

LAND AUCTION



177.6 AC± | 1 TRACT | MERCER CO, MO

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 2/27/25 | **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: SMITHFIELD ED CENTER (NORTH OF PRINCETON OFF HWY 65)
17999 US 65, PRINCETON, MO 64673

This nice Weldon River bottom tillable farm is located in northern Mercer County, Missouri and southwest of the town of Mercer, Missouri. Property consists of 178± acre with 142± tillable with the majority being Nodaway silt loam soils. The remaining 36± acres are timbered draws and edges and there is a 32,000 bushel grain bin with dryer with circle drive up along the South side of Colony Loop. The property has access from the north off Colony Loop with a gated entrance around the bin site. Highly productive tillable dirt is not all this stunning property has to offer, it's also located in a powerhouse QDM block with multiple deer harvested from 160" to 200". Please contact listing agents for any and all questions pertaining to this property.



Deeded acres: 177.6±
FSA Farmland Acres: 142±
Soil Types: Nodaway silt loam, Humeston, Keswick, Pearing silt loam
Soil PI/NCCPI/CSR2: NCCPI 72.7
CRP Acres/payment: No CRP
Taxes: TBD
Lease Status: Open Tenancy for 2025 crop year
Possession: Immediate possession subject to current tenants' rights for 2025
Survey needed?: No survey needed
Brief Legal: 177.6± acres Pt NE ¼ and Pt SE ¼ S27 T66N R24W and Pt SW NW and pt NW SW S26 T66N R24W in Mercer Co, MO
PIDs: 06080270000001.02, 06080270000001.01, 06070260000003.02
Lat/Lon: 40.49496/-93.58687
Zip Code: 64673



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
STEPHEN STOCKMAN, AGENT: 660.953.1242 | stephen.stockman@whitetailproperties.com
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RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (CO00001603) | Jefferson Kirk Gilbert, Missouri Broker, License # 2015034232 | Joe Glzdic, Director, Ranch & Farm Auctions, 217.299.0332 | Jeff Propst, Missouri Land Specialist for Whitetail Properties Real Estate, LLC, 636.209.0362 | Stephen Stockman, Missouri Land Specialist for Whitetail Properties Real Estate, LLC, 660.953.1242 | Cody Lowderman, MO Auctioneer License 11037



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