



## MERCER COUNTY, MO

**127 +/- Acres**

127 +/- acres of prime northern Missouri farmland and hunting ground located near Newtown in Mercer County. This well-balanced tract offers both income and recreation in a highly sought-after area known for big whitetail deer.

Approximately 96 acres are tillable and currently under a cash rent lease at \$140/acre through 2026, providing steady annual income. The balance is timber and wildlife habitat, with an elevated hunting blind already in place. Two small ponds add water sources and recreational appeal.

Electric and county water are available at the road, making it convenient for future building or cabin use. The property sits in the heart of big deer country and also supports a strong turkey population, making it a solid investment for farmers, hunters, and land buyers alike.



**BOB NICHOLS**

CELL: (314) 713-0689

OFFICE: (636) 528-9500

BOB@AGRILANDCO.COM



**ASHLEY NICHOLS**

CELL: (314) 713-1286

OFFICE: (636) 528-9500

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