

MIDWEST LAND GROUP PRESENTS

50 ACRES IN

AUDRAIN COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

IMPRESSIVE 50 +/- PRODUCTIVE ACRES NEAR MEXICO WITH INCOME AND HOMESITE POTENTIAL

This exceptional 50 +/- acre tract in Audrain County presents a rare opportunity to own highly productive farmland with excellent investment and homesite potential. With approximately 47 acres currently tillable, this versatile property offers strong agricultural income while providing a peaceful setting for a future country residence. Conveniently located just 10 minutes from Mexico, the farm combines productivity, accessibility, and rural charm.

The property consists primarily of highly desirable Leonard and Mexico silt loam soils and features gently rolling terrain with minimal slope, making it both productive and easy to farm. Access is available from County Road 841 along the north boundary and County Road 836 on the south, providing excellent convenience and functionality.

A scenic 3.5 +/- acre build site, currently in production on the southern portion of the property, is separated from the main tillable acreage by a picturesque row of mature trees, creating an ideal setting for your country home. With water and electric utilities available along the county road, this property is well-suited for a rural homestead, offering both convenience and the charm of peaceful country living.

Whether you're looking to expand your farming operation, diversify your investment portfolio, or build your dream home in the country, this tract checks every box. Properties of this size and quality are increasingly difficult to find in this area. Don't miss the chance to own a productive farm with outstanding long-term potential.

Please contact Duane Spencer at (573) 823-2252 for more information or to schedule a showing.

PROPERTY FEATURES

COUNTY: **AUDRAIN** | STATE: **MISSOURI** | ACRES: **50**

- 50 +/- acres
- Productive Leonard and Mexico Silt Loam soils
- Potential build site along County Road 836
- Water and electricity are available along county road
- Mexico schools
- Access from County Road 841 to the north and 836 to the south
- 10 minutes to Mexico, Missouri
- Less than 30 minutes to I-70 at Kingdom City
- Less than one hour to Columbia, Missouri

