



MISSOURI Land & Farm

www.missourilandandfarm.com • Office: 660-258-3185 • Fax: 660-258-2082

**208 Acres of Tillable Hill Ground &
Hunting with/ 4.54%Return!!**
Fireworks Ave, Princeton, MO 64673

Mercer County

\$624,000



CONTACT:



JEFFREY QUINN

Broker

660-734-3925

jquinn@missourilandandfarm.com

This 208 acre farm located in Princeton, MO has something for everyone.

153.5 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 \$25,327.50 annually. This tract offers sizeable returns. (Hill Ground is rented at \$165/Acre)

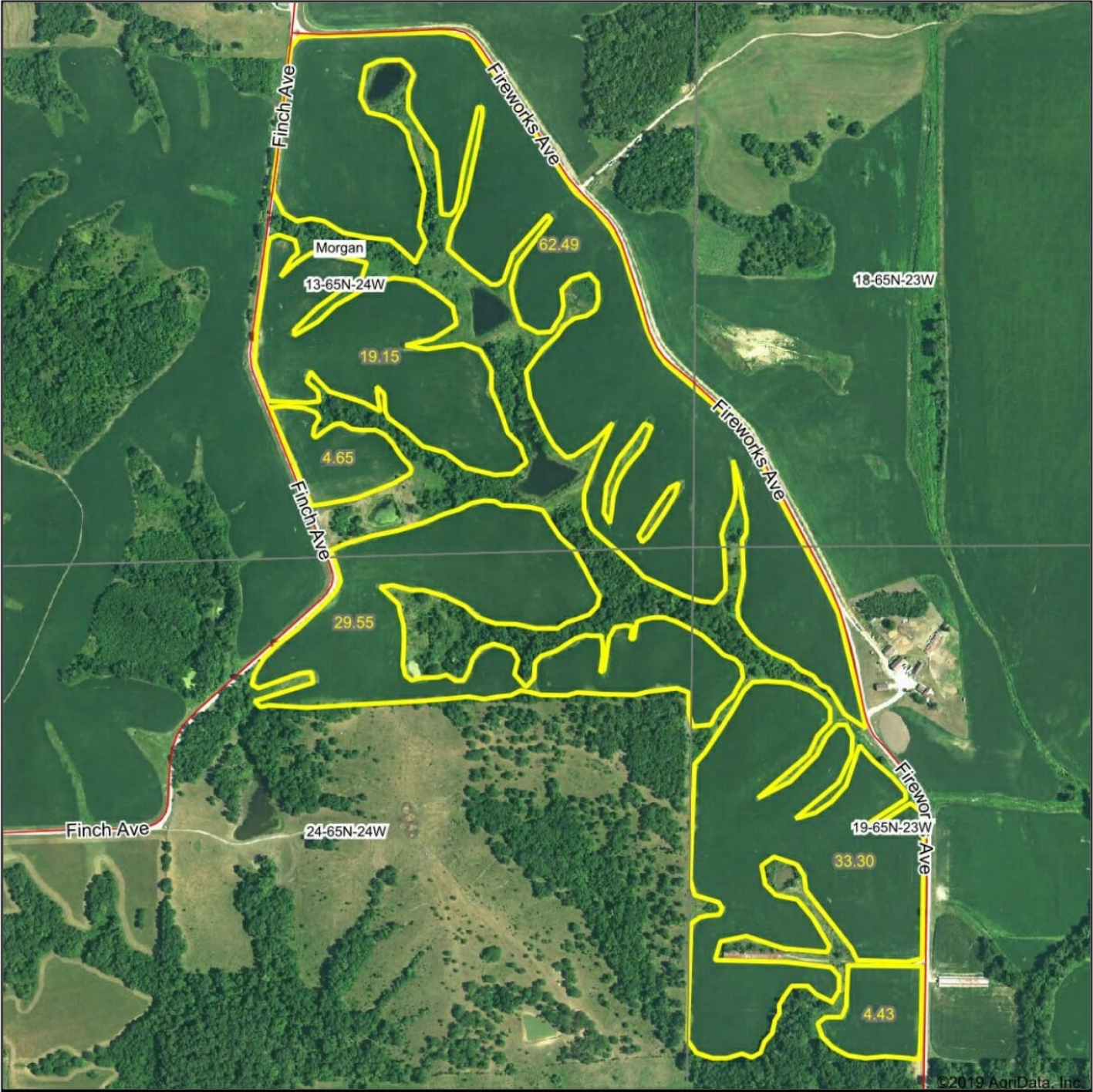
There are multiple access points for machinery as this farm offers great road frontage.

