

# LAND AUCTION



## 74 AC± | 2 TRACTS | AUDRAIN CO, MO

**AUCTION:** LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE:** 11/11/24 | **AUCTION TIME:** 4 PM CT

**AUCTION HELD AT:** 4-H CENTER, 21509 STATE HWY D, MEXICO, MO 65265

### 74 Acres of Prime Land with Development, Farming, and Recreational Potential

This 74-acre property offers an exceptional opportunity for those seeking a versatile piece of land with a wide range of possibilities. Conveniently located with access from both State Highway 22 and County Road 306, the property boasts a blend of scenic beauty, development potential, and recreational opportunities, making it ideal for residential, commercial, or agricultural use.

The land features gently rolling terrain, providing several excellent building sites, whether you envision a private residence, a business venture, or a mix of both. The property offers stunning panoramic views of the surrounding landscape, including a neighboring lake, rolling timber, and expansive agricultural fields, creating an attractive backdrop for future development.

For outdoor enthusiasts or hunters, the property's wooded section, traversed by Davis Creek, creates a rich natural habitat for wildlife, especially deer and turkey. The timbered areas seamlessly blend with the neighboring cropland, providing a perfect mix of cover and feeding grounds for game, ensuring excellent hunting opportunities. The creek also enhances the natural beauty and potential of the land, making it a prime spot for creating a private retreat or expanding recreational facilities.

With 43.74 acres currently dedicated to cropland, this property offers strong income potential for those interested in farming or leasing. The fertile ground has proven productive and would support continued agricultural use or could be repurposed for future development. Whether for farming, a hobby farm, or leasing to local producers, the land provides a reliable source of income while maintaining the option for development down the road.

Utilities, including water and electric, are easily accessible from both Highway 22 and County Road 306, simplifying future construction and making the land even more appealing for those looking to build. The property's proximity to major roadways ensures easy access to nearby towns and amenities while maintaining a peaceful rural setting. This 74-acre parcel is perfect for anyone seeking a balance of country living, income potential, and outdoor recreation. Whether you're looking to build a dream home, establish a business, expand hunting opportunities, or invest in productive farmland, this property offers a unique chance to fulfill a variety of goals all in one location. Don't miss out on the opportunity to own a prime piece of land with such diverse potential.



**TRACT 1 DESCRIPTION:** Tract 1 has 15± acres that border County Road 306 and features a gentle slope, making it an ideal location for your future home or business. The site offers scenic views of a neighboring lake, rolling timber and surrounding agricultural land. This tract shows 13.7 cropland acres providing great annual income. If you have been looking for a building site with a beautiful scenic setting you will not want to miss this opportunity.

Deeded Acres: 15± acres  
FSA Farmland Acres: 13.7± acres  
Soil Types: Marion silt loam, 2 to 5 percent slope, Armstrong loam, 5 to 9 percent slopes  
Soil PI/NCCPI/CSR2: NCCPI 68  
CRP Acres/payment: No CRP  
Taxes: TBD  
Lease Status: Open Tenancy for 2025 crop year  
Possession: Immediate possession subject to current tenants' rights for 2024  
Survey needed?: If Tracts 1 and 2 are bought separately, a survey will be required  
Brief Legal: 15± acres pt NE ¼ and pt SE 1/4 S21 T51N R9W Audrain Co, MO  
PIDs: Part of PID 19-5-21-0-000-002  
Lat/Lon: 39.1902 / -91.916  
Zip Code: 65265

**TRACT 2 DESCRIPTION:** Tract 2 being 59± acres more or less is located along State Highway 22, also offering gentle contours perfect for commercial or residential building. The wooded section of this tract is a prime hunting ground, with Davis Creek running through the timber and meeting with expansive cropland. This offers a great mix of hunting opportunities and income potential. FSA is currently showing 30.04 in cropland production with additional open acreage in food plots and grasses. Both water and electric are available along the road frontage of State Hwy 22. Don't miss your opportunity to own a property with future development possibilities.

Deeded Acres: 59± acres  
FSA Farmland Acres: 30.04± acres  
Soil Types: Armstrong loam, 5 to 9 percent slopes, Twomile silt loam, 0 to 2 percent slopes, Belknap silt loam, 0 to 2 percent slopes  
Soil PI/NCCPI/CSR2: NCCPI 68  
CRP Acres/payment: No CRP  
Taxes: TBD  
Lease Status: Open Tenancy for 2025 crop year  
Possession: Immediate possession subject to current tenants' rights for 2024  
Survey needed?: If Tracts 1 and 2 are bought separately, a survey will be required  
Brief Legal: 59± acres pt NE ¼ and pt SE 1/4 S21 T51N R9W Audrain Co, MO  
PIDs: Part of PID 19-5-21-0-000-002  
Lat/Lon: 39.1831 / -91.9187  
Zip Code: 65265

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
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**RANCHANDFARMAUCTIONS.COM**

**GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.**

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (CO00001603) | Jefferson Kirk Gilbert, Missouri Broker, License # 2015034232 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Clay Lockard, Missouri Land Specialist for Whitetail Properties Real Estate, LLC, 573.466.9123 | Cody Lowderman, MO Auctioneer License 11037



TRACT 2  
**59**  
ACRES ±

TRACT 1  
**15**  
ACRES ±

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