PRODUCTIVE TILLABLE GROUND



POTENTIAL HOMESITE



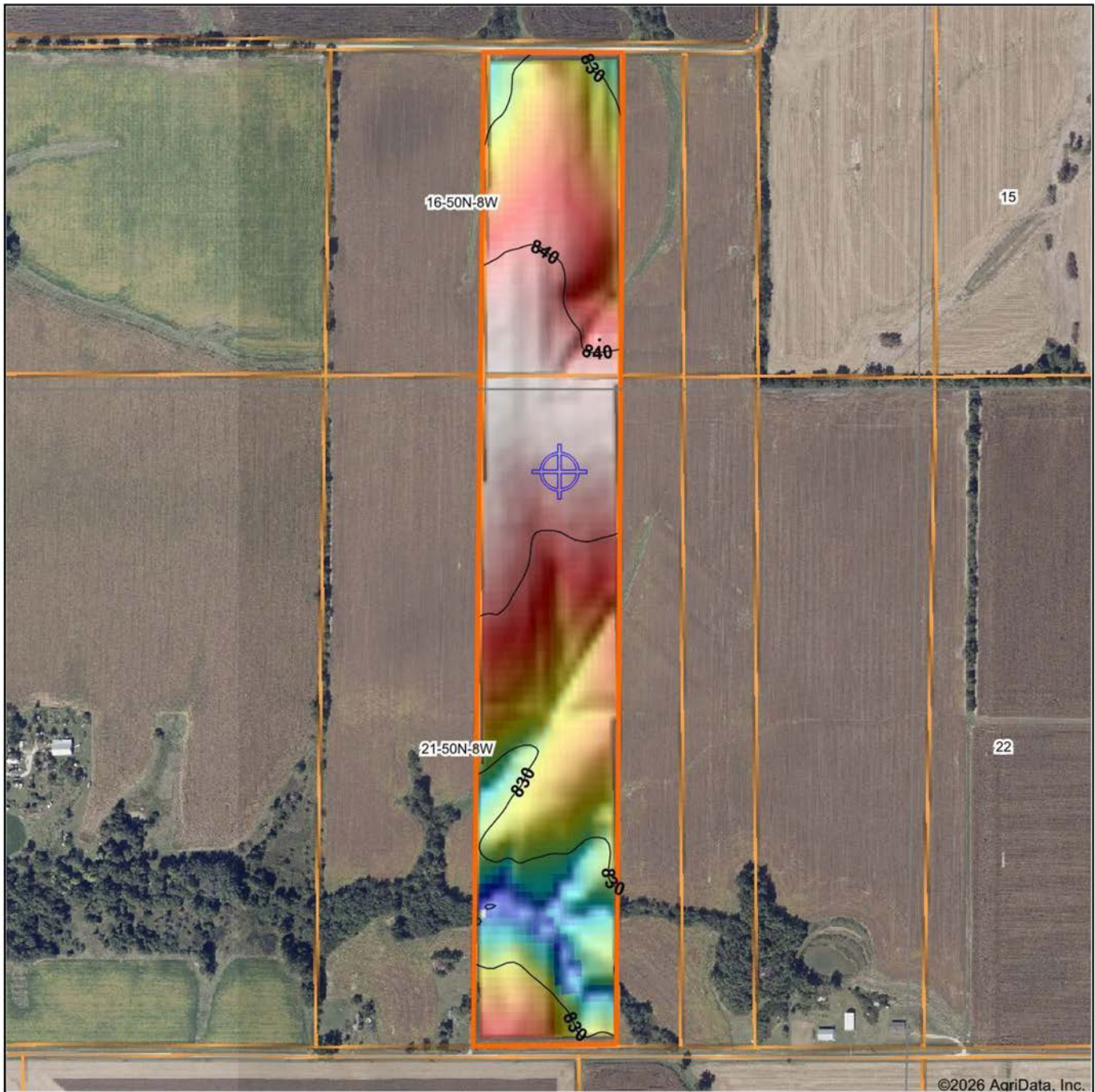
WATER & ELECTRIC AVAILABLE



ADDITIONAL PHOTOS



HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10

Min: 818.3

Max: 844.0

Range: 25.7

Average: 835.3

Standard Deviation: 5.84 ft

0ft 612ft 1224ft

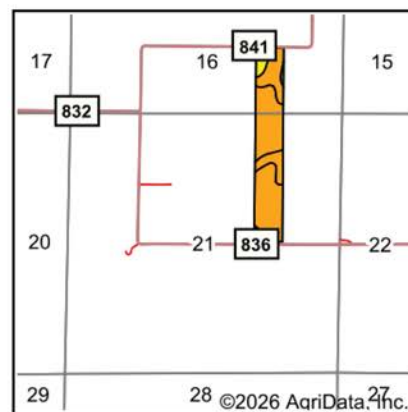
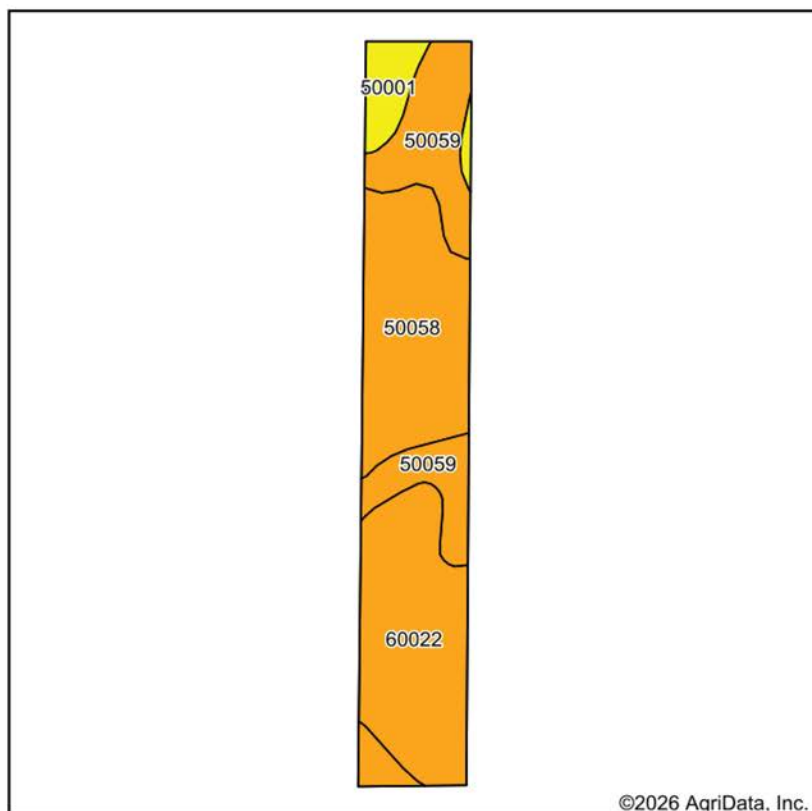


