



# MISSOURI Land & Farm

[www.missourilandandfarm.com](http://www.missourilandandfarm.com) • Office: 660-258-3185 • Fax: 660-258-2082

**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](mailto: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.

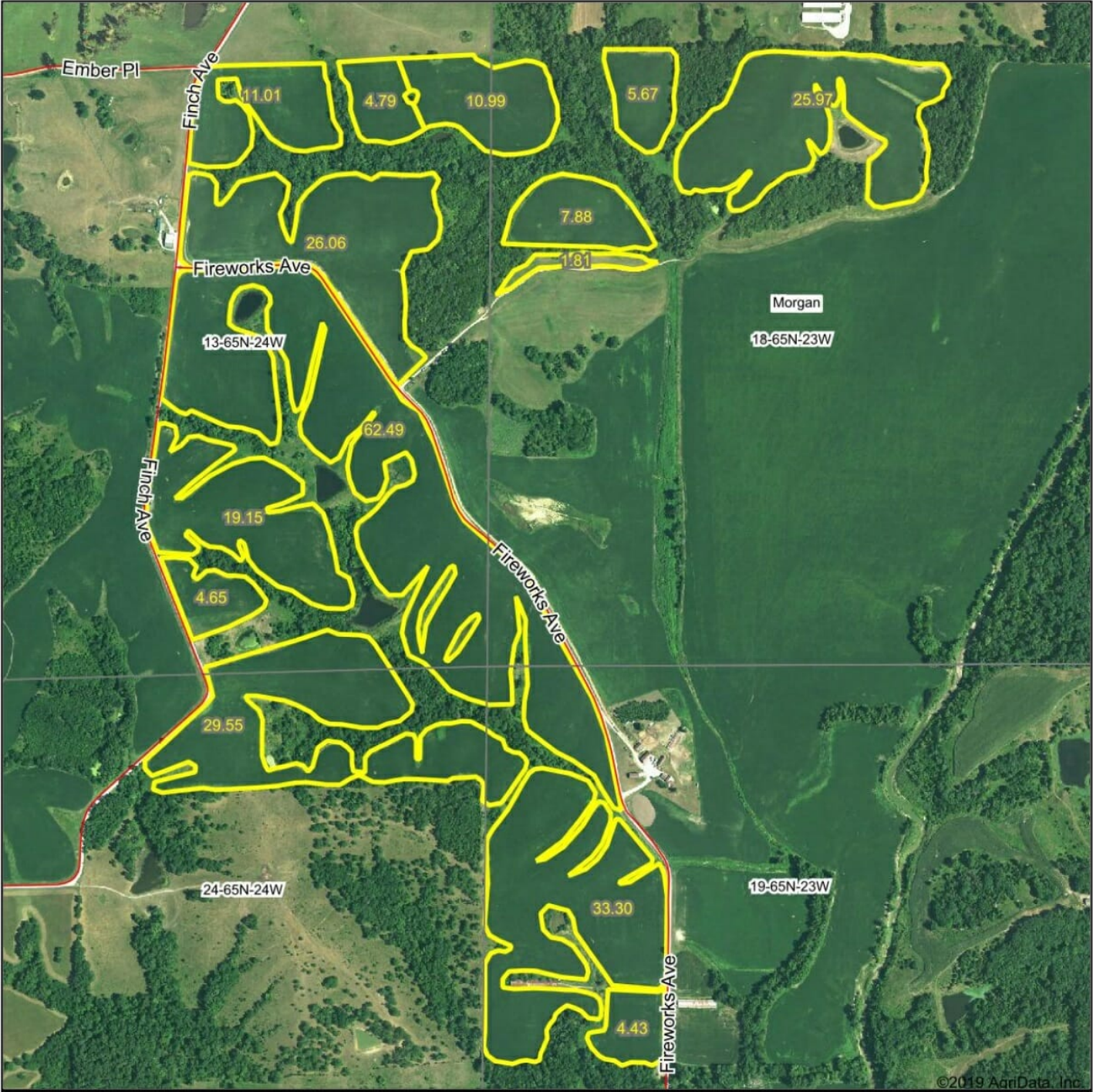
Excellent Whitetail, Turkey, and Game bird opportunities and hunting leases can offer an additional \$5,640 in income.

