



# LAND AUCTION

CENTURY 21  
Team Elite



## 233.2 AC± | 2 TRACTS | MERCER CO, MO

**AUCTION:** LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM)  
**AUCTION DATE:** 5/17/22 | **AUCTION TIME:** 10:00 AM  
**AUCTION LOCATION:** COUNTRY WOOD  
707 GRANT ST | PRINCETON, MO 64673

Commodity prices are at historic high values and tillable land is becoming harder to find. These Mercer Co, MO tracts totaling 233.2 acres have the potential for nearly 190 (nearly 80%) acres tillable to be planted in the fall of 2022 or spring of 2023. Very clean CRP contracts are expiring September of 2022 and these acres are ready to be converted to tillable acres or pasture. Capitalize on the high commodity prices and get these acres back into production. Tillable acres carry an NCCPI of 66.1 and contain Gara loam, Nodaway-Humeston-Vigar complex and Armstrong loam soils.

In addition to the income-producing acres, the farm is also a wildlife paradise located just a few miles from the Iowa line in the well-known Mercer County, Missouri. There is a reason multiple outdoor hunting personalities own property and hunt in Mercer County. The ability to purchase over-the-counter licenses as a nonresident hunter is a big draw for the Missouri of counties that border Iowa. Don't let the amount of cover fool you, this farm has produced several big bucks through the years. Turkeys, pheasants and quail are abundant on the property as well. The stocked pond gives a good water source for wildlife as well as good recreation opportunities for fishing. The farm will be offered in 2 tracts.



### TRACT 1: 205.44 +/- ACRES

Tract 1 consists 205.44 acres with 161.1 acres in CRP expiring in September 2022. This well-maintained CRP could be put back into row crop production or pasture or could be a combination of row crop, food plots, and bedding cover depending on the amount of farm income you desire. It will be a blank slate to develop and manage how you want. This tract also has a newer cabin in excellent condition with all amenities including fiber internet along the road. There is a new storage building and a finished building that is used yearly as a cookhouse that could easily be used as a bunkhouse or extra space for more guests. You will not find a better turn-key deer camp than what this property provides. Enjoy it without all the high construction costs.

**Tract #:** Tract 1  
**Deeded acres:** 205.44 acres  
**FSA Farmland Acres:** 161.1 acres  
**DCP Cropland Acres:** 161.1 acres  
**Soil Types:** Gar loam, Nodaway-Humeston-Vigar complex, Adair loam, Armstrong loam  
**Soil PI/NCCPI/CSR2:** NCCPI 65.6

**CRP Acres/payment:** 161.1 acres expires 9/22  
**Taxes:** \$714.00  
**Lease Status:** Open Tenancy for 2022 crop year following CRP expiration  
**Possession:** Immediate possession  
**Survey needed?:** No survey needed  
**Brief Legal:** S32/31 T64N R22W Mercer Co, MO



### TRACT 2: 27.76 +/- ACRES

Tract 2 is 27.76 acres and is currently rented for pasture until March 1, 2023. These acres can be easily converted to tillable acres as well. A nice metal building is located on the property and the property has separate water and electricity with fiber internet also running along the road. This would be a great building site for a home in the country located in the Princeton School District. Buy one or both and keep the whole farm together.

**Tract #:** Tract 2  
**Deeded acres:** 27.76 acres  
**FSA Farmland Acres:** 21.6 acres  
**DCP Cropland Acres:** 21.6 acres  
**Soil Types:** Armstrong loam, Gara loam  
**Soil PI/NCCPI/CSR2:** NCCPI 67.6  
**CRP Acres/payment:** none

**Taxes:** \$127.19  
**Lease Status:** Open Tenancy for 2022 crop year  
**Possession:** Immediate possession subject to current tenants rights for 2021  
**Survey needed?:** No survey needed  
**Brief Legal:** S31 T64N R22W Mercer Co, MO

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