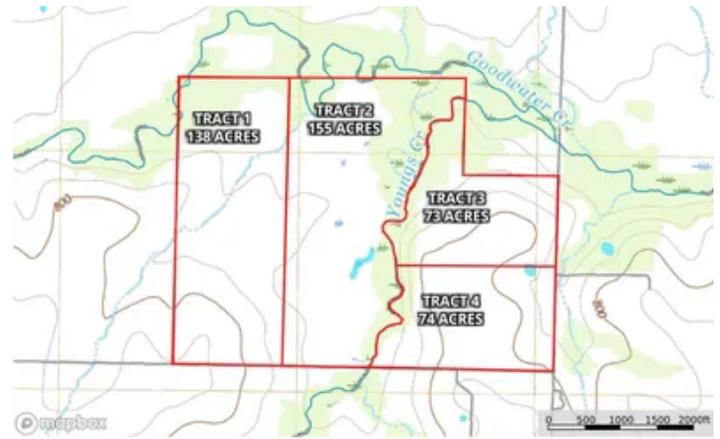


**Youngs Creek Agricultural Farm Tract 3**  
14117 Audrain Road 256  
Thompson, MO 65240

**\$766,500**  
73± Acres  
Audrain County



**MORE INFO ONLINE:**

<https://livingthedreamland.com/>



**Youngs Creek Agricultural Farm Tract 3  
Thompson, MO / Audrain County**

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**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**

39.3017 / -92.0263

**Acreage**

73

**Price**

\$766,500

**Property Website**

<https://livingthedreamland.com/property/youngs-creek-agricultural-farm-tract-3-audrain-missouri/39252/>



**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**



## Youngs Creek Agricultural Farm Tract 3 Thompson, MO / Audrain County

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### **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. Tract 3 consists of 73 acres 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. 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.