Excellent Whitetail, Turkey, and Game bird opportunities and hunting leases can offer an additional \$3,000 in income.

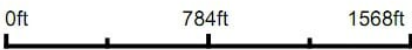
\$28,327.50 total possible income and 4.54% return through 2024

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

Aerial Map



Map Center: 40° 25' 32.51, -93° 32' 21.54

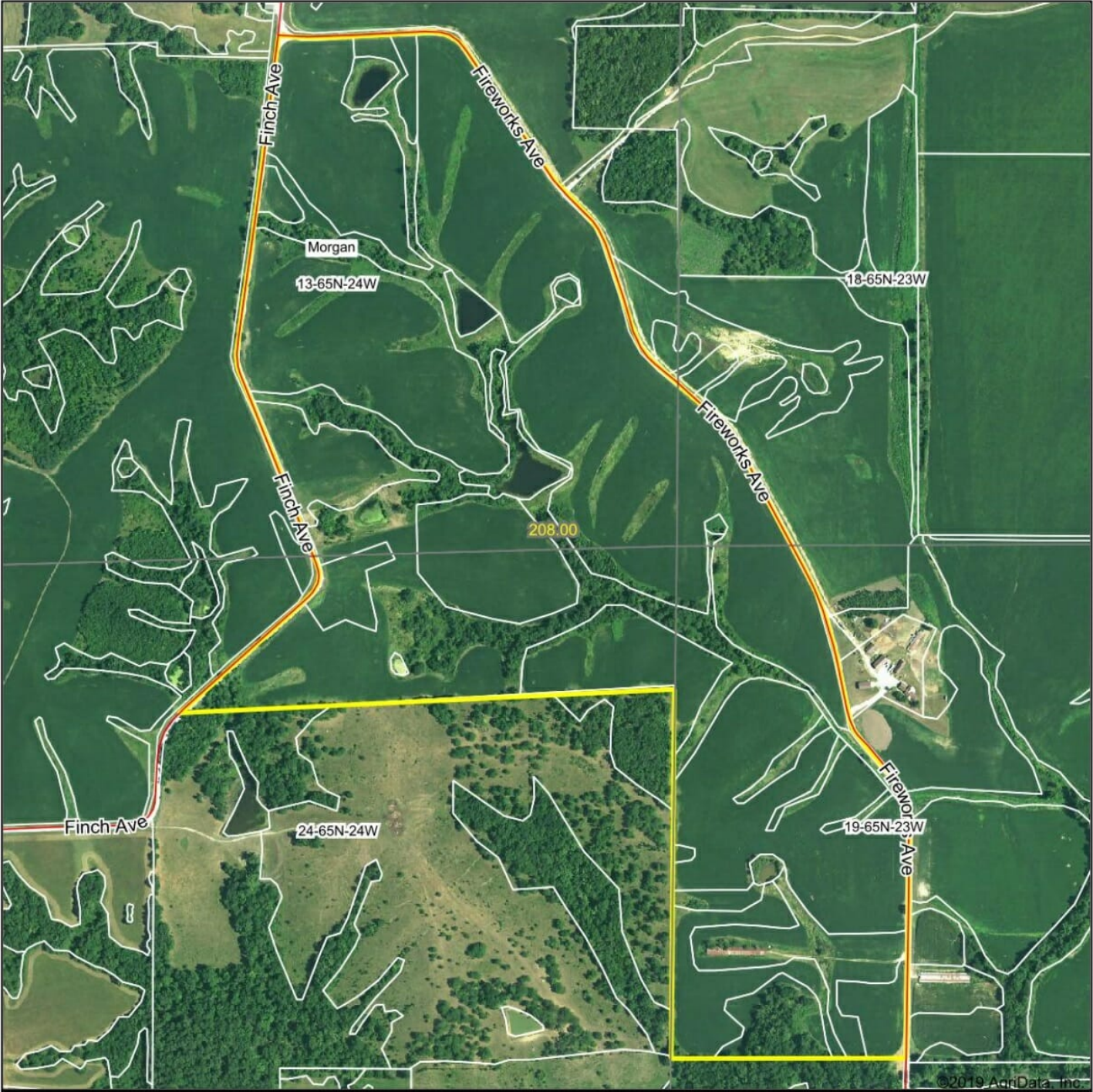


13-65N-24W
Mercer County
Missouri

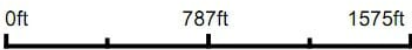


12/10/2019

Aerial Map



Map Center: 40° 25' 32.46, -93° 32' 20.53



