

# LAND

# FOR SALE

Audrain County, MO

**40**  
+/- ACRES

Broker- Jacob Hart: Lic# MN-40438432 IA-B635461000 WI- 58203-90 MO-2022039556 CO-ER100093474 Phone# 507-259-1065

SCAN FOR MORE INFO



Real Estate License:  
2020033844

109 E Main St  
Perry, MO 63462

**LUKE MITCHELL**  
**573-541-1232**

Luke@HighPointLandCompany.com



**HIGH POINT**  
**LAND COMPANY**

[www.HIGHPOINTLANDCOMPANY.COM](http://www.HIGHPOINTLANDCOMPANY.COM)







# Summary of Property

## 40+/- Acres • Audrain County, MO

**Listing Price: \$288,000**

### **DESCRIPTION**

Check out this awesome 40 acre tract in Audrain County just a few miles south of Mexico, Missouri. A perfect combination of tillable and timber! The property sits off of County Road 844 & 825 with public water and electricity nearby. With approximately 28.55 acres tillable acres and the remaining acres being hardwood timber this farm sets up nicely for someone looking to build a dream home, hunt or add additional acres to a current farming operation. Take a look around and you will see farms this size don't come available very often in Audrain County!

### **Property Address:**

TBD Audrain Road 825 & 844 Mexico, MO 65265

### **Property Features:**

- Buildable
- Great Hunting
- Tillable
- Income
- Road Frontage

### **Driving Directions:**

Turn south on Highway 54 then take MO JJ for 5.5 miles. Turn west onto County Road 844 for 1/4 of a mile and the farm is on your right. Look for real estate signs!



75,000  
ACRES SOLD

# Property Photos





75,000  
ACRES SOLD

# Property Photos





75,000  
ACRES SOLD

# Property Lines





75,000  
ACRES SOLD

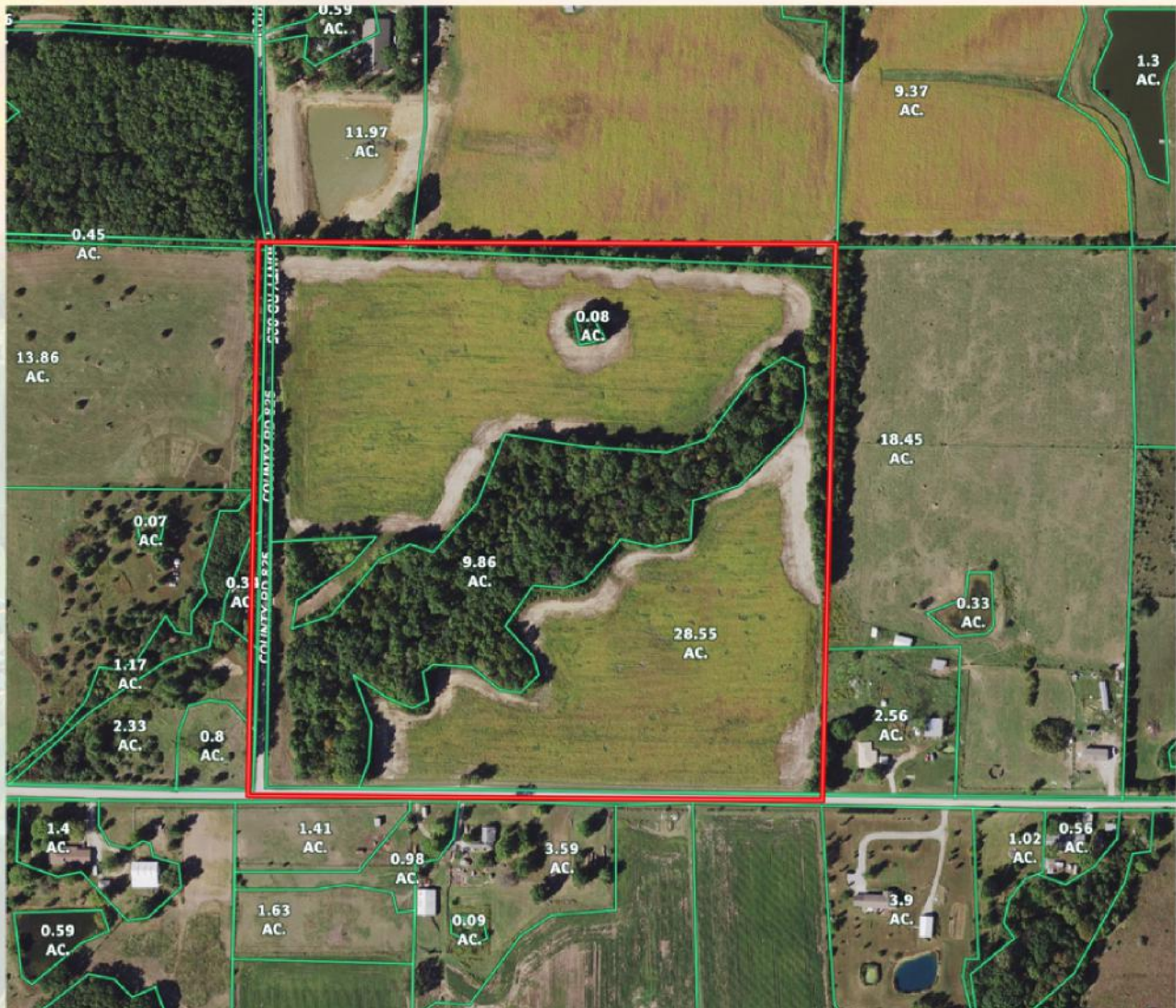
# Aerial Map





75,000  
ACRES SOLD

# FSA Map





75,000  
ACRES SOLD

# Wetland Map





**40**  
**+/- ACRES**

**AUDRAIN COUNTY, MO**

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