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

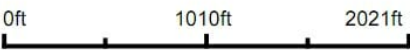
If you're interested in this great tillable tract call Jeff Quinn 660-734-3925



Aerial Map



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



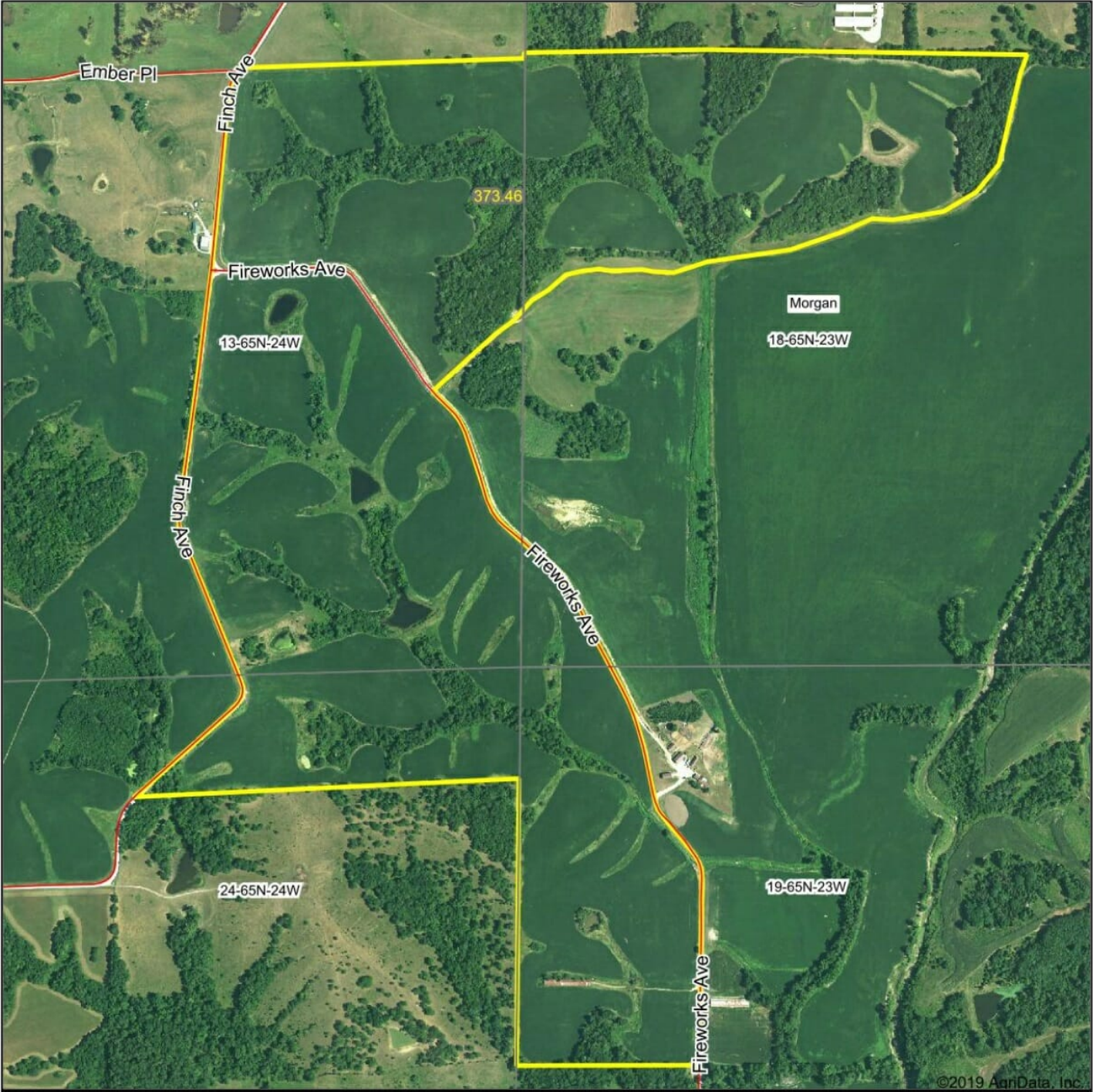
18-65N-23W  
Mercer County  
Missouri



