



**T R O P H Y**  
PROPERTIES AND AUCTION  
LAND | RECREATIONAL | RESIDENTIAL

# 603± -Acre Farm with Productive Cropland & Great Hunting—Audrain, Pike & Ralls Counties

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com



**PROPERTY ADDRESS:**

00 Highway V  
Vandalia, MO 63382

**PRICE:** \$6,030,000

**ACRES:** 603±

**COUNTY:** Audrain/Pike/Ralls

**PROPERTY HIGHLIGHTS:**

- 603± Acres
- 400± Acres of Highly Productive Cropland
- 165± Acres of Timber
- 38± Acres of Grass/Pasture
- Tremendous Whitetail and Turkey Hunting Opportunities
- Road Access on All Four Sides

**PROPERTY DESCRIPTION:** Large farms with this balance of productive tillable acres, hardwood timber, and pasture are rare — and this one delivers it all and more. Just a few miles east of Vandalia, Missouri, this 603-acre farm combines strong income potential with premier recreation. With 400 acres of highly productive tillable ground, 165 acres of mature timber, and 38 acres of pasture, it provides reliable annual returns alongside excellent long-term appreciation potential. The tillable acres are well-suited for row crop production and cash rent opportunities, while the pasture adds flexibility for livestock, hay, or additional habitat management.

This farm also offers outstanding access, making both farming operations and recreation convenient. The north boundary fronts Highway 54, the south connects to State Hwy V, and additional county road frontage lies on the northeast and southwest corners. The diverse layout is equally suited for hunting, with timber, crop field edges, and ponds creating an ideal habitat for wildlife. Well-known for producing trophy whitetail and an abundant turkey population, this property is a true sportsman's destination.

Whether you're an investor seeking a stable land asset, a farmer expanding operations, or an outdoorsman looking for a farm that pays while you play, this property checks every box. Large, diverse tracts of this caliber are hard to find — don't miss your chance to own a showcase farm with both strong income and lifestyle value.



**PRESENTED BY:**

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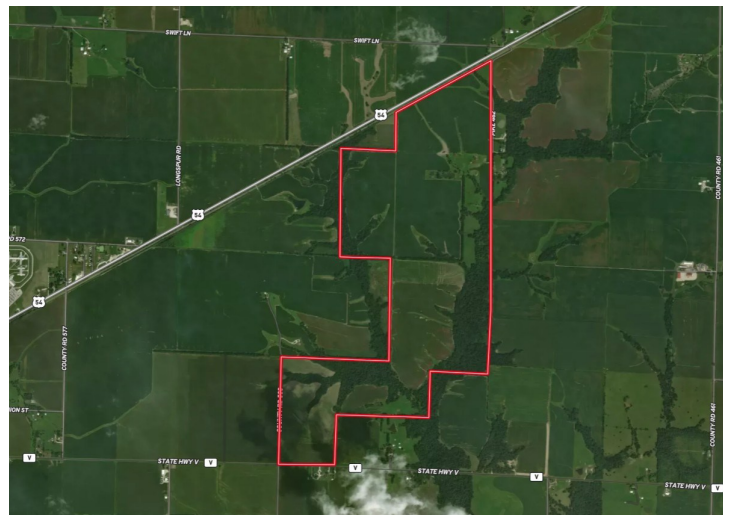




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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals