



Audrain County Missouri Land for Sale at iAuction - Laney Farm

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PROPERTY ADDRESS:
00 Audrain Road 449
Ladonia, MO 63352

ACRES: 80.85
COUNTY: Audrain

AUCTION DETAILS:

Bidding Ends Thursday, December 28th at 1PM.

Presenting 80.85 acres of prime farmland in Audrain County, MO, near Mexico and Ladonia—a haven for those with a farmer's heart. Approximately 51 acres of this tract consists of highly productive cropland, with soils predominantly being Marion, Belknap, and Twomile silt loams.

This farm, however, offers more than just cropland. The remaining acreage is a testament to the delicate balance between agriculture and nature, with mature woods, warm/cool season grasses, and waterways, including the scenic Littleby Creek along the westerly and southwesterly border. Beyond the agricultural land, this creek serves as a natural travel corridor, enhancing the property's appeal for both recreation and hunting enthusiasts.

Abundant signs of deer and turkey activity tell the story of a vibrant wildlife presence. The owner and family have celebrated numerous successful hunts over the years, making this farm not only a practical investment but a place where agricultural pursuits and outdoor traditions seamlessly converge.

Conveniently located within an hour's drive of Columbia, MO, and approximately 90 miles from the Chesterfield Valley, this property offers accessibility without sacrificing the tranquility of rural living. For those seeking a farm that sells free and clear of any tenants and leases, this opportunity awaits.



PRESENTED BY:

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The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.