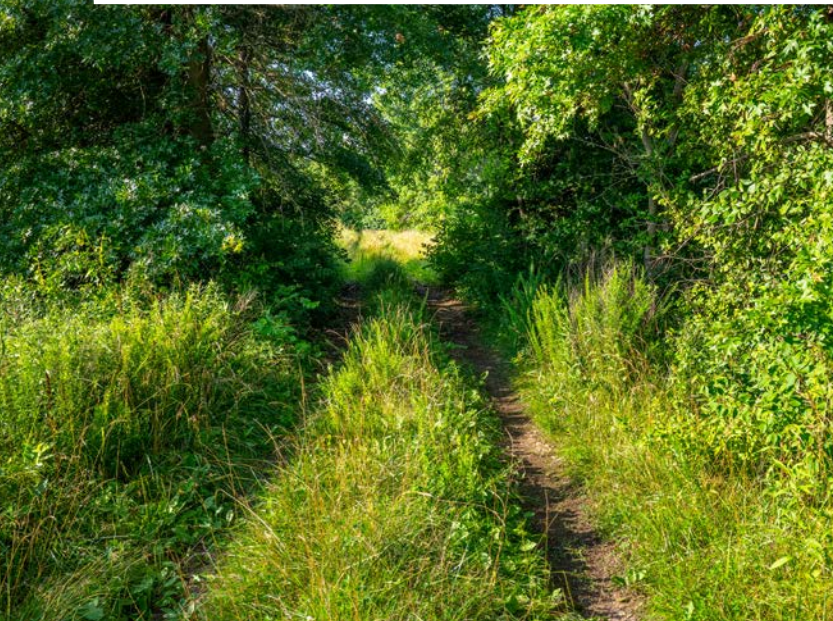


MIDWEST LAND GROUP PRESENTS



20 ACRES
AUDRAIN COUNTY, MO

Audrain County Road 841, Mexico, Missouri 65265



MIDWEST LAND GROUP IS HONORED TO PRESENT

DESIRABLE 20 +/- ACRE TRACT JUST SOUTHEAST OF MEXICO, MISSOURI

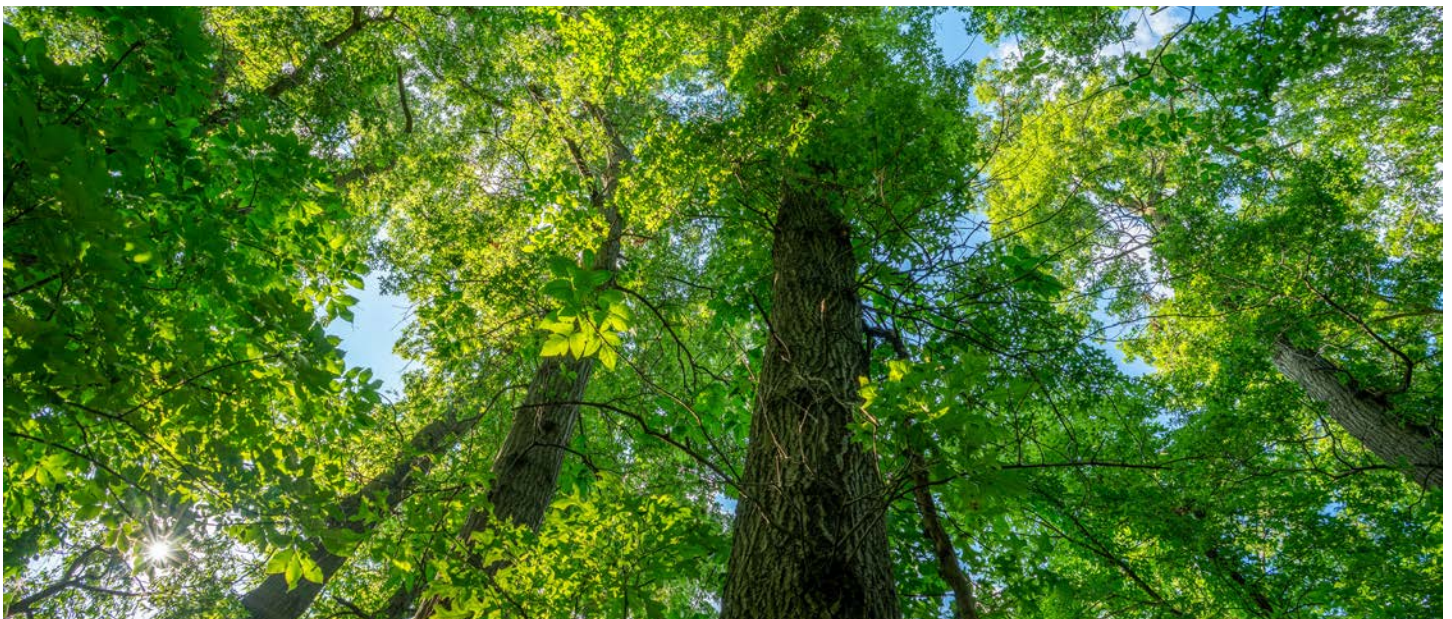
This versatile 20 +/- acre property offers the perfect blend of rural charm, agricultural income potential, and hunting opportunities—something rarely found in a smaller tract. Located just minutes from Mexico, Missouri, it's an ideal setting for your dream country home or weekend retreat. Final acreage and total price will be based on a completed survey and on the per-acre prices listed.