5/15/2026

21-50N-8W
Audrain County
Missouri

Boundary Center: 39° 6' 10.39, -91° 48' 26.5

SOILS MAP



State: **Missouri**
 County: **Audrain**
 Location: **21-50N-8W**
 Township: **South Fork**
 Acres: **50**
 Date: **5/15/2026**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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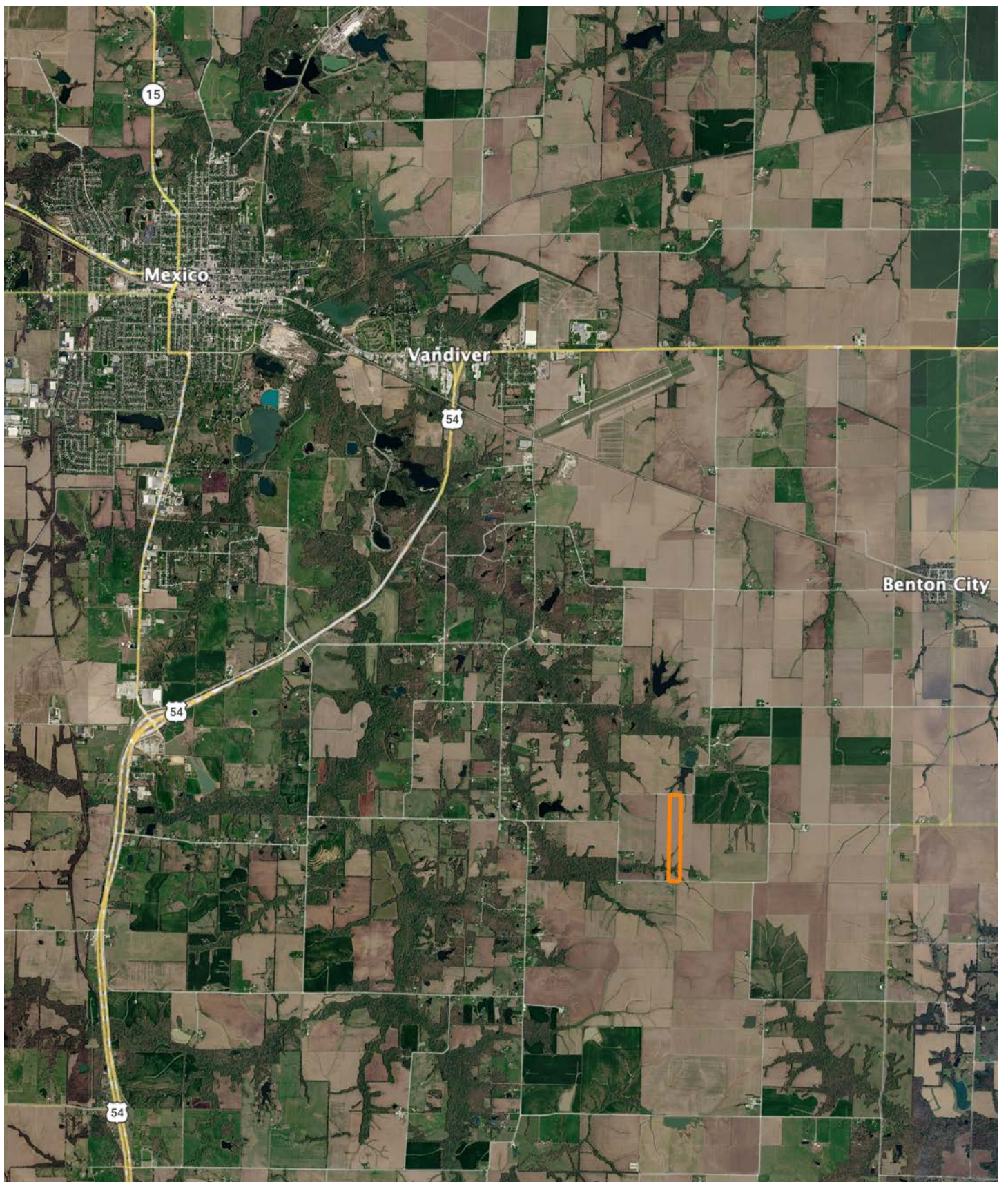
Soils data provided by USDA and NRCS.

