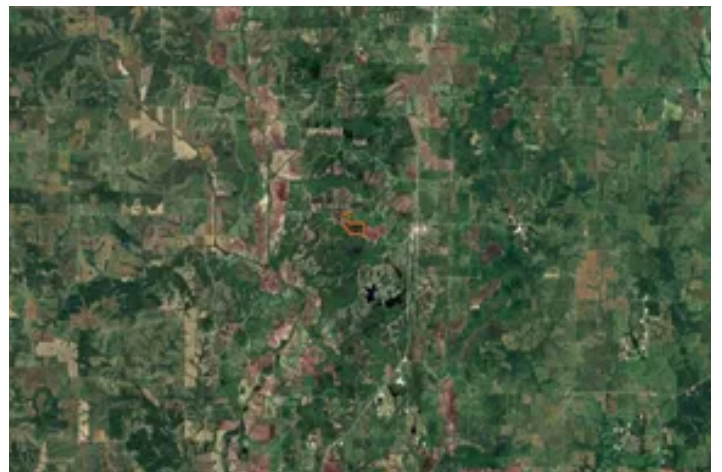


**Mercer County, Missouri 88 Acres of Land With Home
For Sale**
20925 Missouri K
Mercer, MO 64661

\$709,000
88± Acres
Mercer County



Mercer County, Missouri 88 Acres of Land With Home For Sale
Mercer, MO / Mercer County

SUMMARY

Address

20925 Missouri K

City, State Zip

Mercer, MO 64661

County

Mercer County

Type

Recreational Land, Hunting Land, Residential Property, Single Family

Latitude / Longitude

40.512757 / -93.560603

Dwelling Square Feet

1300

Bedrooms / Bathrooms

2 / 1

Acreage

88

Price

\$709,000

Property Website

<https://landguys.com/property/mercer-county-missouri-88-acres-of-land-with-home-for-sale-mercer-missouri/76074/>



Mercer County, Missouri 88 Acres of Land With Home For Sale Mercer, MO / Mercer County

PROPERTY DESCRIPTION

Discover the ultimate hunting paradise with this 88-acre, highly managed deer hunting farm, nestled in a prime QDMA neighborhood just 2 miles outside of Mercer, MO. With a proven history of trophy deer and turkey, this property is turn-key and ready for your next outdoor adventure. This 88 acres packs a punch with income, hunting, all in a peaceful setting in the country but still close to all of town's amenities.

Property Highlights:

- Mature Timber & Food Plots – Over 6 acres of established food plots, complete with tower blinds, ensuring excellent hunting opportunities.
- Hunting Lodge & Income Potential – A cozy 2-bedroom, 1-bath hunting lodge with an attached 1-car garage offers all the comforts of home. The lodge has generated \$28,000 in AirBnB income over the last year, providing a 4% return on your investment.
- Well-Designed Hunting Setup – A well-established trail system provides easy access to all food plots in multiple wind directions. Miscanthus and switchgrass screening have been strategically planted for added privacy along the highway-side food plot.
- Water Features & Habitat – Two stocked ponds, along with open areas featuring native grasses, create the perfect environment for wildlife.
- Quality Infrastructure – Includes a concrete-floor 1-stall shop for equipment storage and maintenance.
- Turn-Key Sale – Blinds and stands included with the property.
- Convenient Location – Located on a blacktop highway with ample road frontage, providing excellent access. Just 2 hours from Kansas City and Des Moines.
- Scenic & Private – A walkout back porch overlooks a fire pit and pond, offering a peaceful retreat after a day in the field.

This property is the perfect blend of recreation, income potential, and investment value. Whether you're a serious hunter looking for a well-managed farm or an investor seeking a proven income-generating retreat, this is an opportunity you don't want to miss!

Contact Tristin Williams with LandGuys and schedule your private tour today!