The rolling layout of the land offers several scenic build sites where you can enjoy peaceful sunsets, watch wildlife from your back porch, and listen to the sound of quail in the evenings. With no restrictions in place, you have the freedom to make this property your own. Water and electricity are conveniently located along the County Road, and fiber optic internet is slated for installation in 2026.

A timber draw with large oaks and thick underbrush runs the full length of the property, creating a natural travel corridor for deer and enhancing the already strong hunting potential. With some strategic clearing within or trail development, the hunting opportunities here could be taken to the next level.

For investors or hobby farmers, approximately 12.5 +/- acres are currently under a crop-share lease, providing annual income. You'll have the potential to continue with the current farmer, bring in your own, or manage the tillable ground yourself if you choose.

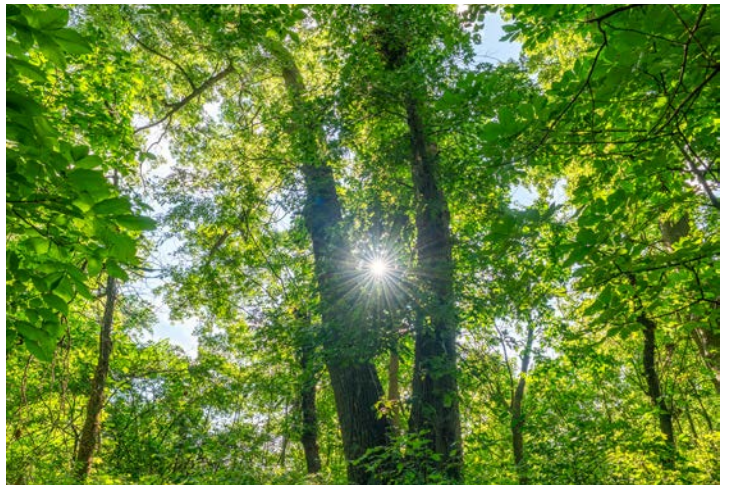
Whether you're looking for a buildable country retreat, productive farmland, or a manageable hunting property, this tract offers it all. Don't miss out! Call Duane Spencer at (573) 823-2252 to learn more and/or to set up a viewing.



PROPERTY FEATURES

PRICE: **\$194,000** | COUNTY: **AUDRAIN** | STATE: **MISSOURI** | ACRES: **20**

- 20 +/- acres - final acreage to be determined by survey
- 12.5 +/- acres tillable
- Good, small tract hunting opportunity
- No building restrictions
- Utilities such as water and electricity available along the County Road
- 20 minutes to Mexico, Missouri
- 22 minutes to Interstate 70 at Kingdom City
- 45 minutes to Columbia, Missouri
- Mexico School District