**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**



**Youngs Creek Agricultural Farm Tract 3  
Thompson, MO / Audrain County**

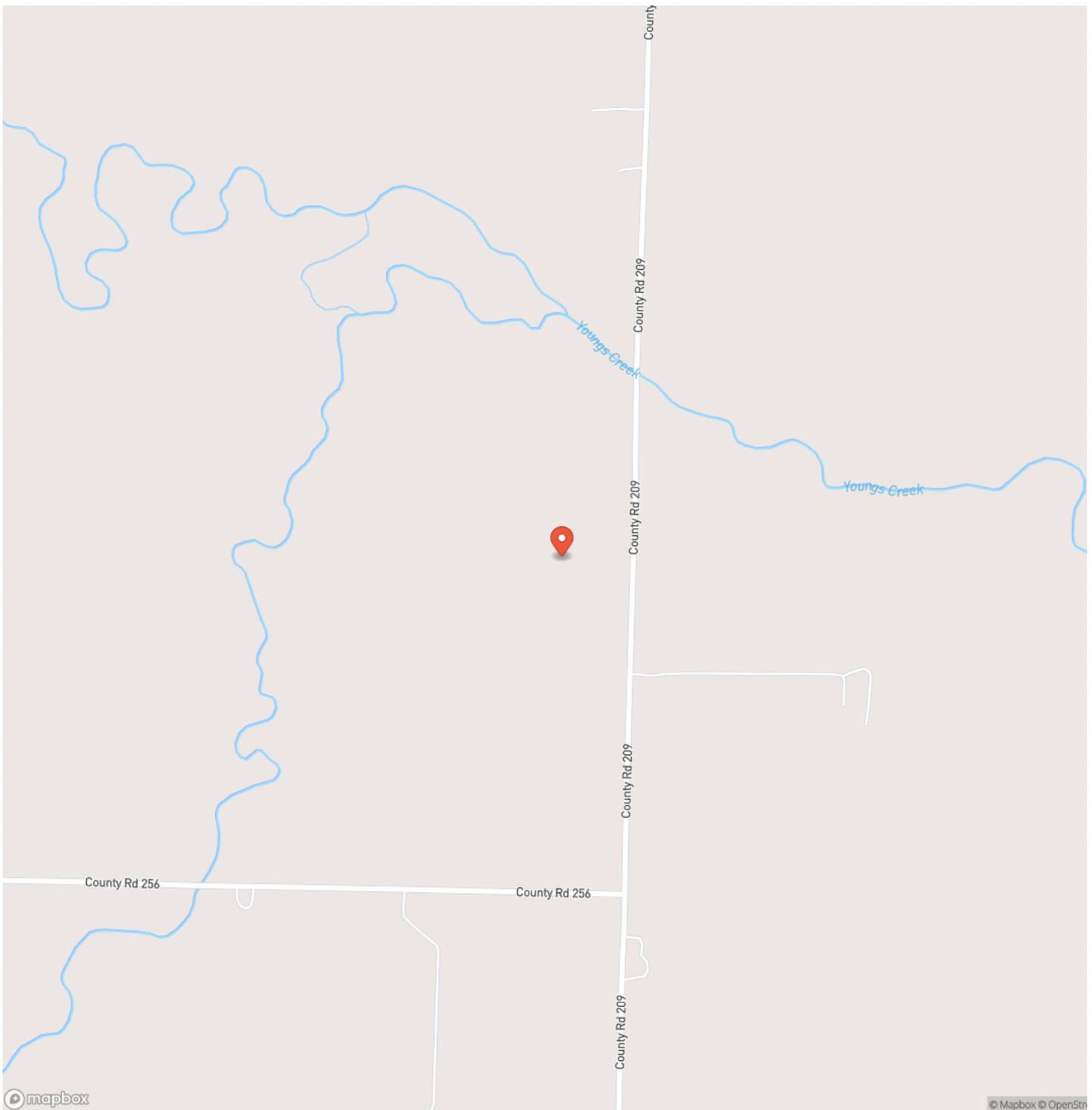


**MORE INFO ONLINE:**

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## Locator Map

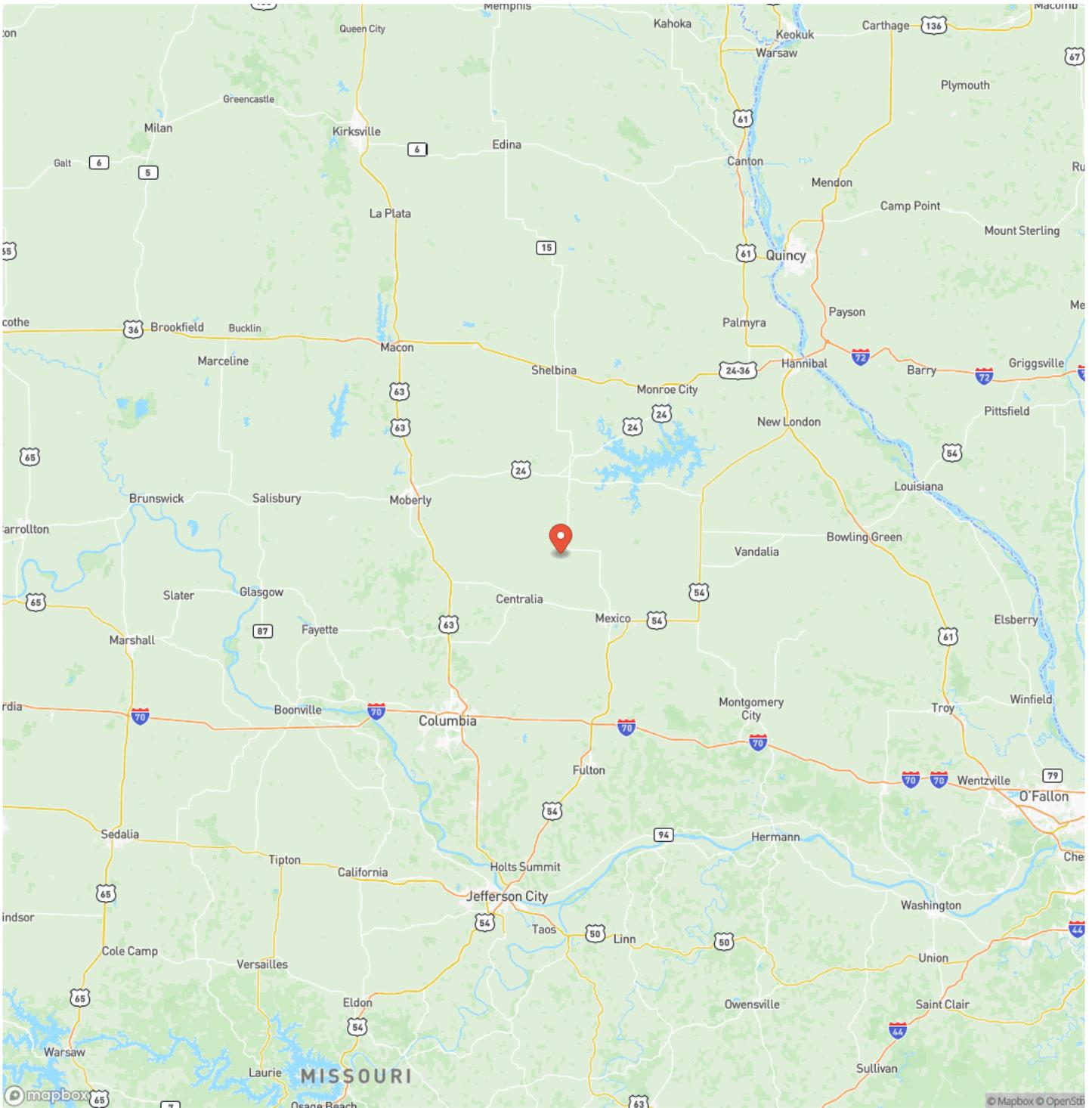


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# Locator Map



## Satellite Map







## **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.

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

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