INCOME

AirBnb: 28K/Last Year For Cabin

4% Return Rate

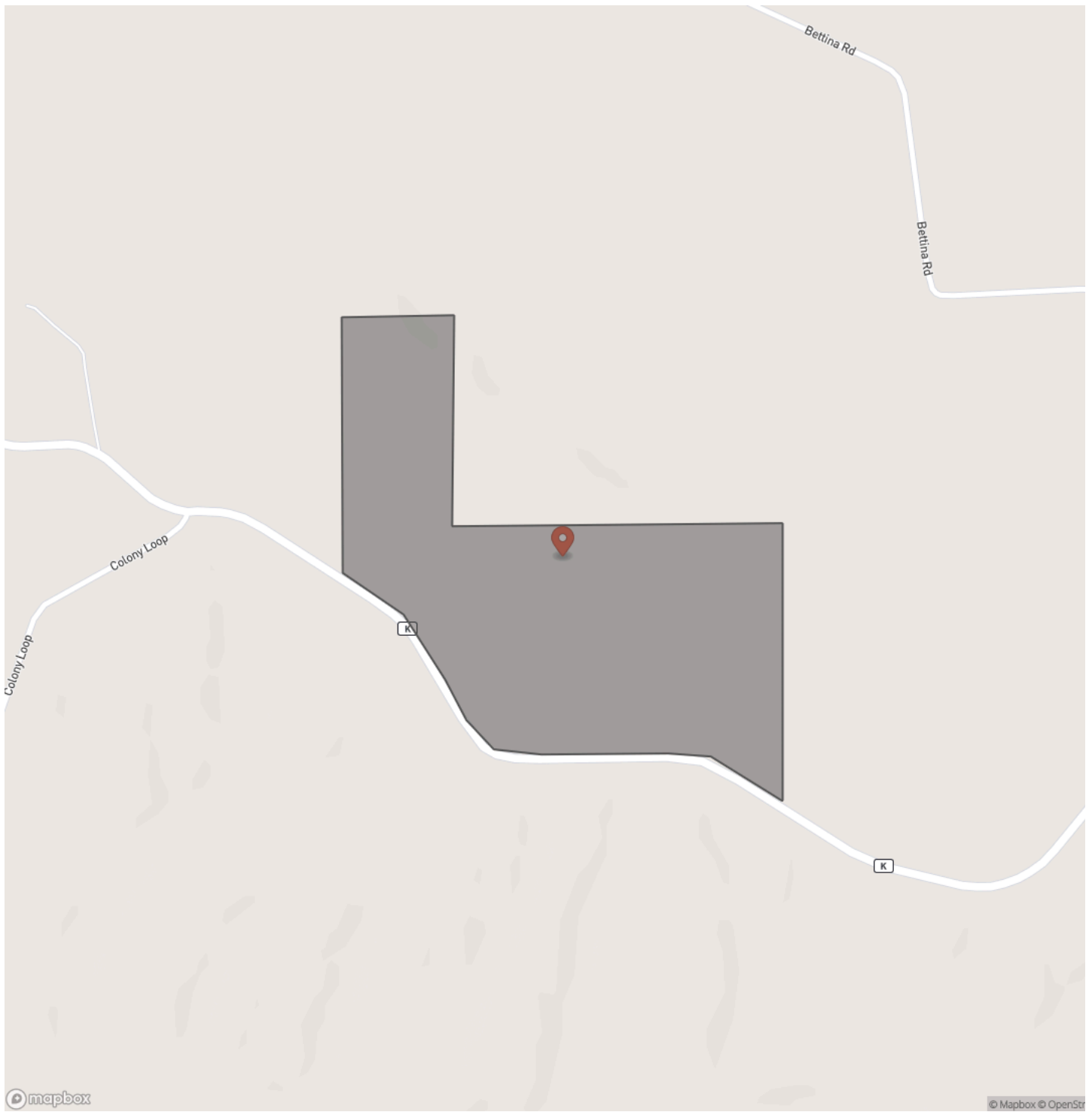
KEY FEATURES

- 88 acres of hunting ground with high quality timber
- Highly managed deer hunting farm in good QDMA neighborhood
- Over 6 acres in established food plots with tower blinds
- 2 bedroom 1 bath hunting lodge with attached 1 car garage
- Concrete floor 1 stall shop
- 28k income produced in the last year from Air BnB on the cabin
- Providing a 4 percent return rate on the farm
- 2 ponds and native grasses in open area
- Well established trail systems that have been highly maintained
- Great access to all food plots on multiple winds
- Miscanthus and switch grass screening planted along highway food plot
- Proven deer and turkey history
- Blacktop highway access to the home with ample road frontage creating ease of access
- Walkout back porch overlooking fire pit and pond in your private backyard space
- Blinds and stands come with the sale of the property
- 2 hours from Kansas City and 2 hours from Des Moines
- Just 2 miles outside of Mercer, MO

