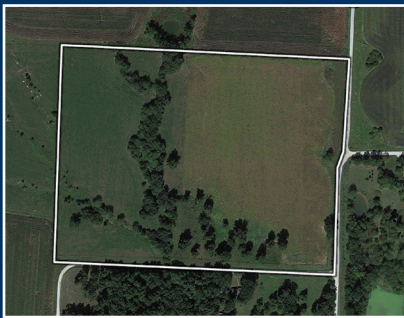


Audrain County

Missouri

31
ACRES
M/L

Asking Price
\$372,000



LISTING #17104

Boyd Harris

573.682.7506

Boyd Harris Companies,
Inc. - 2019011485

Boyd@PeoplesCompany.com

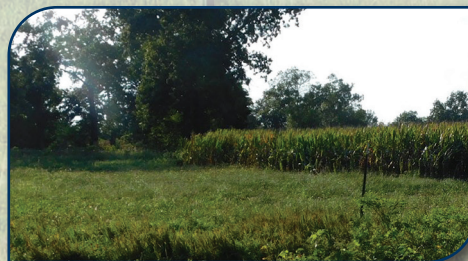


Peoples Company in Centralia, Missouri is pleased to offer the Sudbrock small parcel listing. The property consists of 31 acres m/l with a gravel road on two sides. This is about halfway between Centralia and Mexico, Missouri, and about two miles north of Highway 22. The eastern half is tillable cropland while the western half is a small creek branch, scattered woods, and very good cow pasture. About eight acres of this western part could be tilled if desired. Water and electricity are available and this would make some great rural homesite tracts. The cropland is level on the north with a shallow slope to the south. Fences are good but a new fence may be needed on the west side. This listing can be divided into smaller parcels at \$15,000/acre. Please visit PeoplesCompany.com for further details.



Directions

From Centralia, MO, go east on Highway 22 approximately 5 miles to Audrain Road 215, then go north 2.5 miles, around the corner, to the intersection with Road 217. Then turn right and go north 3/4 mile to the intersection with Road 214, on the left. The property lies in the northwest quadrant of Roads 214 on the south and 217 on the east. From Mexico, MO, go west on Highway 22 approximately 8 miles to Road 215, turn right, and follow directions to the property.



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