13-65N-24W
Mercer County
Missouri

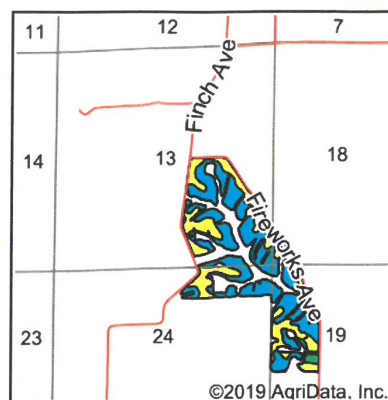
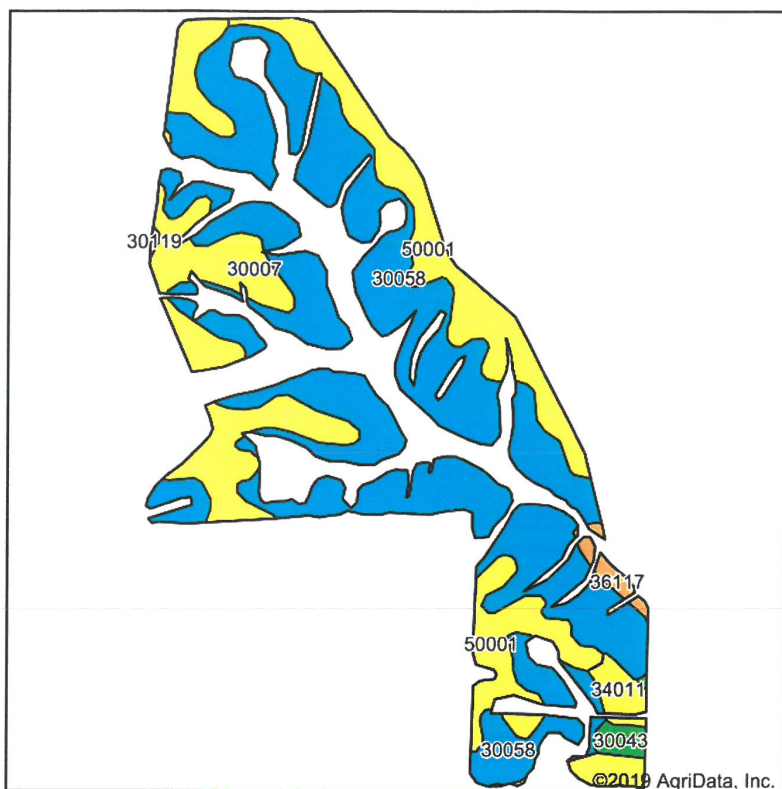


12/12/2019

Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **Missouri**
County: **Mercer**
Location: **13-65N-24W**
Township: **Morgan**
Acres: **153.57**
Date: **12/10/2019**

Maps Provided By

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Soils data provided by USDA and NRCS.

Area Symbol: MO129, Soil Area Version: 19

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