

Missouri Audrain County

149.12 Acres M/L

Audrain County, Missouri Land Available! Peoples Company is pleased to present 149.12 acres m/l in Audrain County, Missouri, located approximately 6 miles west of Mexico and just off Highway D. This well-balanced property offers a combination of productive farmland, recreational opportunities, and convenient access.

The farm features approximately 110.69 tillable acres with gently rolling terrain and an average tillable NCCPI rating of 69.0, providing an excellent opportunity for agricultural producers, investors, or those seeking a quality land investment.

The remaining acreage offers outstanding recreational value with established wildlife habitat, natural cover, and abundant food sources that attract deer and turkey. With its mix of income-producing farmland and recreational amenities, this property provides both long-term investment potential and outdoor enjoyment.

Located in a desirable area of central Missouri, this Audrain County tract represents a rare opportunity to acquire productive farmland with strong soils, excellent access, and exceptional recreational appeal.

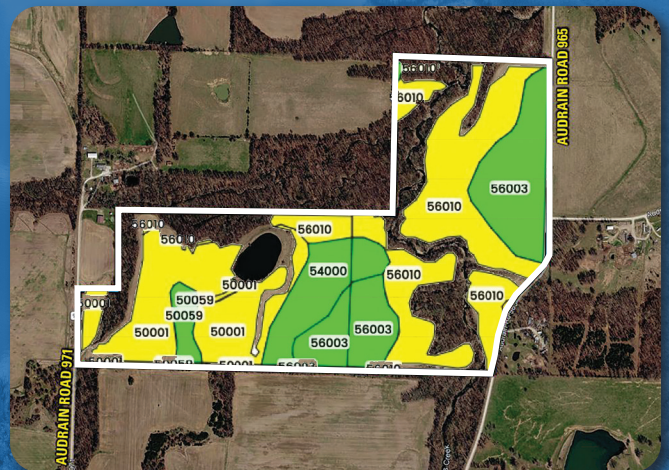
Directions

From Mexico, Missouri, take Highway D west approximately 6 miles, then turn right onto County Road 965. Travel north approximately 2 miles to the property on the left. The property also has access from County Road 971 on the west side of the farm.



Tillable Soils Map

Code	Soil Description	Acres	% Of Field	Legend	NCCPI
56010	Belknap silt loam	40.94	36.99%		66
50001	Armstrong loam	27.82	25.14%		65
56003	Twomile silt loam	26.76	24.18%		76
54000	Chariton silt loam	11.71	10.58%		72
50059	Mexico silt loam	3.11	2.81%		72
54001	Gifford silt loam	0.23	0.21%		74
50008	Keswick silt loam	0.12	0.11%		57
Weighted Average					69.0



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