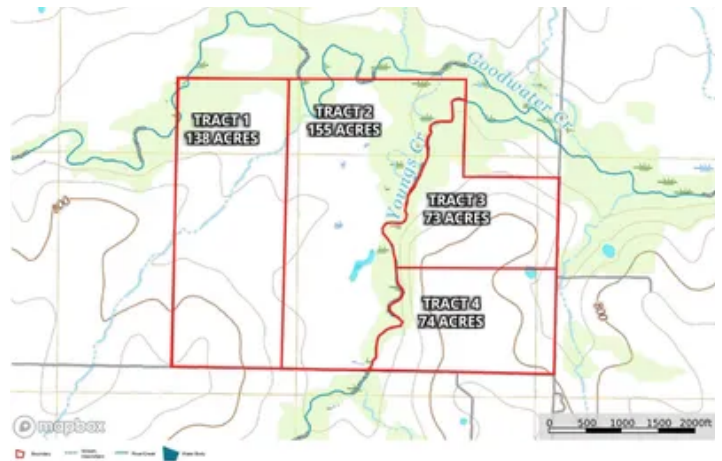


Youngs Creek Agricultural Farm
14117 Audrain Road 256
Thompson, MO 65240

\$4,620,000
440± Acres
Audrain County



Youngs Creek Agricultural Farm
Thompson, MO / Audrain County

SUMMARY

Address

14117 Audrain Road 256

City, State Zip

Thompson, MO 65240

County

Audrain County

Type

Farms, Recreational Land, Hunting Land, Business Opportunity

Latitude / Longitude

39.2976 / -92.0354

Taxes (Annually)

1106

Acreage

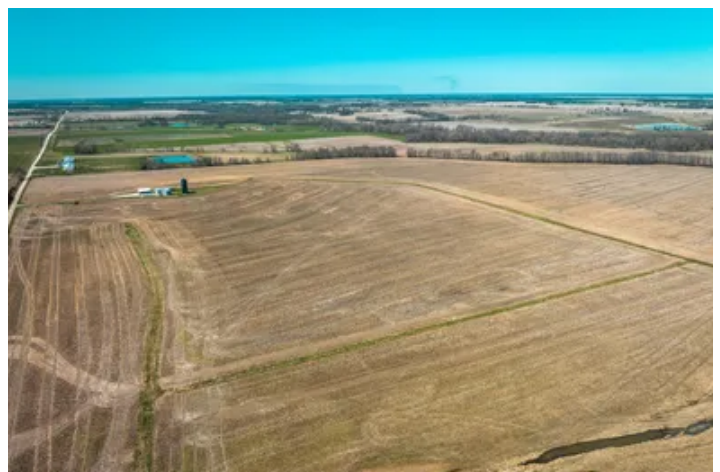
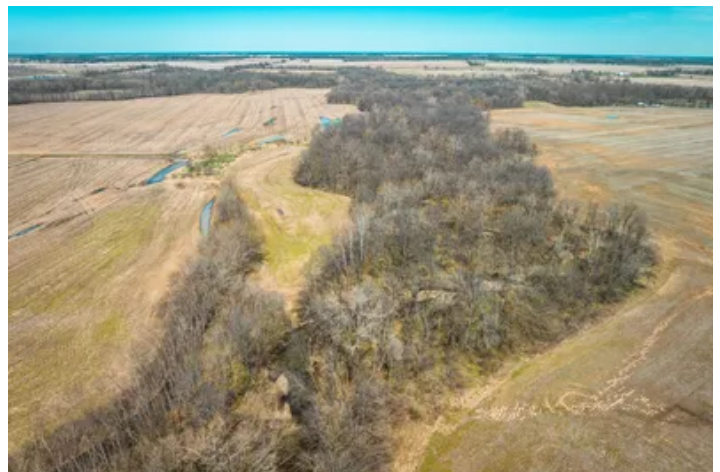
440

Price

\$4,620,000

Property Website

<https://livingthedreamland.com/property/youngs-creek-agricultural-farm-audrain-missouri/39241/>



MORE INFO ONLINE:

<https://livingthedreamland.com/>



PROPERTY DESCRIPTION

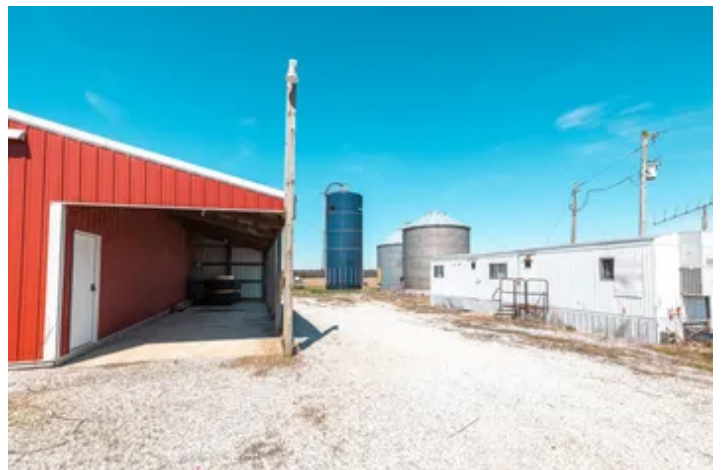
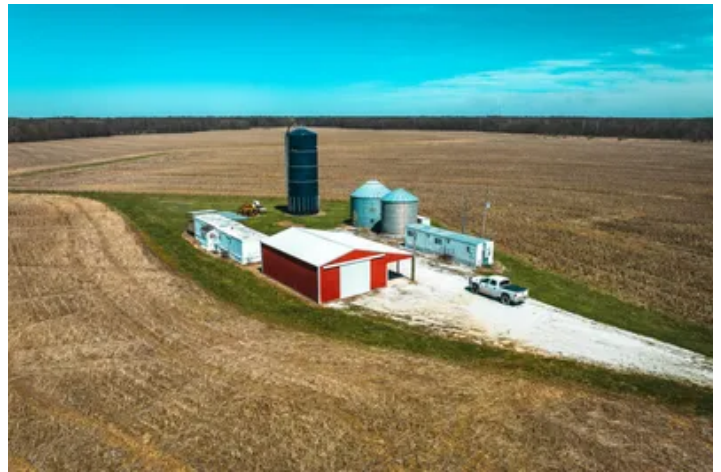
This property is an agricultural dream located in Audrain County, MO, just a short 25 minute drive from the town of Mexico. The property is divided into 4 separate tracts, each offering its own unique features and benefits, buy one or all of them. One of the most notable aspects of this property is its 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. Young's Creek, a picturesque waterway, flows through the middle of the property, providing a reliable source of water for irrigation and livestock. Along with the creek, the property features several drainage and terrace systems, ensuring the fields remain fertile and productive. For storage and equipment, the property offers a barn, 3 silos and access to electric. The county road frontage on two sides of the property 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.

MORE INFO ONLINE:

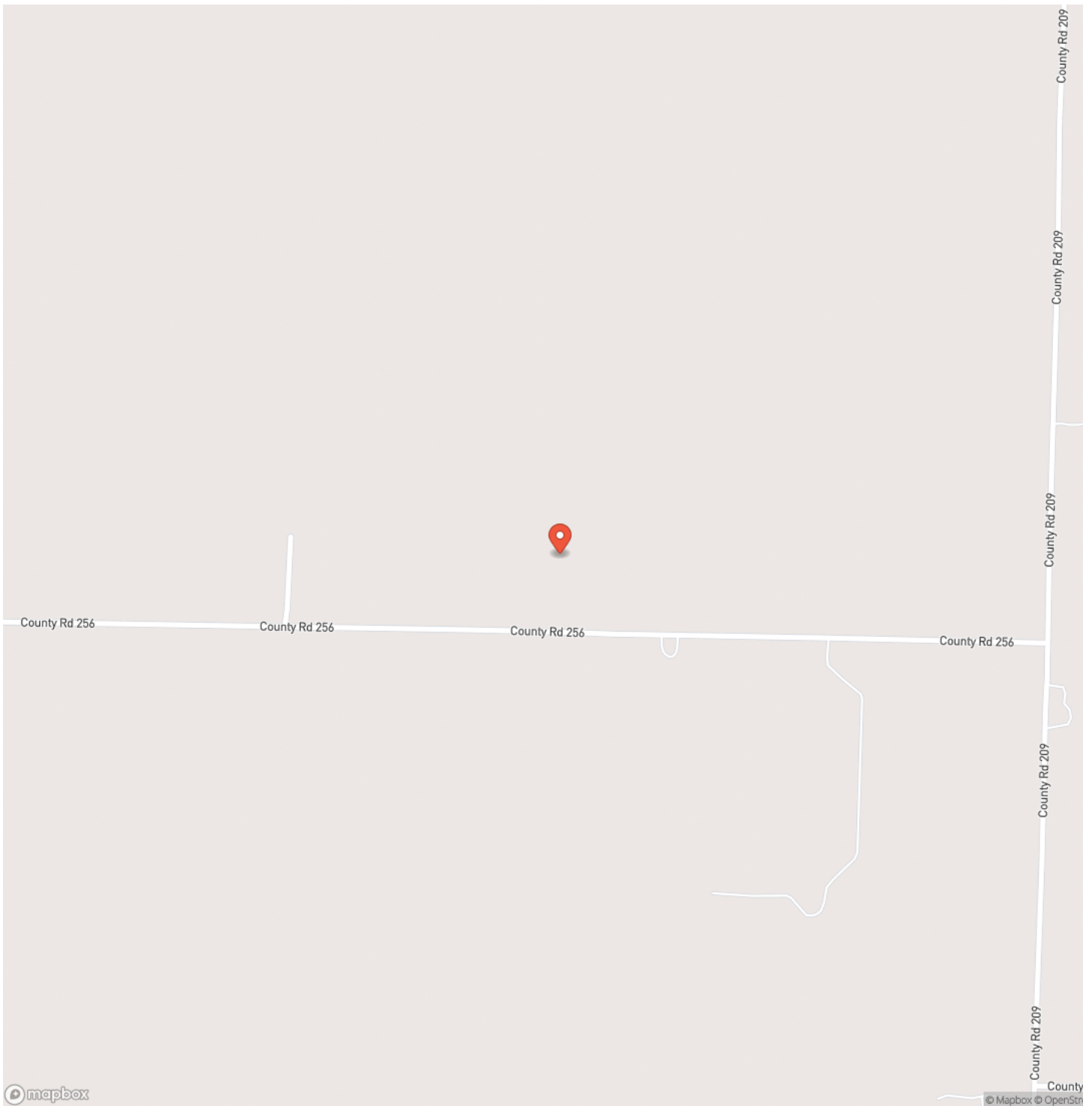
<https://livingthedreamland.com/>



Youngs Creek Agricultural Farm
Thompson, MO / Audrain County



Locator Map

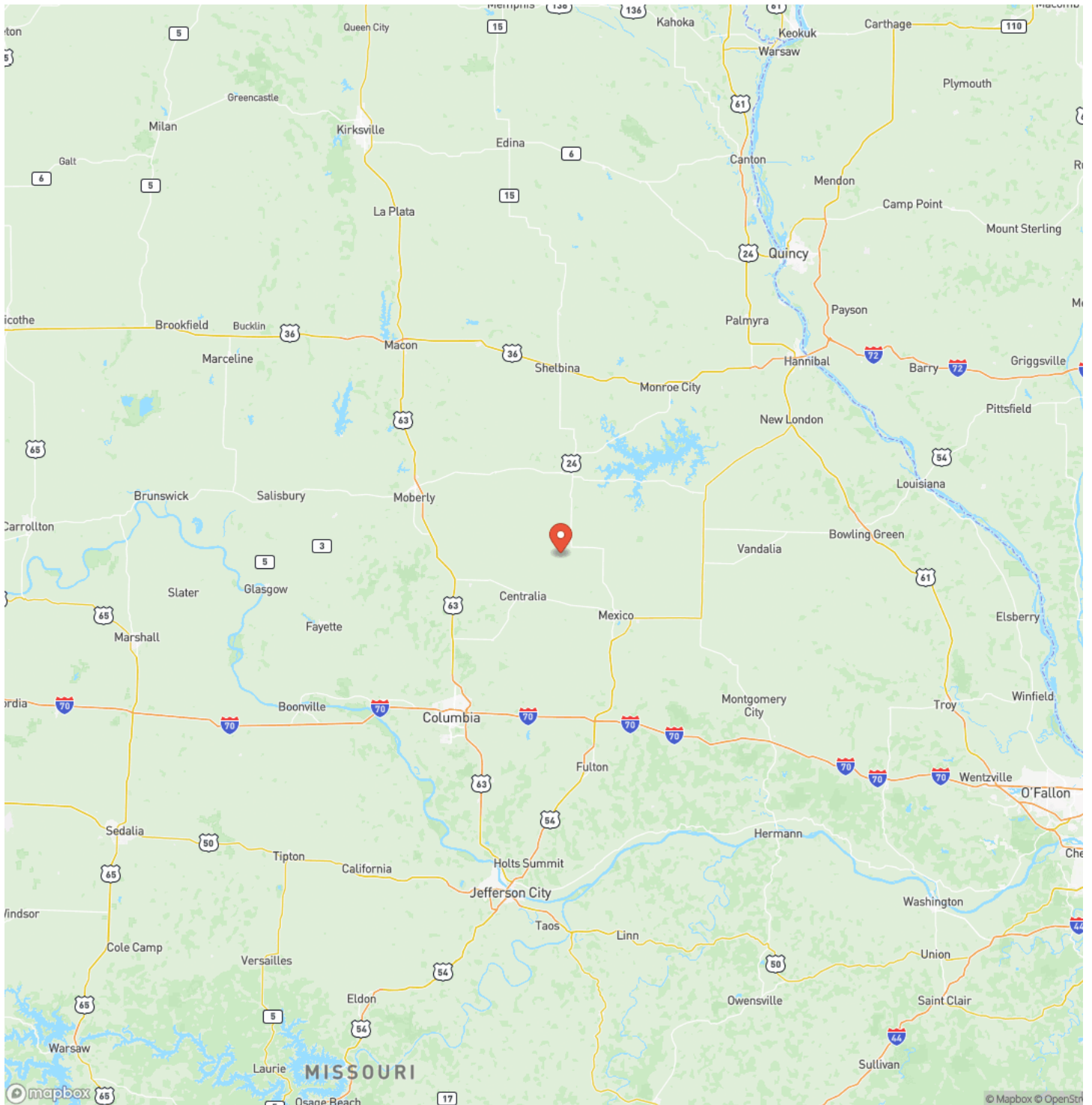


MORE INFO ONLINE:

<https://livingthedreamland.com/>



Locator Map



MORE INFO ONLINE:

<https://livingthedreamland.com/>



Satellite Map



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

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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
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Chesterfield, MO 63005
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