

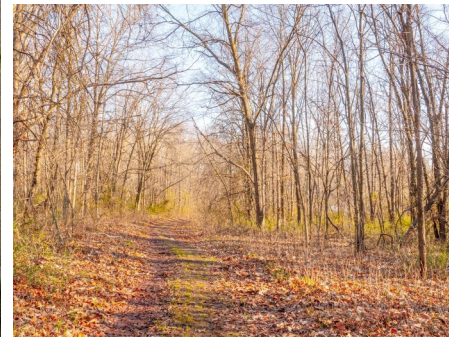


T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

76± Acre Recreational Tract with Multiple Outbuildings & 2.7 Acre Lake for Sale

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

PRICE IMPROVED



PROPERTY ADDRESS:

2638 Audrain Road 209
Thompson, MO 65285

PRICE: \$690,000

ACRES: 76±

COUNTY: Audrain

PROPERTY HIGHLIGHTS:

- Great hunting opportunities (Deer, Turkey, Duck, small game)
- 2.7 acre lake
- Over 1/2 mile of Youngs Creek
- Income from Rental House
- Cabin with kitchen, bathroom, living room, and plenty of sleeping space
- Two construction vaults, storage shed, car port
- Trail system
- Beautiful views
- 21 min from Mexico, MO
- Less than 2 hours from STL

PROPERTY DESCRIPTION:

When it comes to true recreational farms this one has it all! 76 ± acres ready for the next owner/s to pick up where the last ones left off. This property screams weekend getaways for anyone that loves to hunt, fish, trail ride, or just get away from busy life!

A recently updated 1,600 ± sq ft home with tenants leasing until May 1st, 2025, is located on the property as you pull up. The home provides income monthly or could be used for personal use. It is situated in a way that will not affect hunting and or recreating the rest of the ground. Other structures include a garage perfect for equipment and tool storage and double as a great place to take your hunting harvest to process. Two construction vaults, car port, and small shed perfect for storage. Plenty of sleeping in both the small cabin and upstairs loft area. A main entertainment area is situated in



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between it all to serve as a place to wind down and enjoy the evening with friends! A small kitchen and bathroom included in finished space.

This 76 ± acres sits nestled between large farms with plenty of food for wildlife, especially deer and turkey. A trail system on the property allows you to see every inch of the land. A combination of food surrounding the property, multiple water sources (lake and creek), and bedding makes this a true diamond in the rough when it comes to wildlife and hunting. With the creek and lake there is bound to have duck hunting opportunities!

If the hunting is not in season, the 2.7 ± acre lake is ready, stocked(catfish, hybrid bluegill, black crappie, grass carp), and waiting for you to toss your line in with your favorite beverage of choice. Bring your catch back up to the cleaning station in the cabin for your evening fish fry! Adding to the serenity of the property you can find many locations to access the creek to enjoy the tranquility of the water flowing, hiking opportunities, or old fashioned playing in the creek!

For the nature enthusiast this property is sure to not disappoint! The natural state of the land makes for most any and all of the wildlife to call this home or pass through. Whether it is hunting, bird watching, trail walking, bike riding, ATV/UTV riding or any other outdoor activity this could be a great fit for you and your family for ages to come!



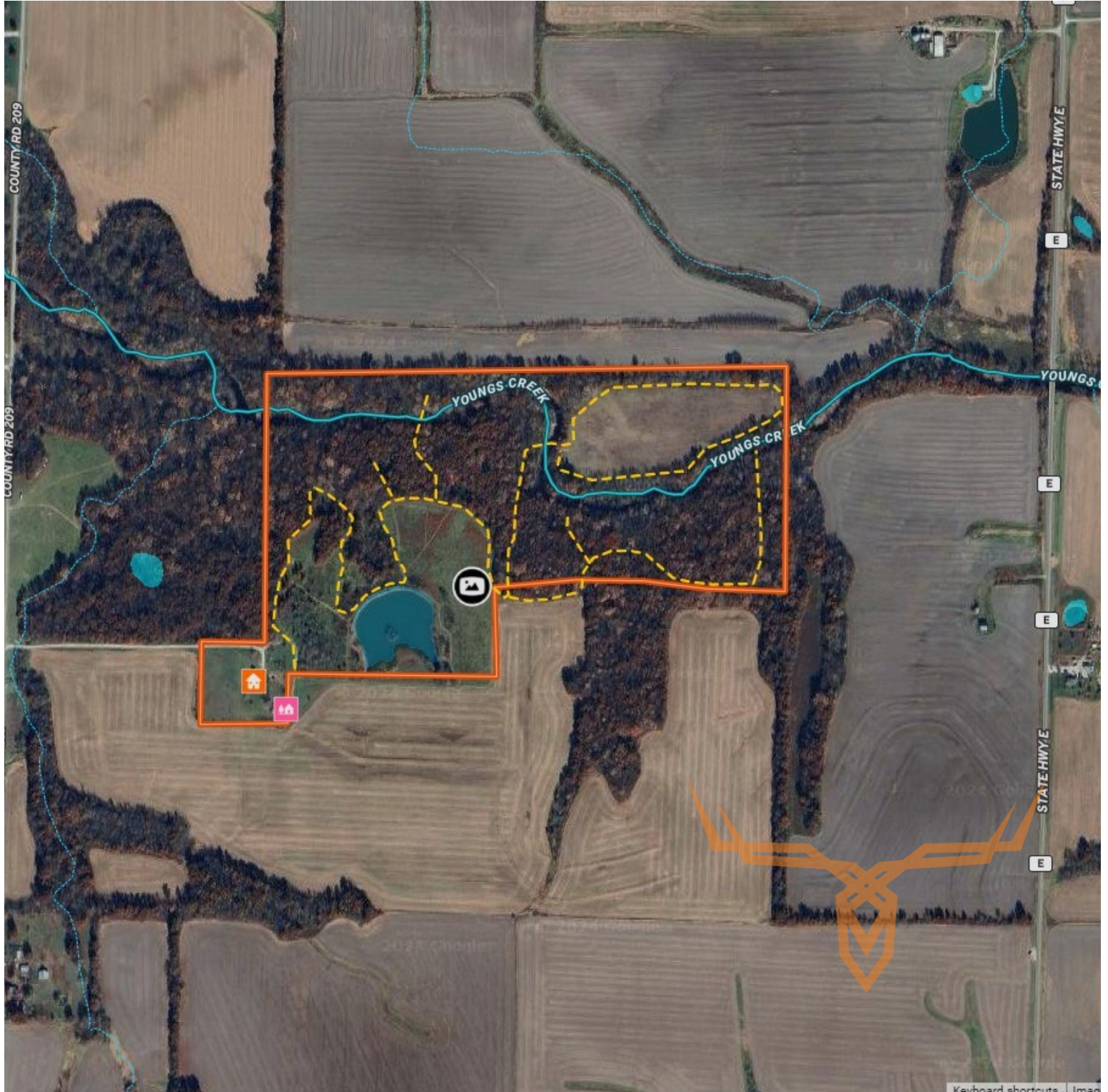
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