SCENIC BUILD SITE

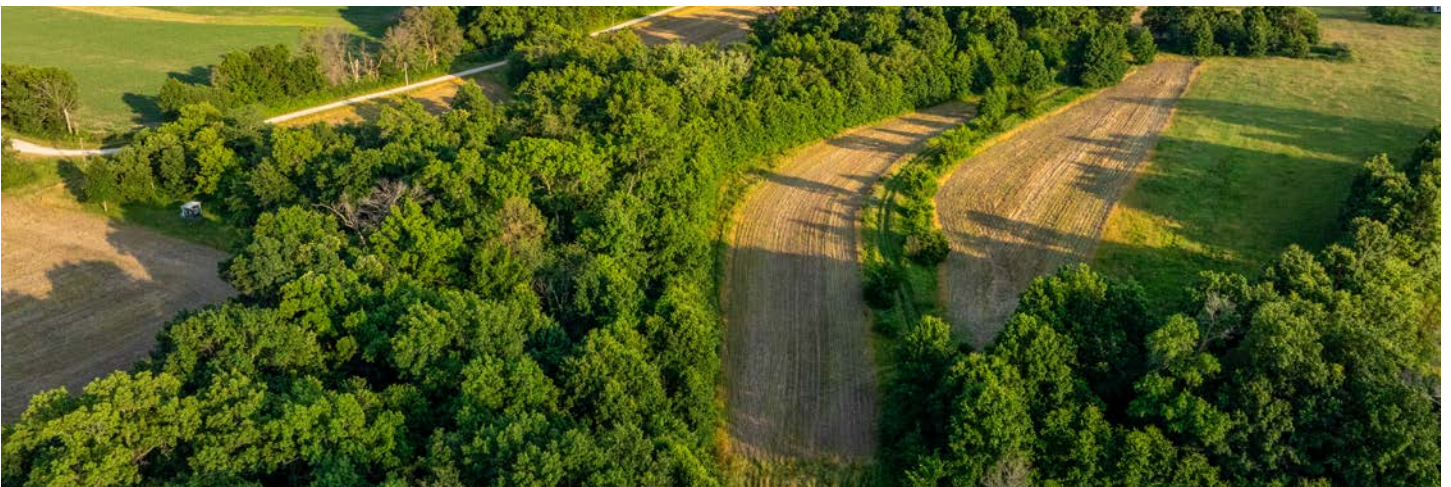
With no restrictions in place, you have the freedom to make this property your own. Water and electricity are conveniently located along the County Road, and fiber optic internet is slated for installation in 2026.



