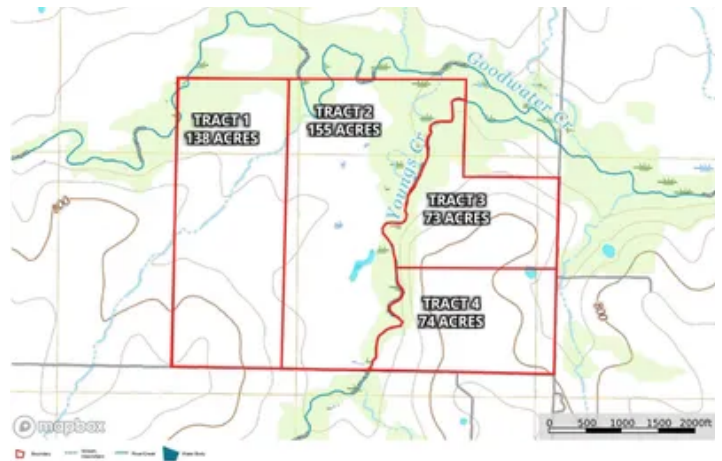


Youngs Creek Agricultural Farm Tract 1
14117 Audrain Road 256
Thompson, MO 65240

\$1,449,000
138± Acres
Audrain County



Youngs Creek Agricultural Farm Tract 1
Thompson, MO / Audrain County

SUMMARY

Address

14117 Audrain Road 256

City, State Zip

Thompson, MO 65240

County

Audrain County

Type

Farms, Hunting Land, Recreational Land, Business Opportunity

Latitude / Longitude

39.2981 / -92.0413

Acreage

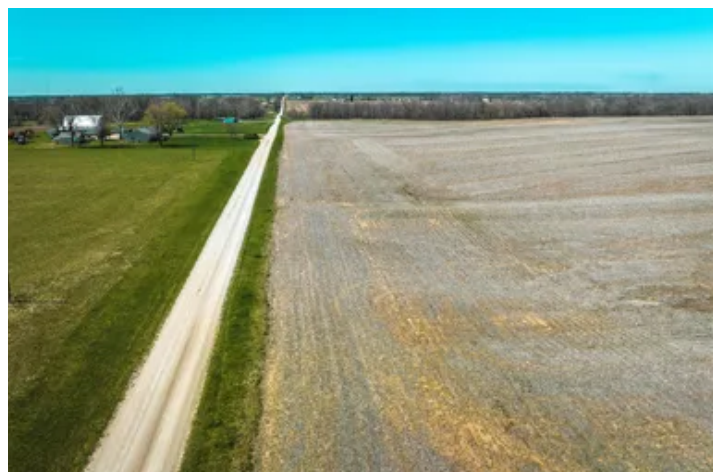
138

Price

\$1,449,000

Property Website

<https://livingthedreamland.com/property/youngs-creek-agricultural-farm-tract-1-audrain-missouri/39246/>



MORE INFO ONLINE:

<https://livingthedreamland.com/>



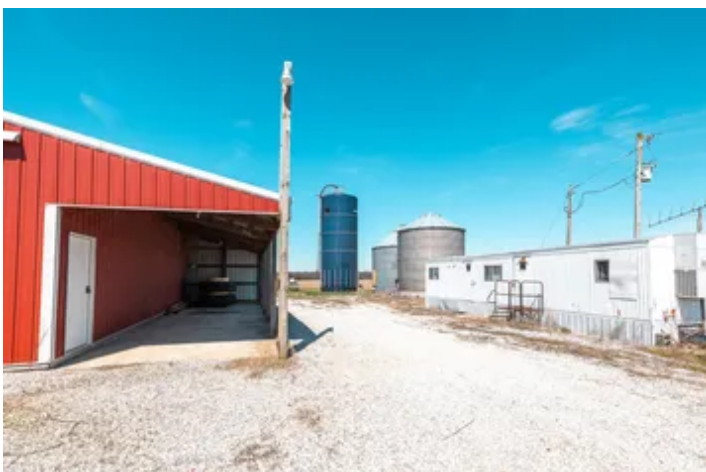
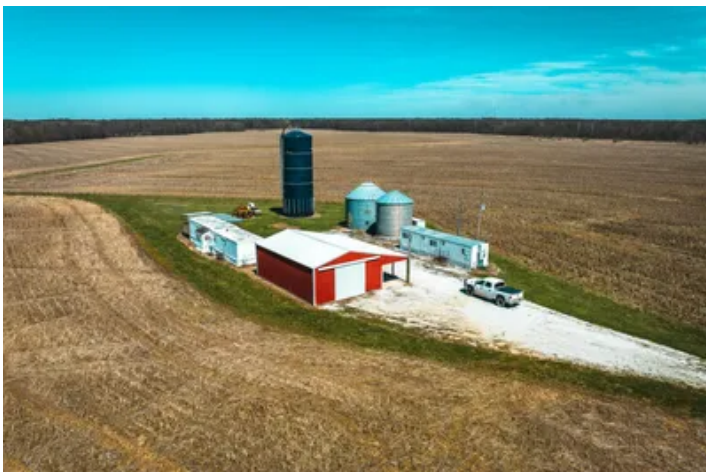
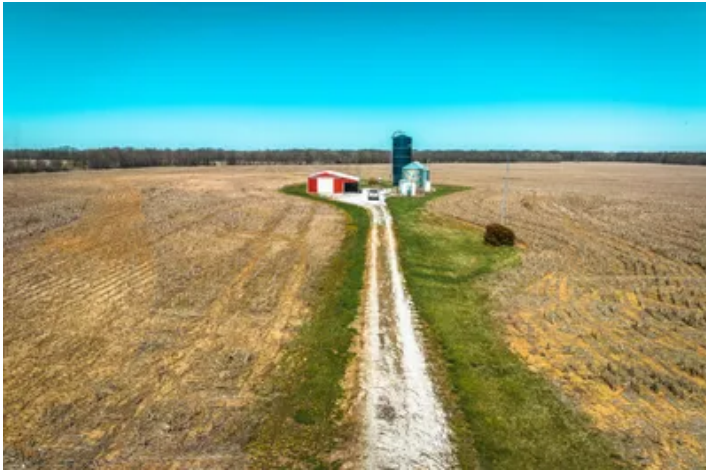
Youngs Creek Agricultural Farm Tract 1 Thompson, MO / Audrain County

PROPERTY DESCRIPTION

This property is an agricultural dream located in Audrain County, Missouri, just a short 25-minute drive from the town of Mexico. The property is divided into four separate tracts, each offering its own unique features and benefits buy one tract or all of them. Tract 1 consists of 138 acres. One of the most notable aspects of this property is its income-producing potential. With fertile fields and the capability to support a variety of crops, this agricultural ground provides a steady source of income for its owner. Additionally, the property boasts a mature timber forest that provides both aesthetic appeal and potential for lumber harvesting. For storage and equipment, the property offers a barn, 3 silos, and access to electric. The county road frontage makes it easy to access and navigate. In terms of wildlife, the property is a natural habitat for deer, turkey, quail, doves, coyotes, foxes, bobcats, and even snow geese. This provides ample opportunity for outdoor recreational activities such as hunting and bird watching. Overall, this agricultural ground in Audrain County is an exceptional property with income-generating potential, abundant wildlife, and plenty of opportunities for outdoor recreation.