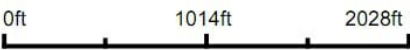
12/12/2019



Aerial Map



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



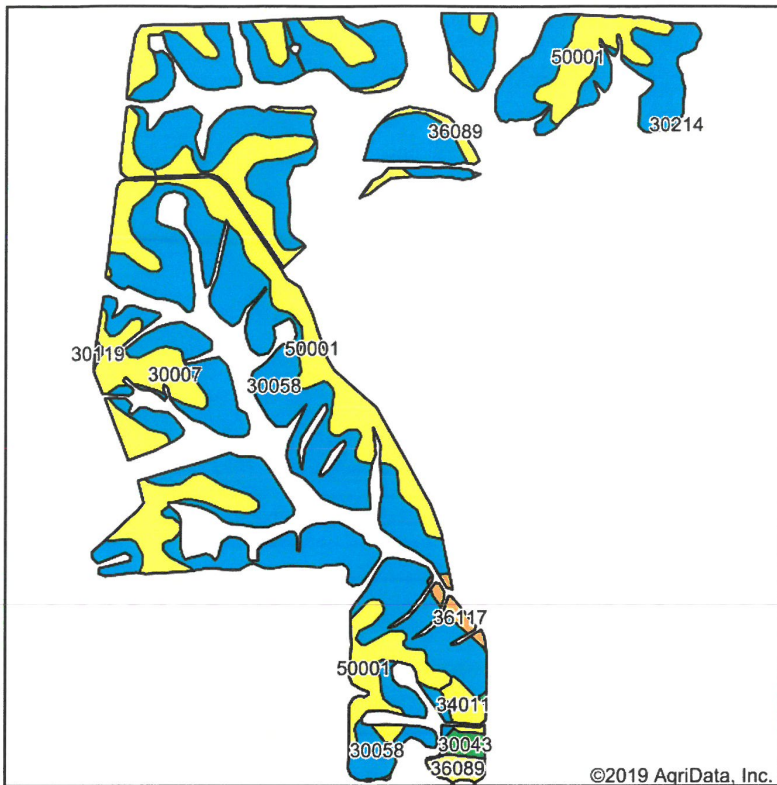
18-65N-23W  
Mercer County  
Missouri



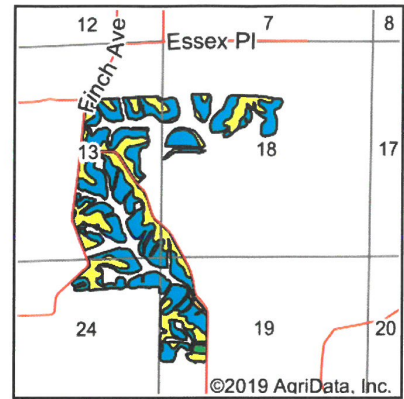
12/12/2019



## Soils Map



Soils data provided by USDA and NRCS.



