



Audrain Co MO Land iAuction - Locally Known as the Marvin E. & Laura Griffith Farm

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

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



BIDDING ENDS TUESDAY, JUNE 1ST AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM



PROPERTY ADDRESS:

00 Audrain Road 835
Mexico, MO 65265

ACRES: 244
COUNTY: Audrain

PROPERTY DESCRIPTION:

Open house Saturday, May 15th 10 AM to Noon.

These 244± flat to gently rolling acres are conveniently located approximately 2 miles from the city limits of Mexico. The Farm Service Agency figures there to be 221.3 acres of cropland. There are currently 112± acres of highly productive cropland currently in production, 109± acres of pastureland, and the balance being woods and homestead. The cropland has a tenant in place for this farm year and the Buyer(s) will receive the Sellers portion of the sharecropping. If you are looking for income-producing, pastureland, and new homesite locations be sure to check this property out.

Tract 1: 40± flat to gently rolling acres with 37± Highly Productive tillable acres consisting mostly of Class "A" Putnam and Mexico Silt Loam. Road frontage on two sides. Excellent tillable tract!

Tract 2: 40± flat to gently rolling acres being 99+% Highly Productive tillable acres consisting mostly of Class "A" Putnam Silt Loam with a little bit of Mexico Silt Loam. As good as it gets for cropland!

Tract 3: 58± flat to gently rolling acres with 34± Highly Productive tillable acres, two ponds with hunting and recreation opportunities. A great combination tract with seclusion.

Tract 4: 28± flat to gently rolling acres of pasture, and recreation. Nice private tract sitting back off the county road with an older homestead and new homesites. Improvements include a detached Morton garage and cattle working area. Possible new Lake site! If you can dream it, you can do it here!

Tract 5: 38± flat to gently rolling acres of pastureland with good fences on three sides. Good hay and cattle/horse tract. Great Farmette opportunity!

Tract 6: 40± flat to gently rolling acres of pastureland with privacy and seclusion located at the end of a gravel road. Great Farmette potential with recreation opportunities!



PRESENTED BY:

MIKE SHARPE

Licensed Realtor/Farm Appraiser

M: (573) 721-0944

P: (855) 573-5263 x753

E: msharpe@trophy.com

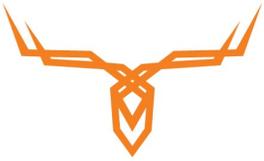
Trophy Properties and Auction

15480 Clayton Road

Suite 101

Ballwin, MO 63011

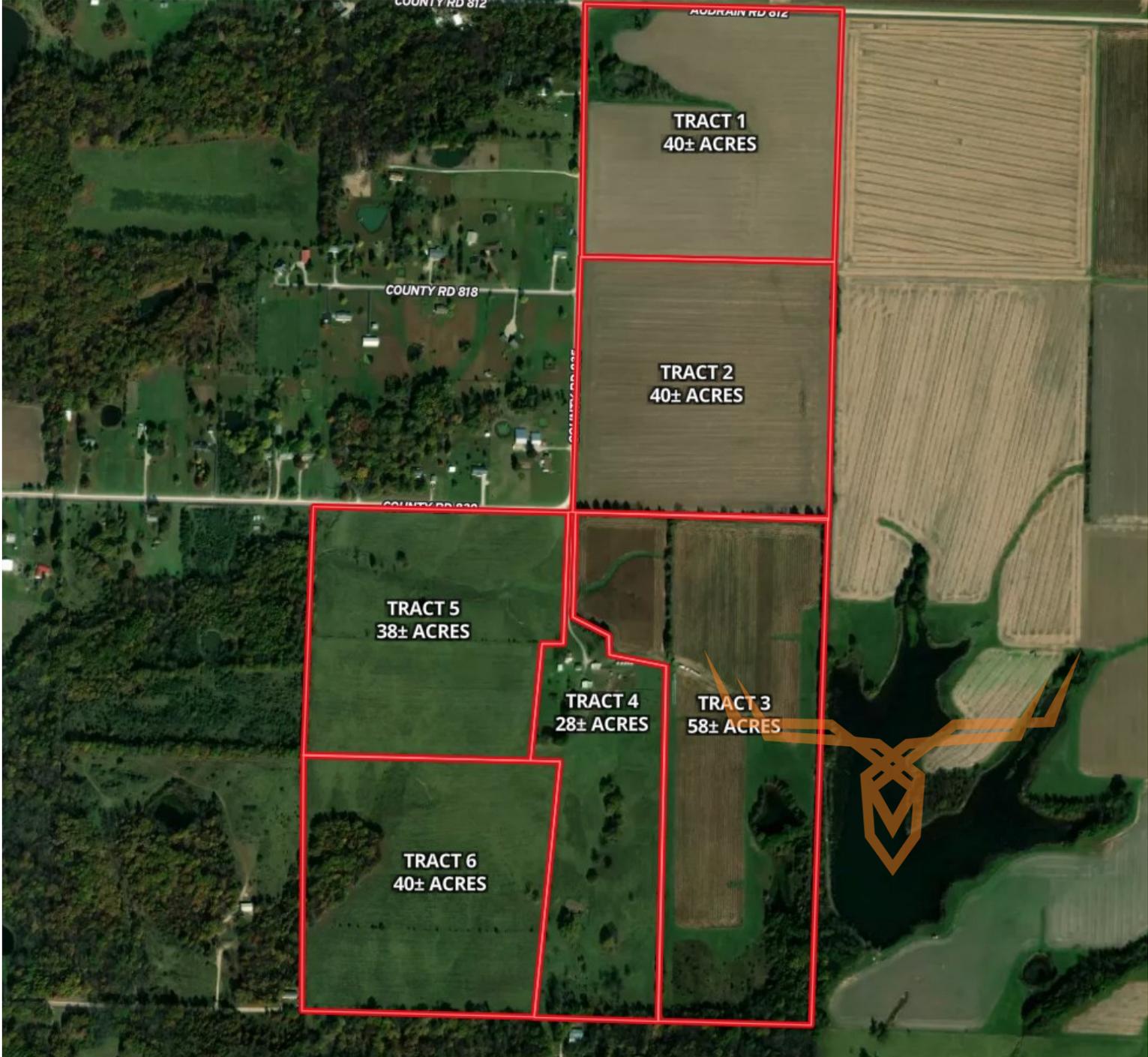
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The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are 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.