



MISSOURI Land & Farm

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**376 Acres of Tillable Hill Ground &
Hunting with/ 4.13%Return!!**

Fireworks Ave, Princeton, MO 64673

Mercer County

\$1,128,000



CONTACT:



JEFFREY QUINN

Broker

660-734-3925

jquinn@missourilandandfarm.com

This 376 acre farm located in Princeton, MO has something for everyone.

248 open acres comprised mainly of rolling hill ground with established waterways gives good diversity.

This farm is cash rented for the next 5 years ending in the fall of 2024 for \$40,920 annually. This tract offers sizeable returns. (Hill Ground is rented at \$165/Acre)

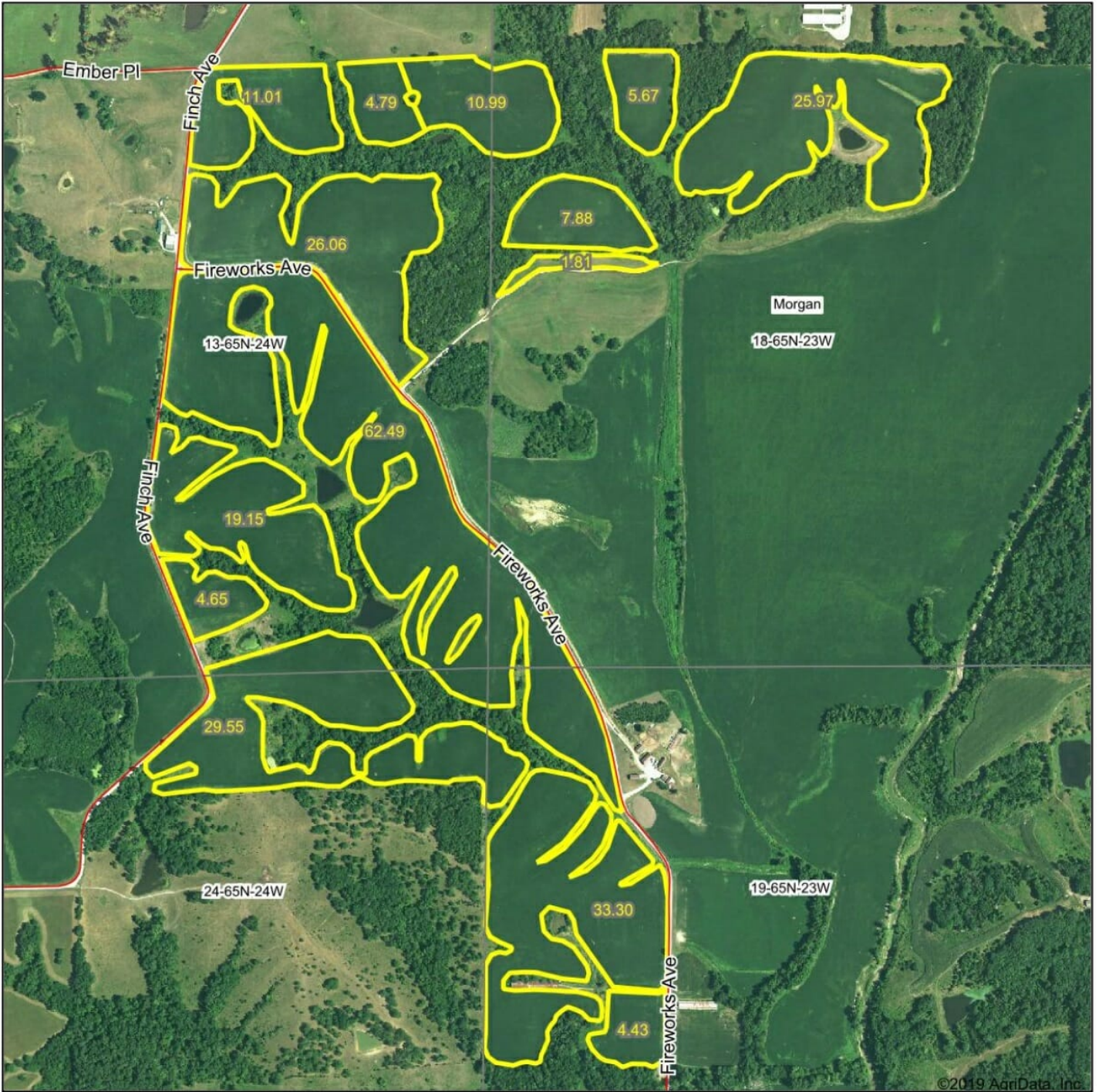
There are multiple access points for machinery as this farm offers great road frontage.

Excellent Whitetail, Turkey, and Game bird opportunities and hunting leases can offer an additional \$5,640 in income.

\$46,560 total possible income and 4.13% return through 2024

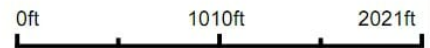
If you're interested in this great tillable tract call Jeff Quinn 660-734-3925

Aerial Map

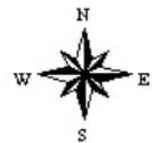


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Map Center: 40° 25' 40.27, -93° 32' 7.05



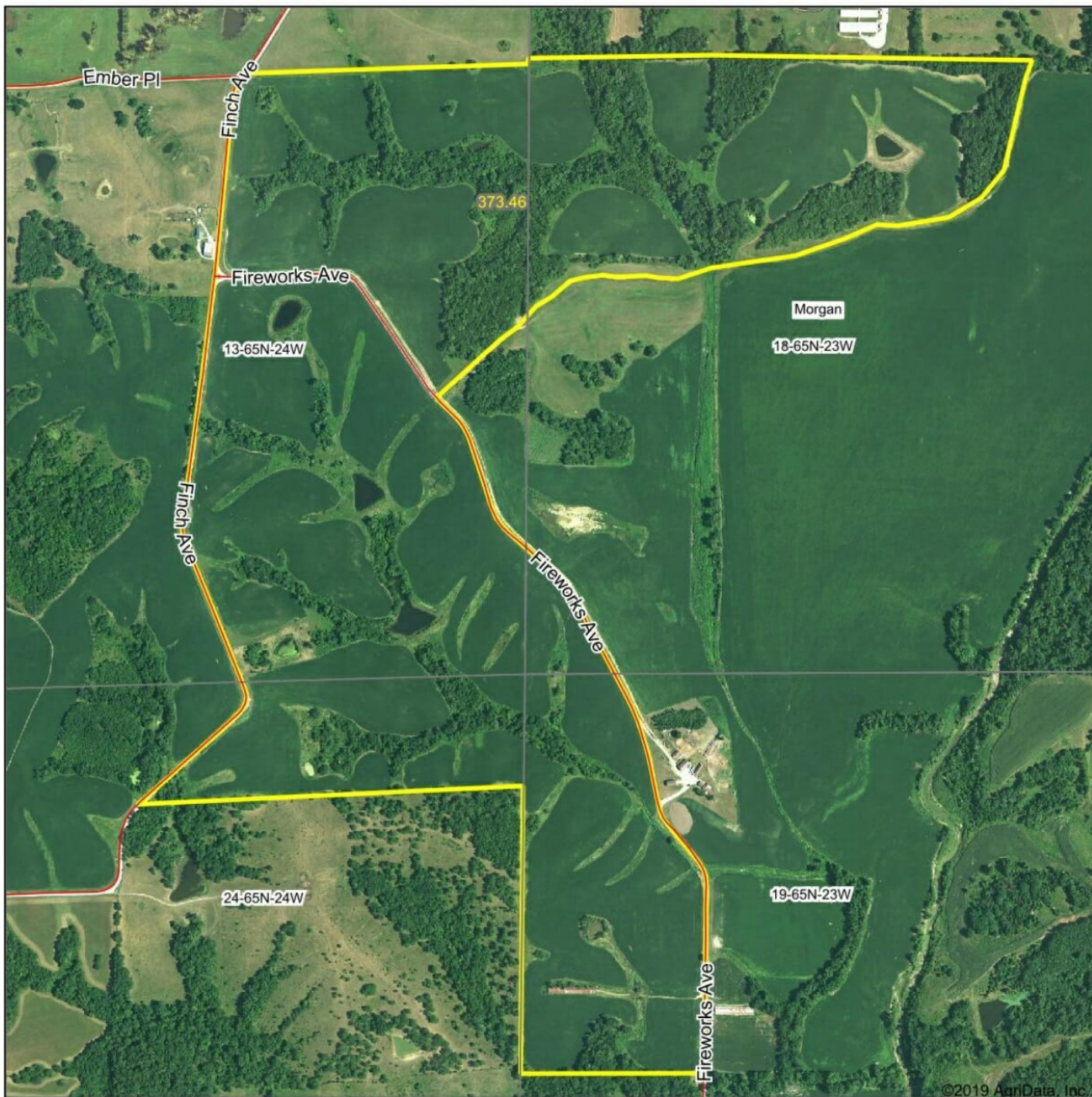
18-65N-23W
Mercer County
Missouri



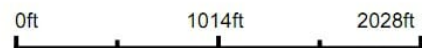
12/12/2019

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Aerial Map



Map Center: 40° 25' 40.35, -93° 32' 9.87

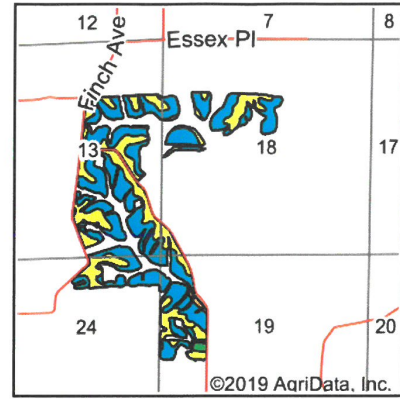
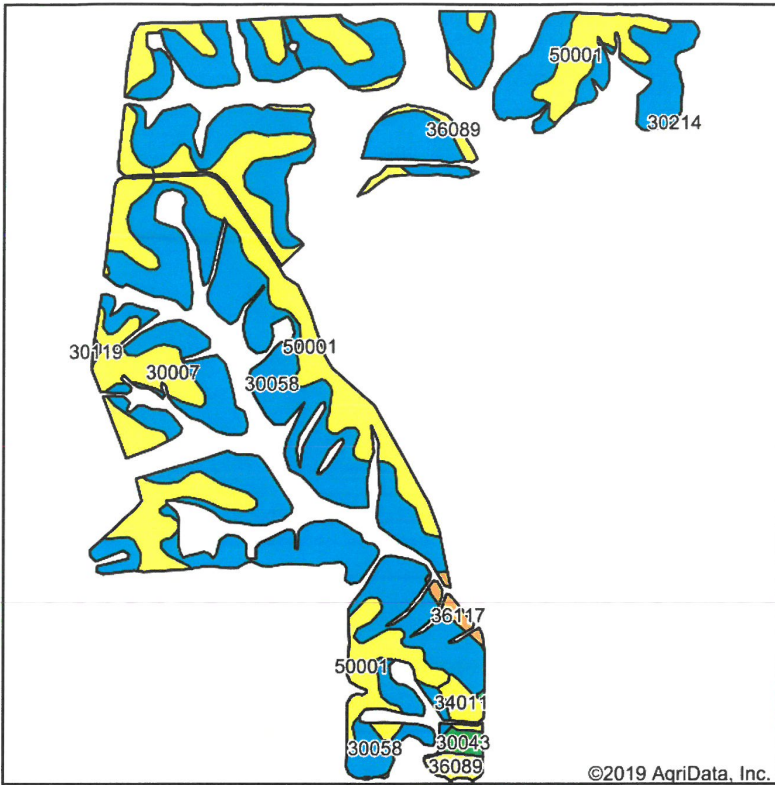


18-65N-23W
Mercer County
Missouri



12/12/2019

Soils Map



State: **Missouri**
 County: **Mercer**
 Location: **18-65N-23W**
 Township: **Morgan**
 Acres: **247.75**
 Date: **12/12/2019**

