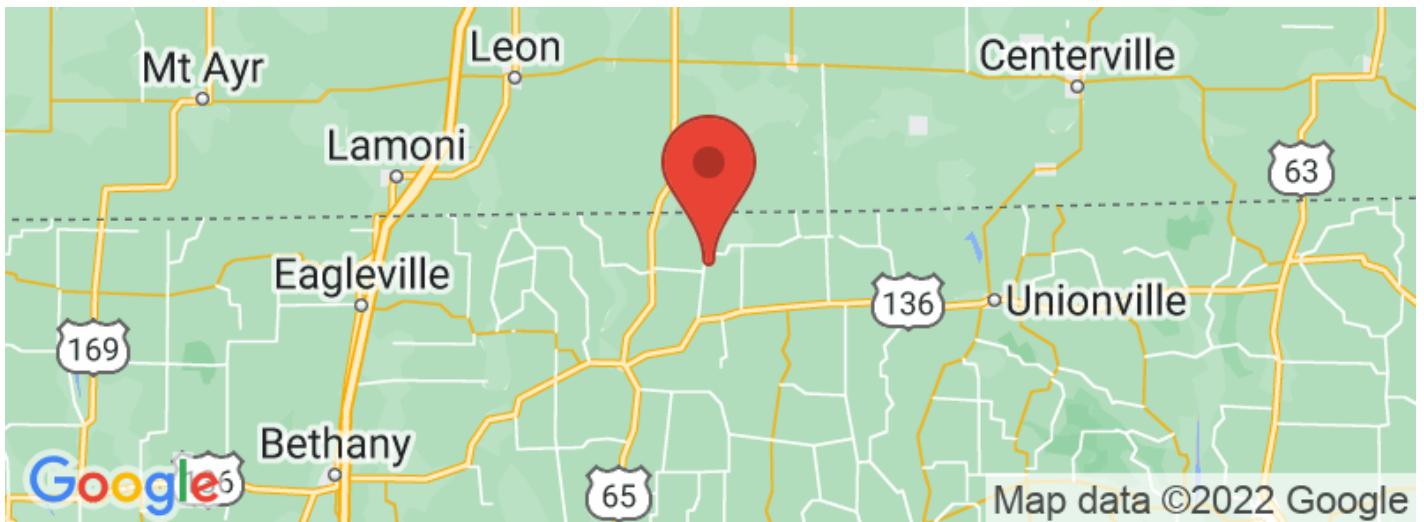
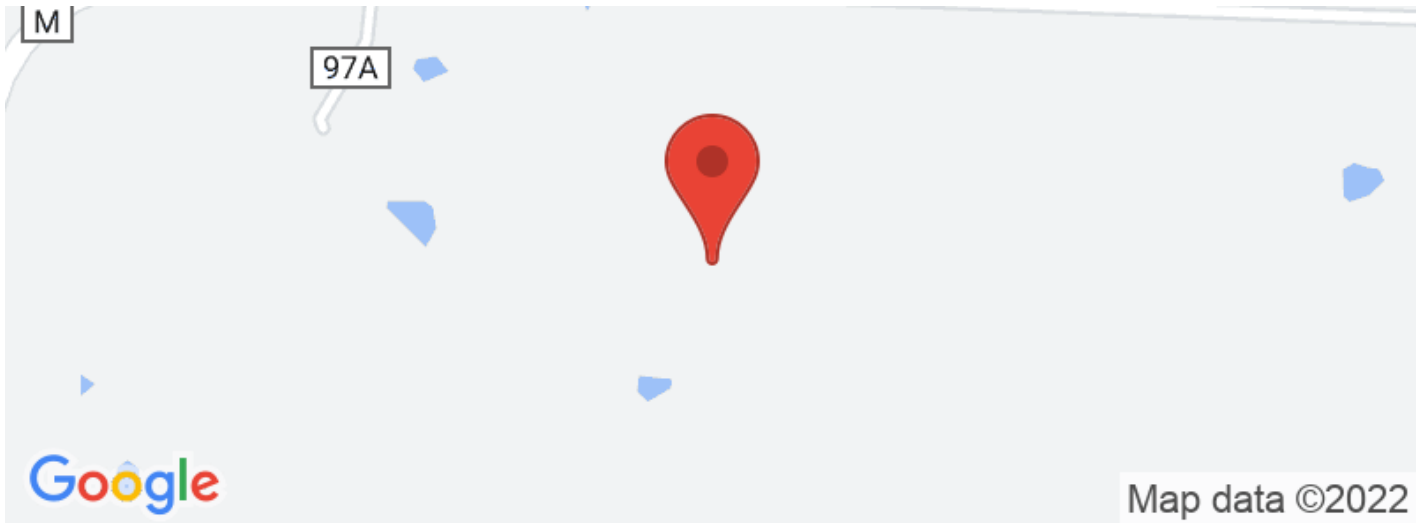




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## Locator Maps





160+/- acres of Pasture/Hunting Mercer County  
Mercer, MO / Mercer County

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## Aerial Maps



**160+/- acres of Pasture/Hunting Mercer County  
Mercer, MO / Mercer County**

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**LISTING REPRESENTATIVE**

For more information contact:



IMAGE NOT AVAILABLE

**Representative**

Brad Morrison

**Mobile**

(816) 922-9675

**Office**

(816) 259-5104

**Email**

b Morrison@mossyoakproperties.com

**Address**

3709 A Mitchell Avenue

**City / State / Zip**

Saint Joseph, MO 64508

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**NOTES**

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## NOTES

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## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

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**Mossy Oak Properties Woods N Water Land Co**  
**3709A Mitchell Avenue**  
**St. Joseph, MO 64507**  
**(816) 259-5104**

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