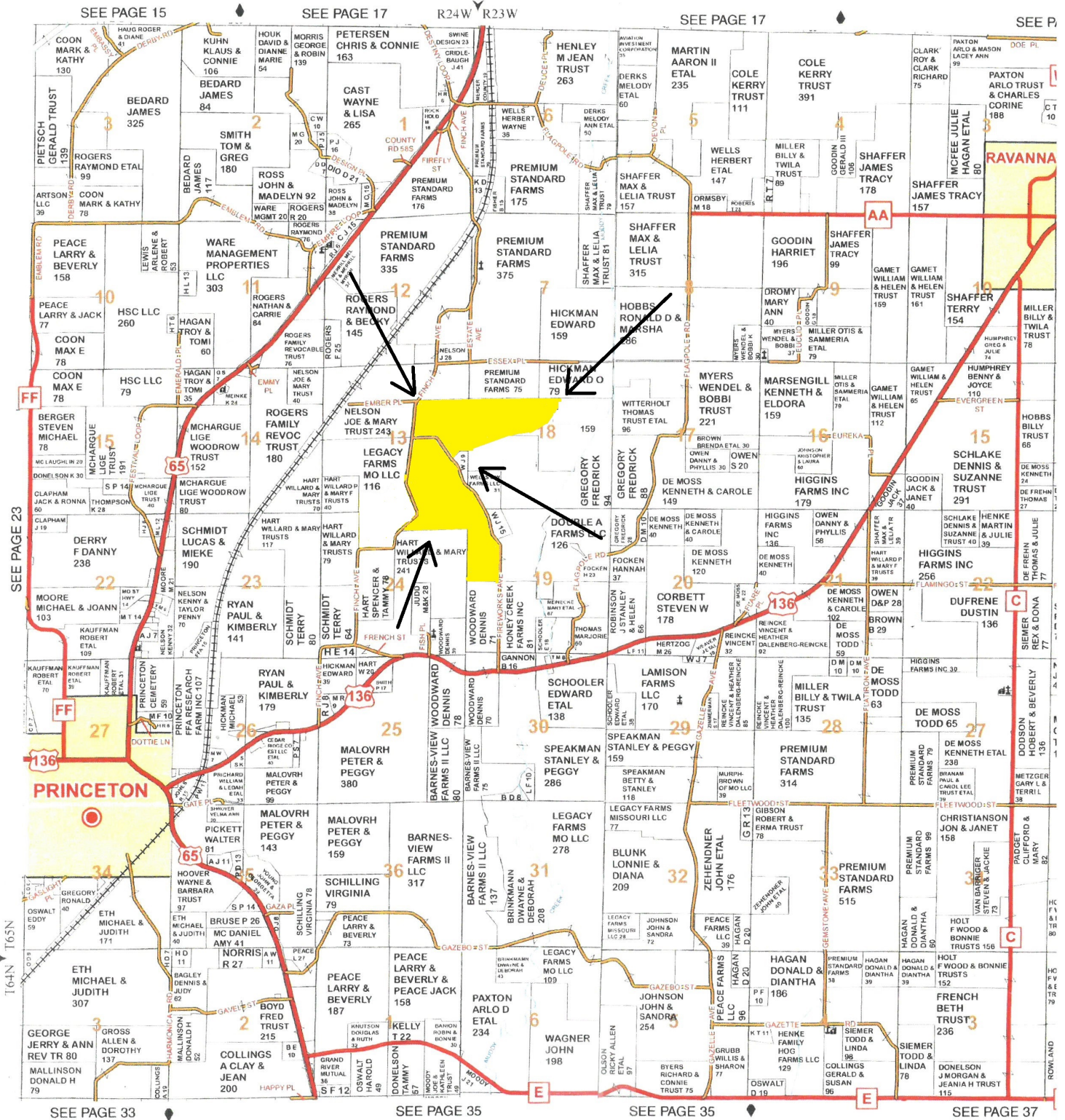
State: **Missouri**  
 County: **Mercer**  
 Location: **18-65N-23W**  
 Township: **Morgan**  
 Acres: **247.75**  
 Date: **12/12/2019**

Maps Provided By  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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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%		Ilw										
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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R24W R23W

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