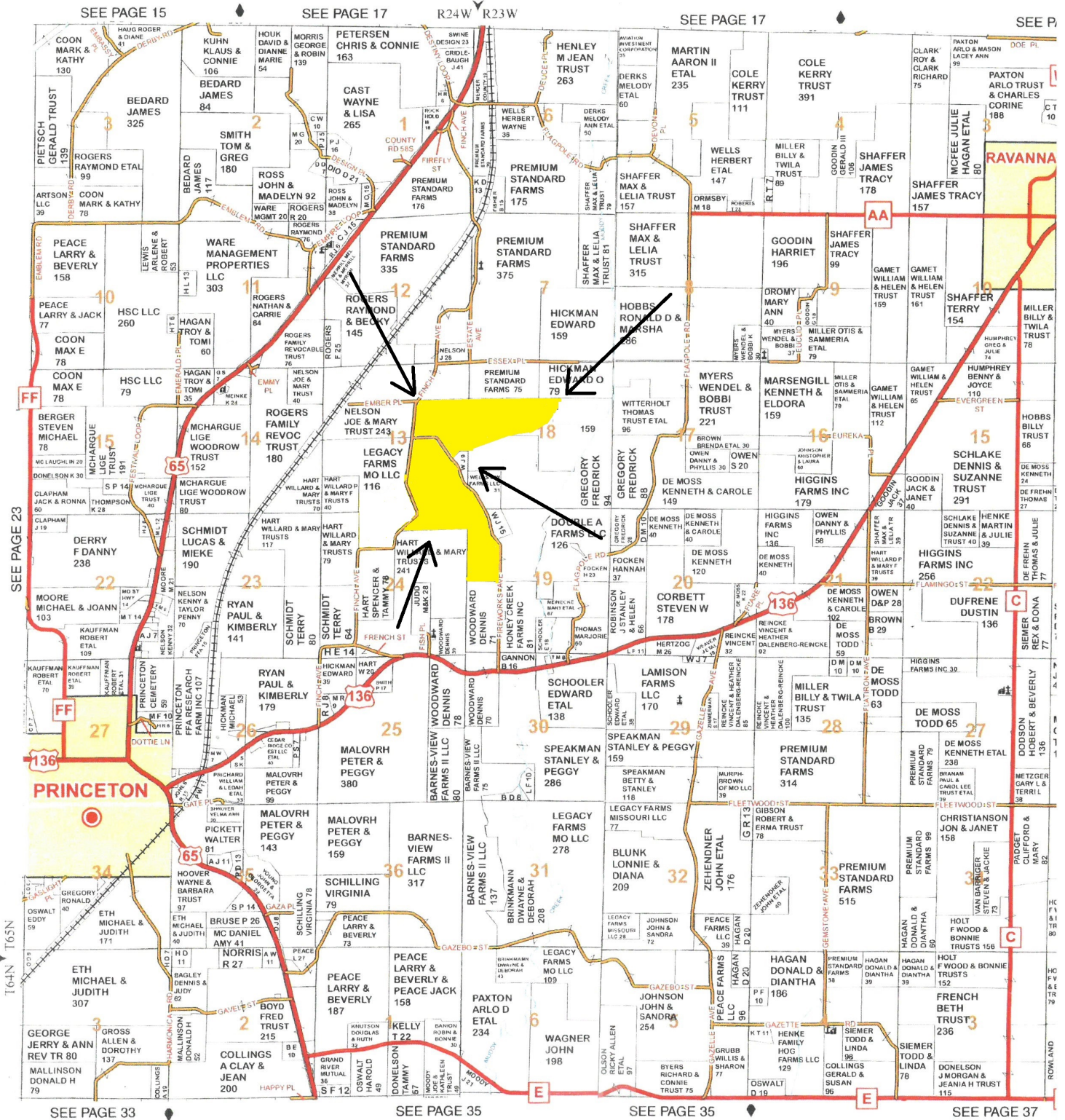


Soils data provided by USDA and NRCS.

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Area Symbol: MO129, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class 'c	Cor n	Common bermudagrass	Orchardgrass red clover	Tall fescue	Warm season grasses	Soybeans	Winter wheat	Grain sorghum	Caucasian bluestem	Alfalfa hay
30058	Gara loam, 14 to 18 percent slopes, moderately eroded	155.82	62.9%		Vle										
50001	Armstrong loam, 5 to 9 percent slopes, eroded	45.48	18.4%		Ille	5	7	8	7	8	2	2	4	8	5
30007	Adair loam, 5 to 9 percent slopes, eroded	34.87	14.1%		Ille		7	8	7	8				8	5
36089	Nodaway-Humeston-Vigar complex, 1 to 6 percent slopes	5.32	2.1%		Illw		7	8	8	10					
34011	Pering silt loam, terrace, 2 to 6 percent slopes	2.60	1.0%		Ille	5	7	8	7	8	2	2		8	5
36117	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	1.74	0.7%		llw										
30043	Caleb-Mystic complex, 5 to 14 percent slopes, eroded	1.73	0.7%		IVe		7	7	7	8				8	6



