



Mercer County, MO

High-Return Investment Opportunity!

PLANT YOUR CAPITAL WHERE IT GROWS!



OFFERED at \$5,850 / acre

Now available – an outstanding 200± acre farm just south of the Iowa line. This highly productive tract includes approximately 160± tillable acres, offering excellent income potential. Investors can expect a strong ROI in the range of 3.5–4%. The remaining acreage includes a few timbered draws ideal for wildlife habitat. With quality soils and excellent yields, good access, and a competitive price, this is a scalable addition to any portfolio in a stable row crop region.

Highlights:

- Approx. **200± gross** acres
- Approx. **160± tillable** acres
- *Excellent ridge-top farm with timber draws*
- Excellent potential for **cash rent and hunting lease income**
- *Strong ROI and long-term investment value*

CONTACT US TODAY TO DISCUSS DETAILS OR SCHEDULE A SHOWING!



CALL TODAY : (660) 582-7160

PROPERTY@ENTREALTY.COM

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