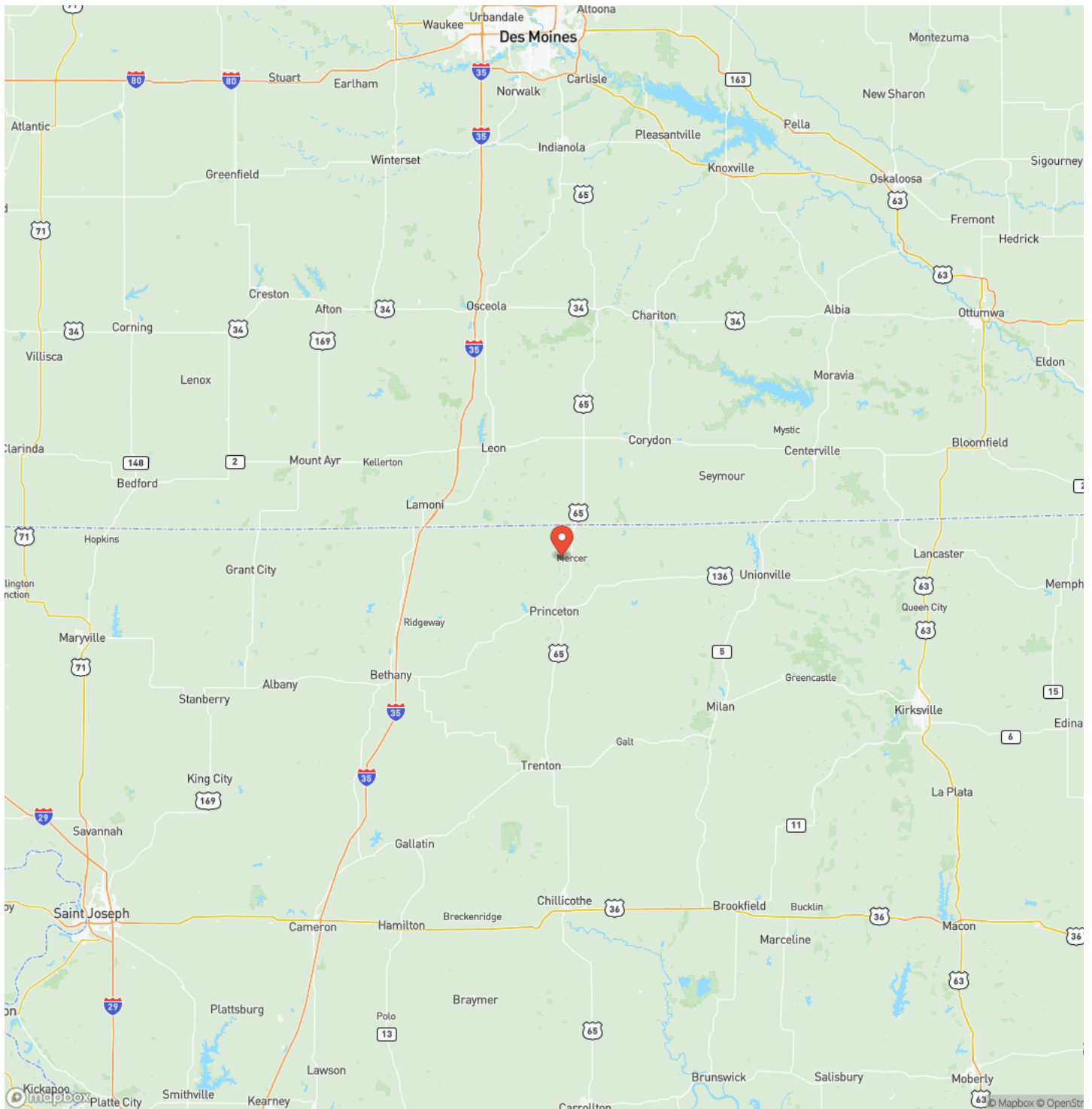
Mercer County, Missouri 88 Acres of Land With Home For Sale
Mercer, MO / Mercer County



Locator Map



Locator Map



MORE INFO ONLINE:

www.landguys.com

Satellite Map



Mercer County, Missouri 88 Acres of Land With Home For Sale
Mercer, MO / Mercer County

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NOTES

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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