PROXIMITY TO AMENITIES

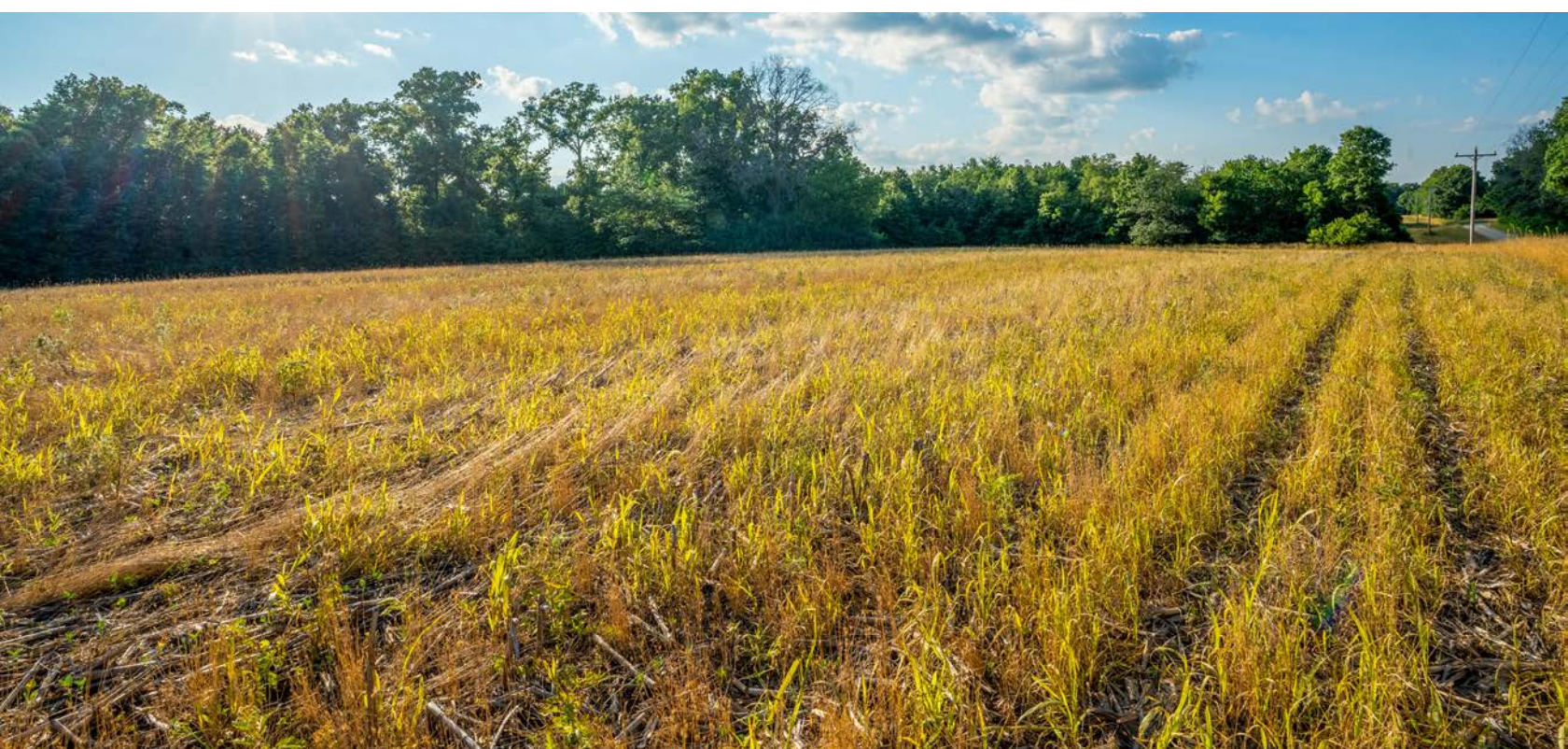


SMALL HUNTING TRACT OPPORTUNITY

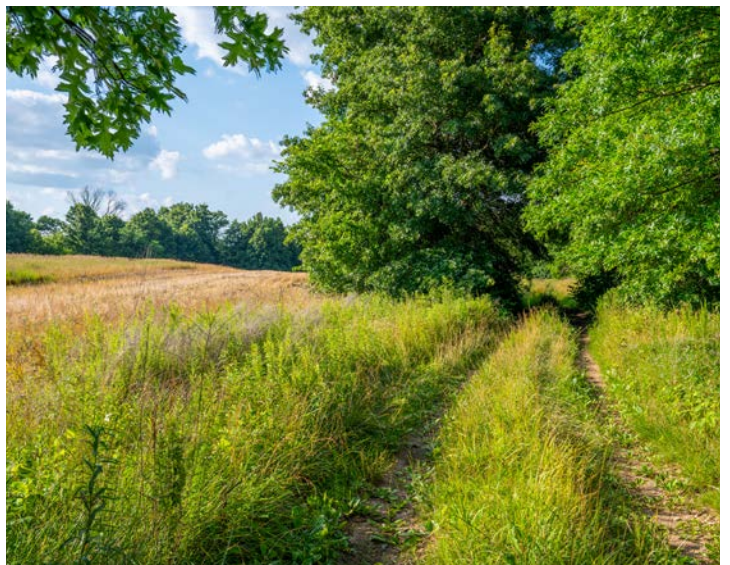


12.5 +/- TILLABLE ACRES

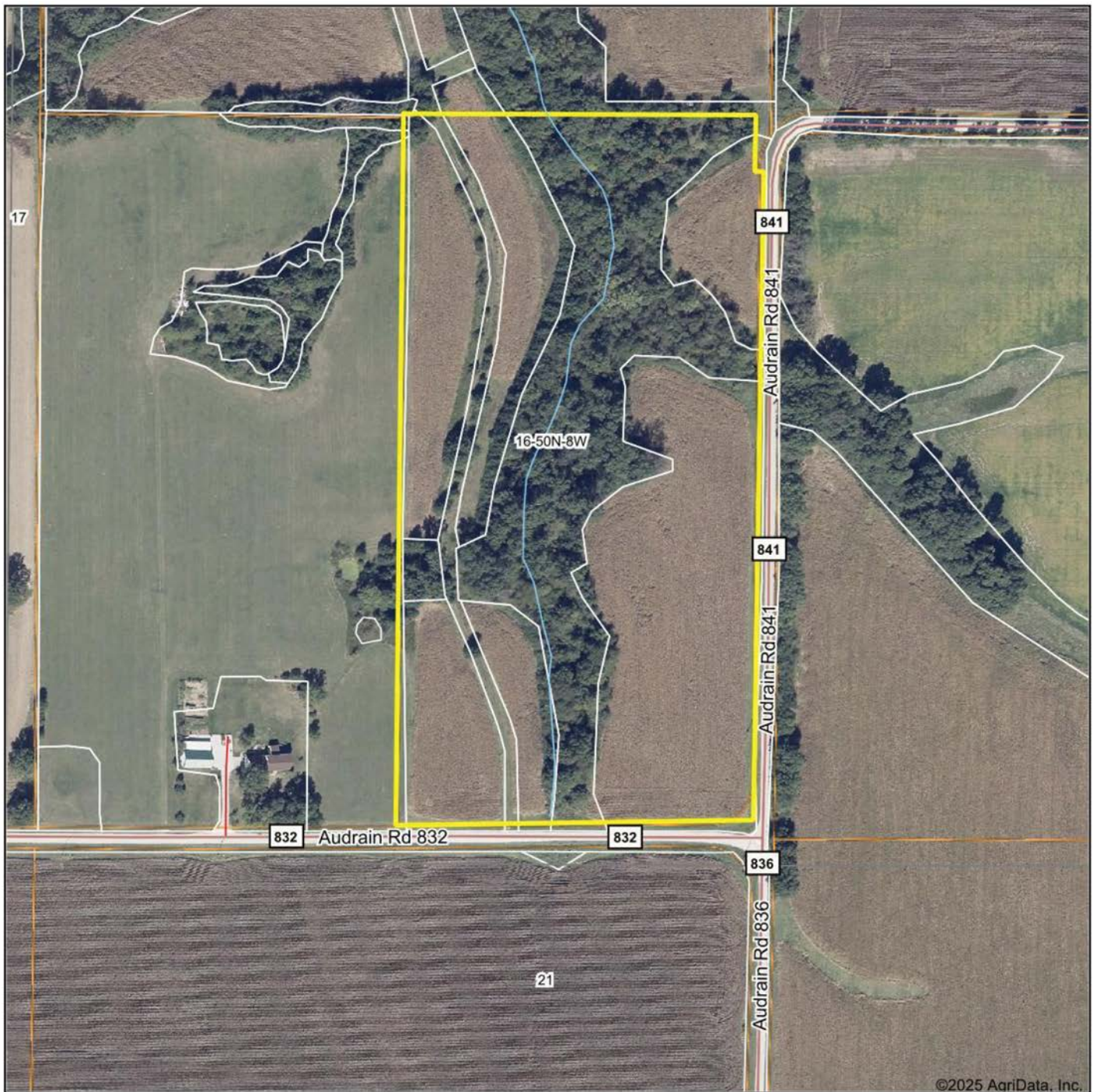
For investors or hobby farmers, approximately 12.5 +/- acres are currently under a crop-share lease, providing annual income.



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 39° 6' 24.21, -91° 49' 3.13

16-50N-8W
Audrain County
Missouri

0ft 286ft 571ft



6/17/2025

This topographic map displays a section of land, likely a survey or a specific area of interest, bounded by a yellow line. The map is overlaid on an aerial photograph showing fields and some structures. The elevation is indicated by a color gradient from red (lower) to blue (higher), with contour lines labeled with values such as 800, 810, 820, 830, and 840. The map is labeled with '16-50N-8W' in the center. The surrounding roads are labeled 'Audrain Rd 832', 'Audrain Rd 841', and 'Audrain Rd 846'. The map is also labeled with '832', '841', and '846' at the bottom. The map is oriented with North at the top.