Area Symbol: MO007, Soil Area Version: 30

| 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 Soybeans | |
|-------------------------|--|-------|------------------|----------------------|-------------------|------------------|------------------|----------------|-------------------|----------------|
| 60022 | Leonard silt loam, 1 to 6 percent slopes, eroded | 17.14 | 34.3% | | > 6.5ft. | Ille | 61 | 61 | 51 | |
| 50058 | Mexico silt loam, 0 to 2 percent slopes | 16.32 | 32.6% | | > 6.5ft. | Illw | 75 | 75 | 60 | |
| 50059 | Mexico silt loam, 1 to 4 percent slopes, eroded | 13.21 | 26.4% | | > 6.5ft. | Ille | 71 | 71 | 53 | |
| 50001 | Armstrong loam, 5 to 9 percent slopes, eroded | 3.33 | 6.7% | | > 6.5ft. | IVe | 66 | 66 | 49 | |
| Weighted Average | | | | | | | 3.07 | *n 68.5 | *n 68.5 | *n 54.3 |

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP

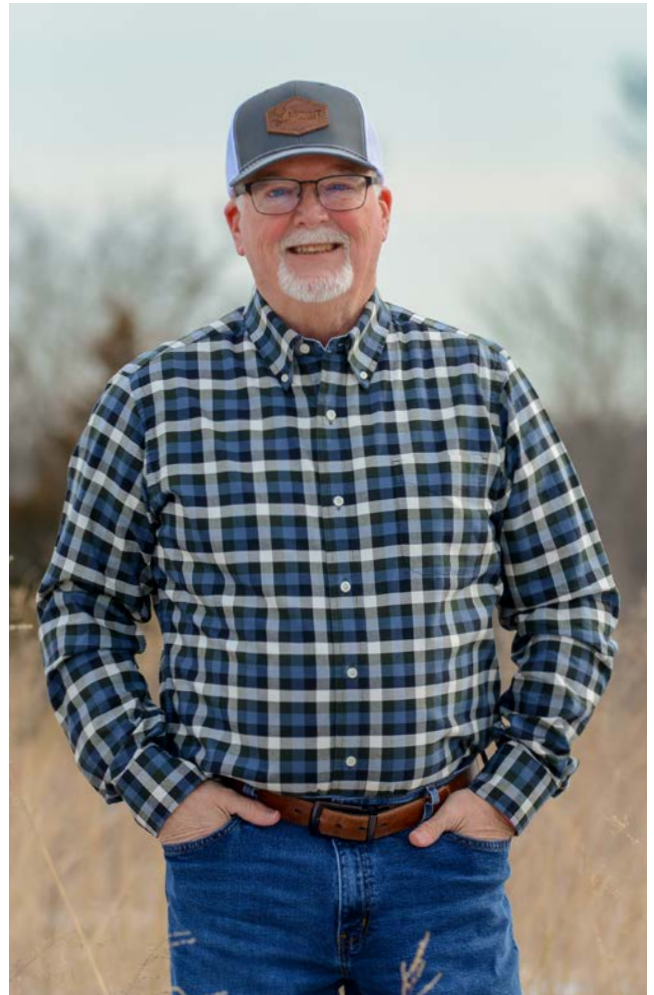


AGENT CONTACT

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

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