Youngs Creek Agricultural Farm Tract 1
Thompson, MO / Audrain County

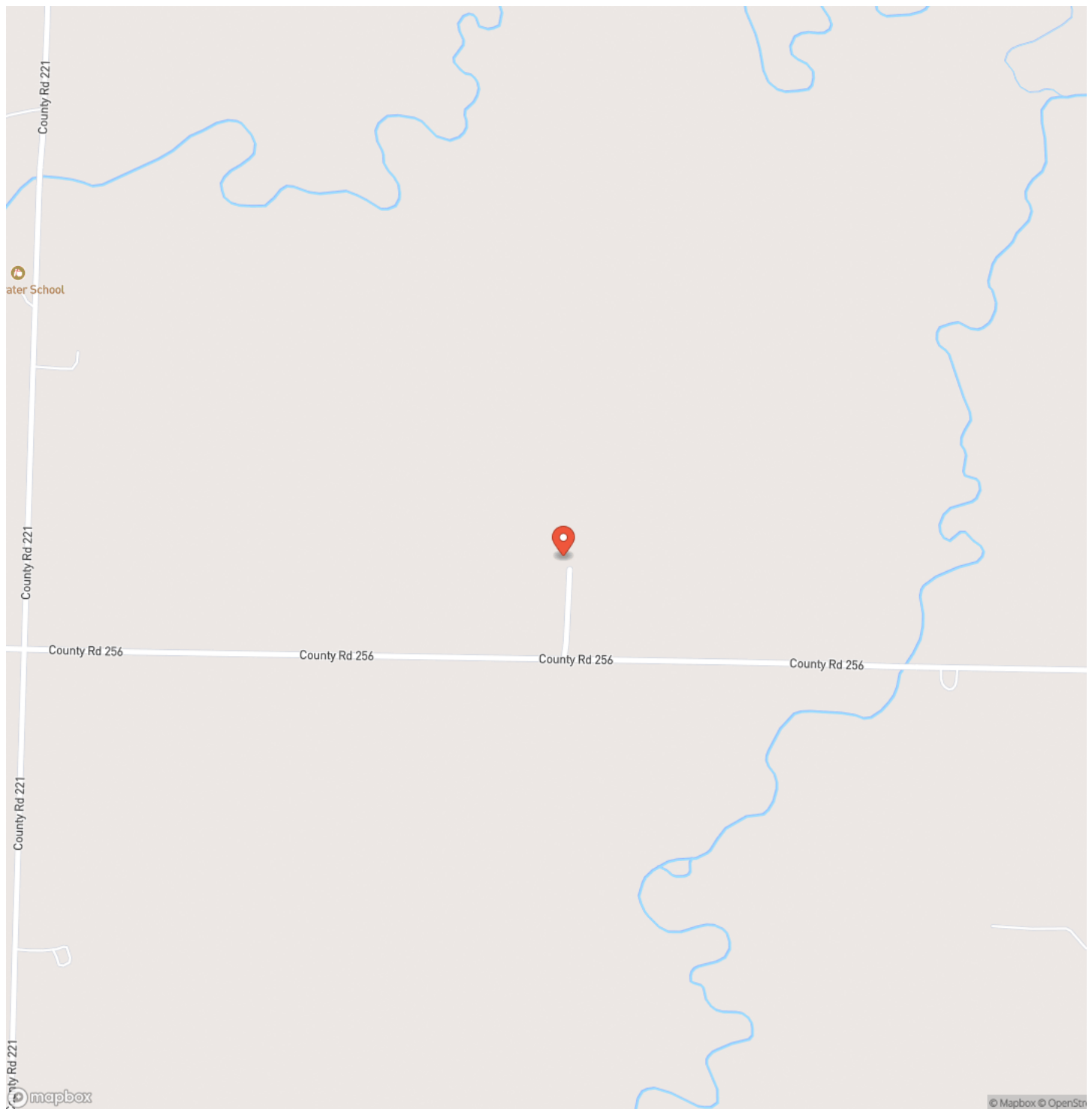


MORE INFO ONLINE:

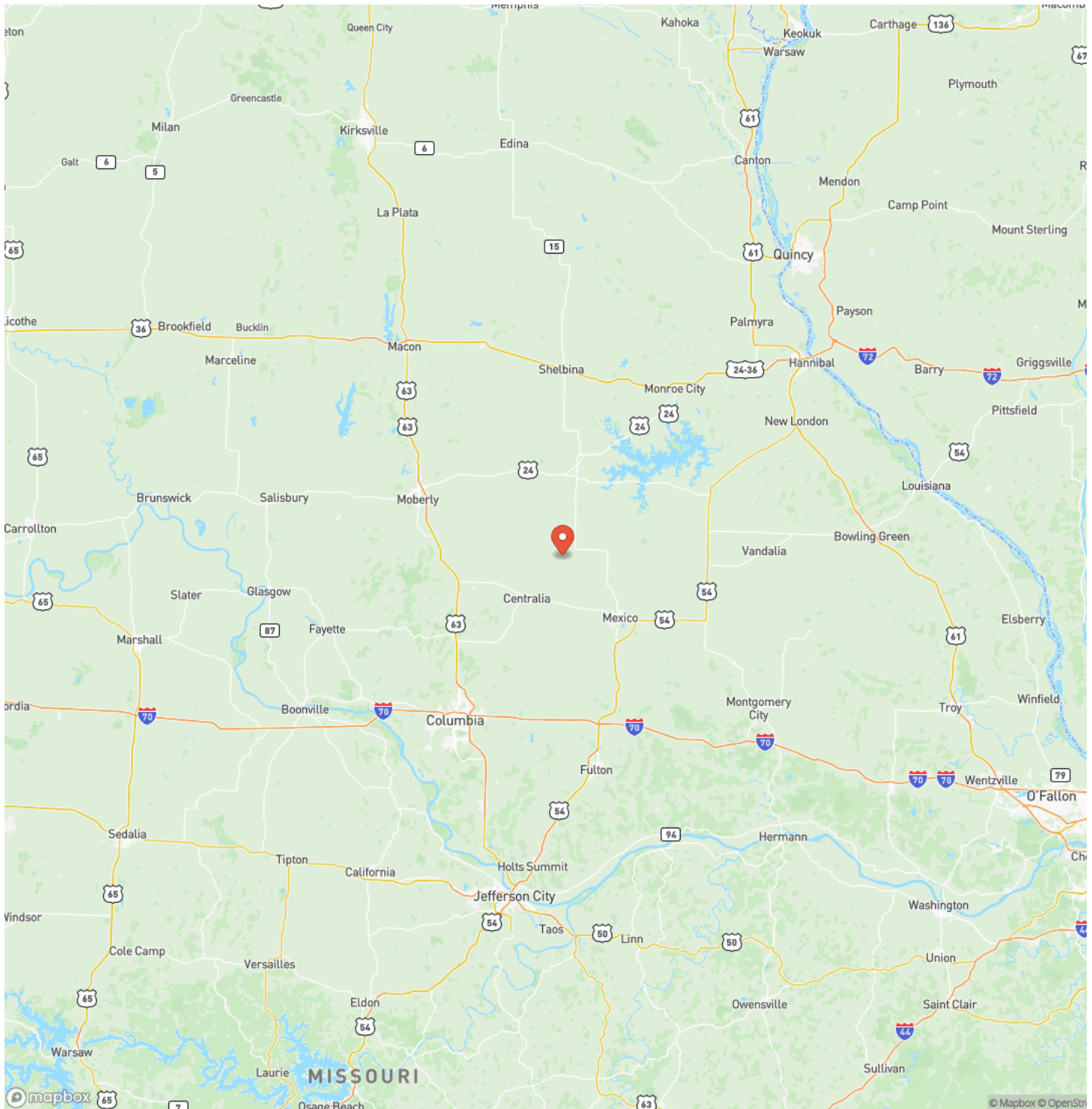
<https://livingthedreamland.com/>



Locator Map



Locator Map



Satellite Map



MORE INFO ONLINE:

<https://livingthedreamland.com/>

Youngs Creek Agricultural Farm Tract 1

Thompson, MO / Audrain County

LISTING REPRESENTATIVE

For more information contact:



Representative

Hunter Hindman

Mobile

(636) 373-1509

Email

hunterh09@yahoo.com

Address

100 Chesterfield Parkway

City / State / Zip

Chesterfield, MO 63005

NOTES

[illegible]

MORE INFO ONLINE:

<https://livingthedreamland.com/>

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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.



Living The Dream Outdoor Properties
100 Chesterfield Parkway
Chesterfield, MO 63005
(855) 289-3478
<https://livingthedreamland.com/>

