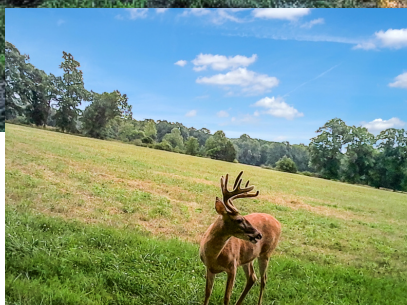


# GREAT MULTI-USE PROPERTY!

103.98+/- AC - 13456 AUDRAIN RD. 965, THOMPSON MO

OFFERED AT  
\$520,000



## ABOUT THE PROPERTY

Great multi-purpose farm well-suited for a variety of uses. 103.98+- total surveyed acres with plenty of space for hunting, horses, home & recreation. Looking for some income? Approximately 38+- tillable ac, with a little work there can easily be additional tillable ground. Remainder of the parcel in woods, pasture and a year-round creek. Need a place to run cattle? This property is fenced and cross-fenced and has numerous water sources including several live springs that flow year-round. Loaded with deer and turkey this could be the hunting and recreation oasis you have been looking for. Tillable and pasture ground could be used for food plots and the prime wooded Whitetail & Turkey habitat give plenty of cover for all types of wild game. This would also make a lovely estate piece, equestrian paradise or simple weekend getaway. Conveniently located in mid-Missouri, just 10 minutes from Mexico, 24 minutes from Columbia, 48 minutes from Jefferson City and 1+ hour from Wentzville.



314-581-3990 Cell



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