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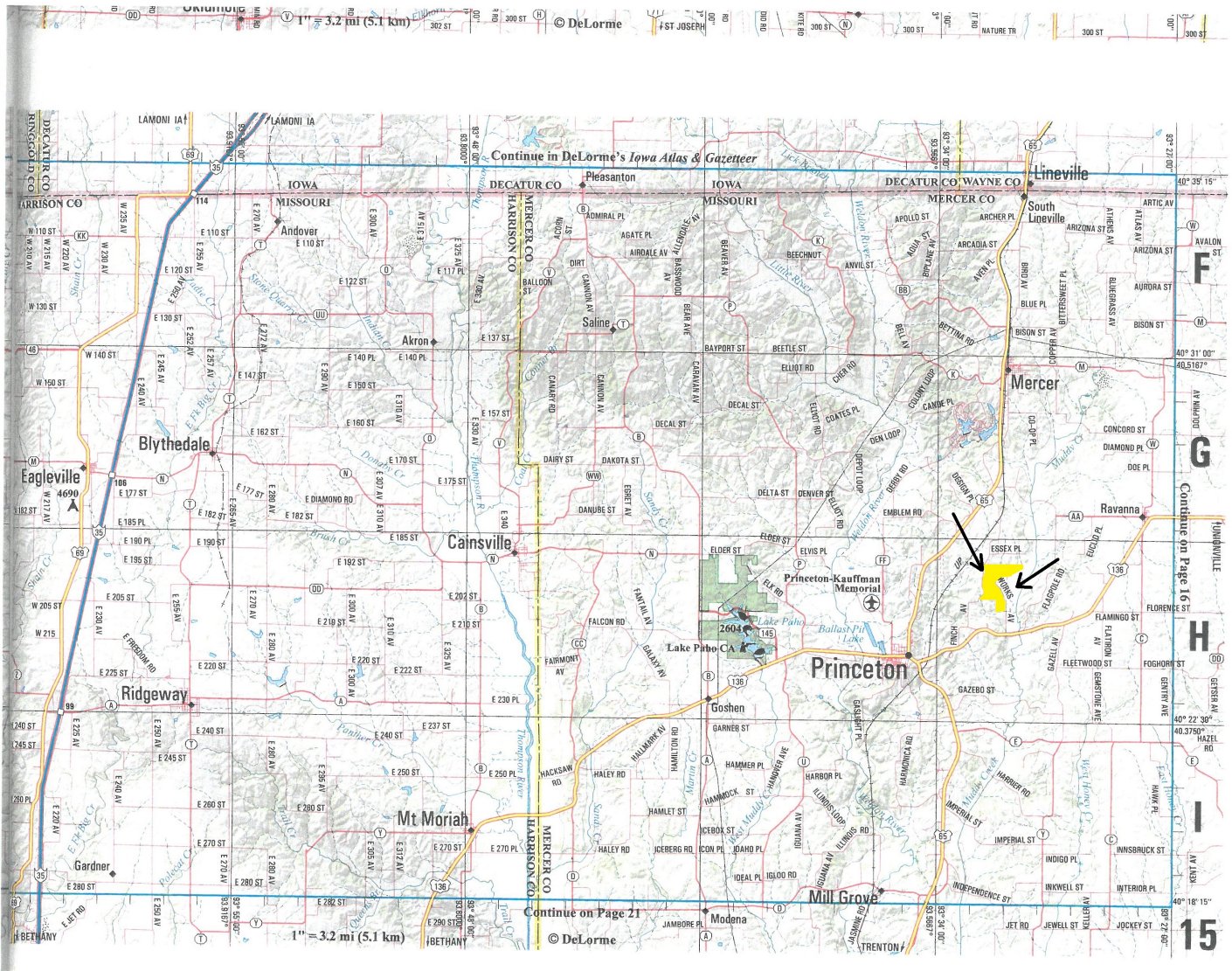
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