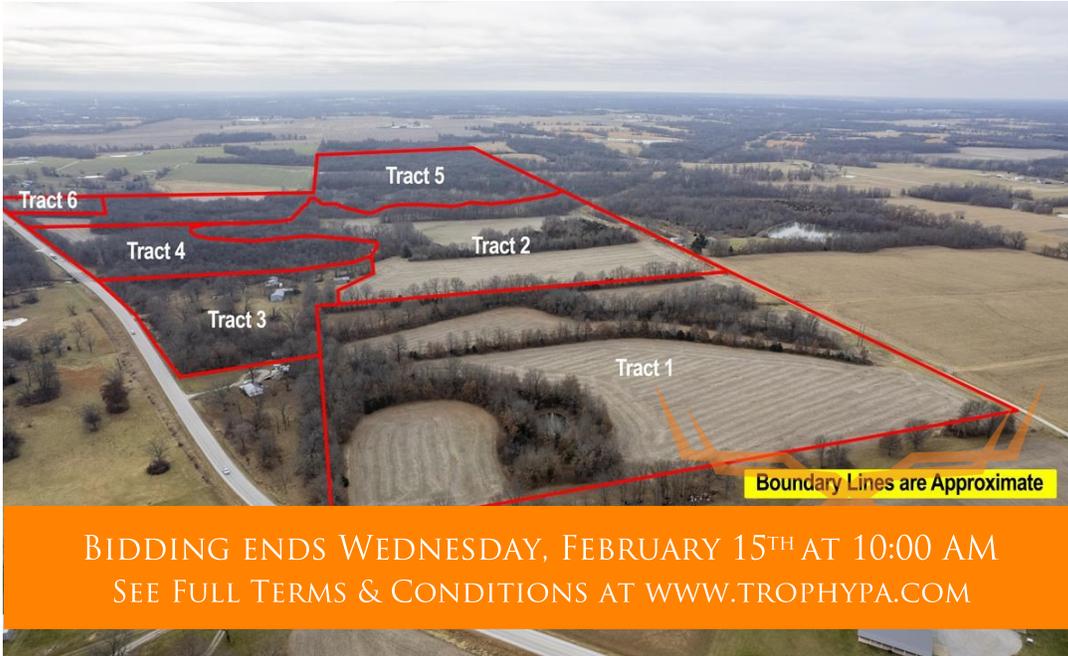


# Audrain County Missouri Land iAuction - Juanita Brown Rev. Trust

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

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



## PROPERTY ADDRESS:

7513 State Hwy 15  
Mexico, MO 65265

**ACRES:** 219  
**COUNTY:** Audrain

## AUCTION DETAILS:

**Property Preview Saturday, January 28th 10AM to NOON.**

**Bidding Ends Wednesday, February 15th at 10AM.**

These 219± flat to gently rolling acres are being offered in 6 tracts and is conveniently located 4 miles north Mexico, 45 minutes from Columbia, and 1 hour 15 minutes from Wentzville. The Farm Service Agency figures 80 acres of productive cropland with the soils consisting mostly of Armstrong and Gifford silt loam. The balance of the land consists of mature woods with Skull Lick Creek meandering through the southern portion offering a diverse habitat featuring multiple cove and pocket fields to plant potential food-plots and cedar thickets for wildlife to feel secure. Offered in wide range of tract sizes with so much to offer, BUYERS give this one a look!!

**Tract 1:** 34± acres consisting mostly of highly productive cropland and wooded draws with a small pond. Access is on County Road 367.

**Tract 2:** 61± acres consisting mostly of highly productive cropland, woods, and cedar thickets with Skull Lick Creek access. Access is on County Road 367.

**Tract 3:** 11± acres with an older 4bd-2ba house in need of repairs, storage sheds and access to Skull Lick Creek. Access from highway 15.



## PRESENTED BY:

**JOE OGDEN**

**Land & Home Specialist**

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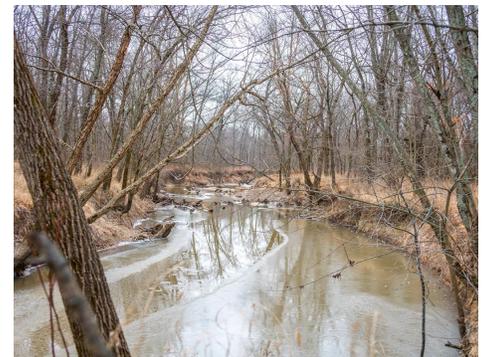
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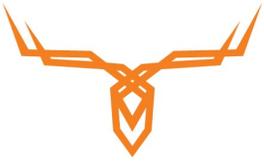
**Tract 4:** 17± acres consisting mostly of woods with some cropland and access to Skull Lick Creek. Excellent homesite! Access from highway 15.

**Tract 5:** 90± acres consisting mostly of woods with some cropland that would make great food plots and access to Skull Lick Creek. Great hunting and recreation tract. This tract has highway 15 frontage and has been approved by MODOT for an entrance. A 15" corrugated metal pipe 40'-60' long would be required for approval. Before the entrance can be constructed, a no cost permit shall be applied for by the new owner. It will then be the responsibility of the new owner to provide material and labor the construction of the entrance.

**Tract 6:** 6± acres consisting of woods and cropland. Excellent homesite! This tract has highway 15 frontage and has been approved by MODOT for an entrance. A 15" corrugated metal pipe 40'-60' long would be required for approval. Before the entrance can be constructed, a no cost permit shall be applied for by the new owner. It will then be the responsibility of the new owner to provide material and labor the construction of the entrance.



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.



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