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem

Interval(ft): 10

Min: 799.2

Max: 831.3

Range: 32.1

Average: 817.0

Standard Deviation: 6.07 ft

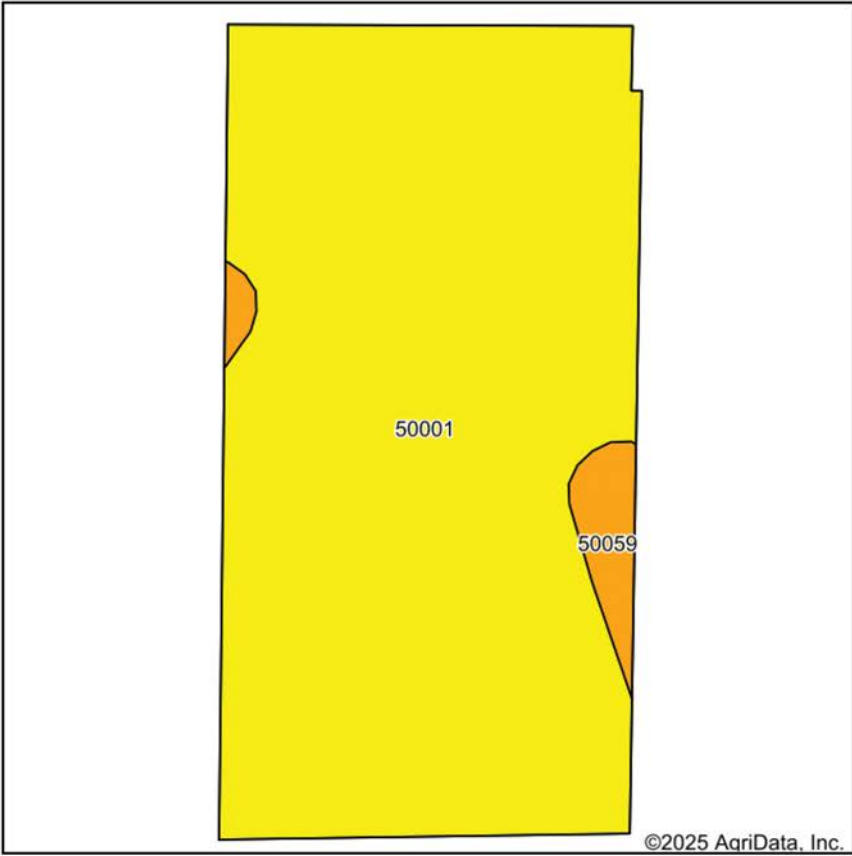


6/17/2025

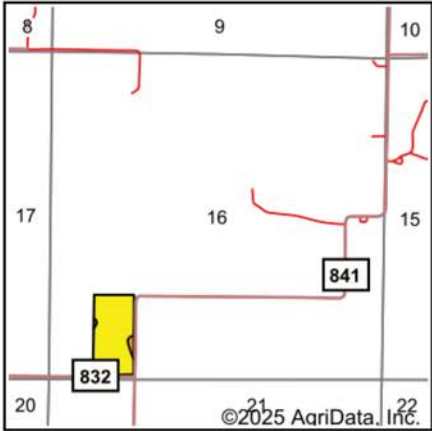
16-50N-8W
Audrain County
Missouri

Boundary Center: 39° 6' 24.16, -91° 49' 3.13

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Audrain**
Location: **16-50N-8W**
Township: **South Fork**
Acres: **19.8**
Date: **6/17/2025**



Maps Provided By:



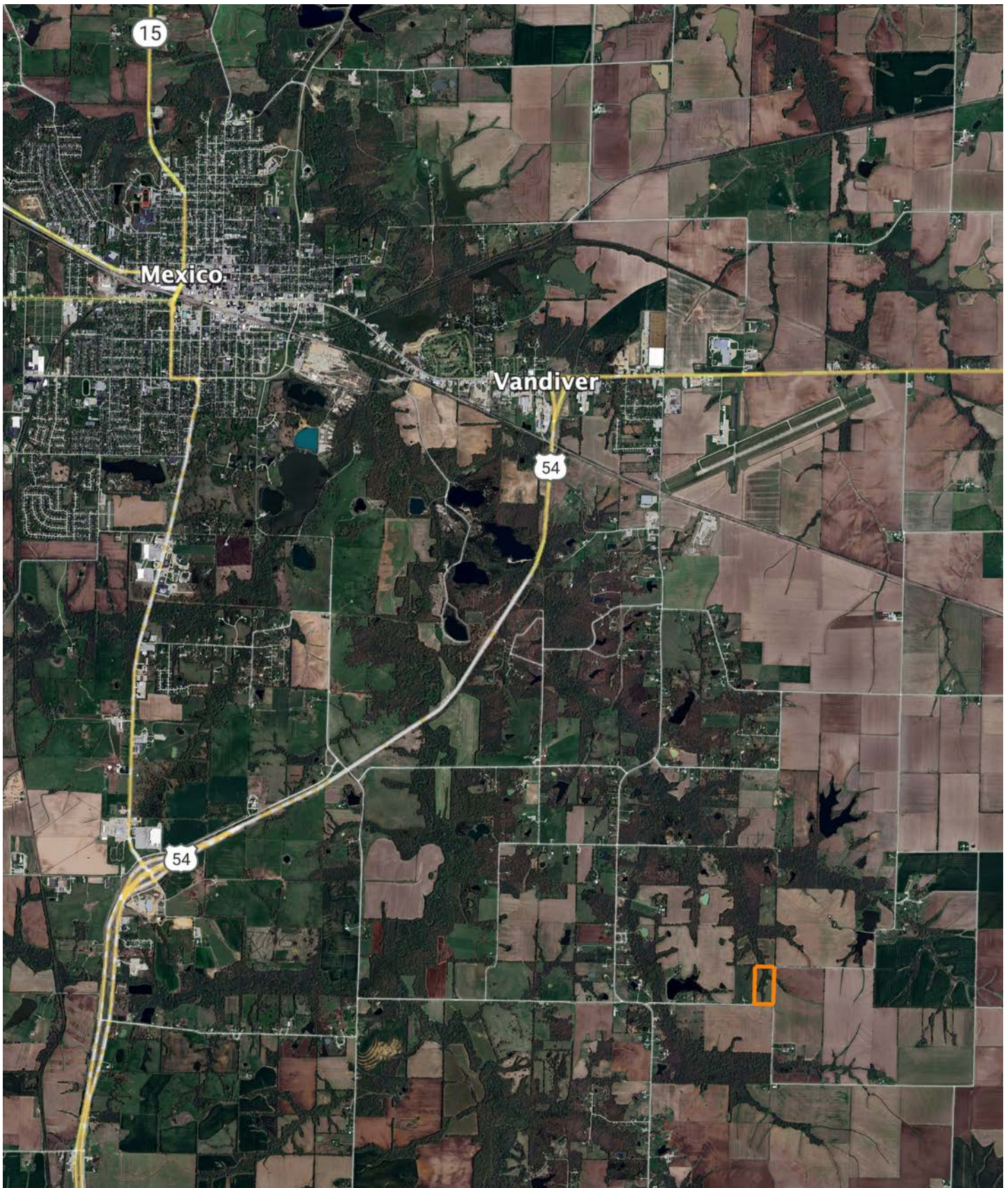
Area Symbol: MO007, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
50001	Armstrong loam, 5 to 9 percent slopes, eroded	19.06	96.3%		> 6.5ft.	IVe	66	66	60	49
50059	Mexico silt loam, 1 to 4 percent slopes, eroded	0.74	3.7%		> 6.5ft.	IIIe	71	71	62	53
Weighted Average						3.96	*n 66.2	*n 66.2	*n 60.1	*n 49.1

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

With deep roots in Missouri and a lifelong passion for the outdoors, Duane Spencer brings an unmatched level of dedication and expertise to buyers and sellers. Born and raised in St. Charles, he grew up in a farming community where he developed an appreciation for land stewardship, rural values, and the opportunities that owning land provides. Now based in Columbia, Duane combines his firsthand experience as a landowner and hunter with his professional background in sales training and project management to deliver a seamless and rewarding experience for his clients.

With over 35 years of hunting experience and more than two decades of managing his own land, Duane understands the intricate details that make a property valuable—whether it's for whitetail habitat, productive farmland, or a family retreat.

Duane has involvement experience in Quality Deer Management meetings and helped educate local landowners on practices and has designed and implemented habitat improvements, including food plots, that enhance both wildlife and property value. As Duane says, "Sharing this and watching the potential of a piece of property come to fruition is a rush that I truly enjoy." His strong work ethic, attention to detail, and ability to build lasting relationships ensure that every client receives the highest level of service and expertise.



DUANE SPENCER

LAND AGENT

573.303.5331

DSpencer@MidwestLandGroup.com



MidwestLandGroup.com

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