# MISSOURI Land & Farm

www.missourilandandfarm.com • Office: 660-258-3185 • Fax: 660-258-2082

## “80 Acres of Seclusion, Income, and Outdoor Adventure”

**County Rd 449, Rush Hill, MO 65280**

**Audrain County**

**$493,185**



## CONTACT:



**TROY TOEDEBUSCH**

Sales

660-973-3958

troy@missourilandandfarm.com







**Prime Hunting Retreat with Income & Building Potential – A Rare Opportunity Awaits!**

If you're a serious hunter or land investor looking for a secluded, high-quality property that offers world-class deer and turkey hunting, steady income, and future building potential—this is the one you've been waiting for.

Located just 11 miles from Mexico, MO and 8 miles from Laddonia, this 80.85-acre gem is tucked away from the noise and distractions of everyday life. With **51.3 acres of highly productive tillable ground**, currently under a **$200/acre cash rent lease through 2026**, you'll enjoy immediate passive income while having the flexibility to build equity in a truly special piece of land.

The balance of the acreage is a hunter's dream—dense timber, brushy bedding cover, and grassy corridors that create the perfect habitat for mature bucks and thunderous longbeards. **Littleby Creek** meanders along the western edge, offering a natural water source and additional habitat diversity that attracts and holds game year-round.

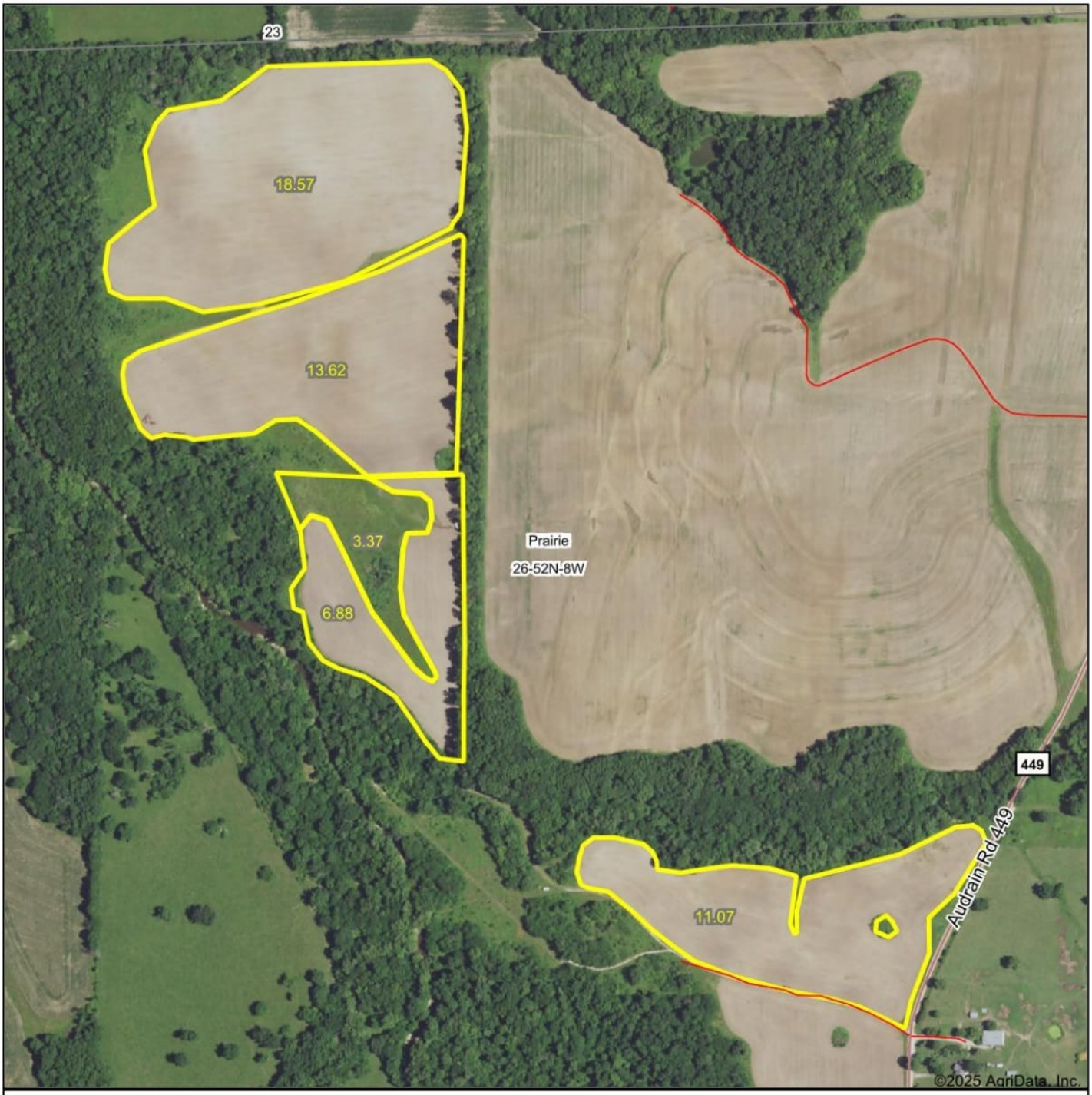
One of this property's most valuable attributes is **its rare seclusion**. With the majority of the property over half a mile from the nearest public road, the interior of the farm is shielded from traffic and disturbances—ideal for both strategic hunting setups and peaceful getaways. Whether you're planning to build a private hunting cabin, a full-time residence, or simply park your camper for weekend escapes, this location checks every box.

Priced competitively at **$6,100/acre**, this property offers excellent value for both lifestyle and investment.

? Call or text Troy at 660-973-3958
? Message me today for more details or to schedule a private tour.
Agent has ownership interest in this property.

**Properties like this don't last—get ahead of the competition and secure your slice of outdoor paradise.**

# Aerial Map




Map Center: 39° 15' 40.17, -91° 46' 1.77

0ft 539ft 1077ft

**26-52N-8W**
**Audrain County**
**Missouri**

N
W E
S

5/29/2025

Maps Provided By:
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**All Measurements are For FSA Programs Only**

**Wetland Determination Identifiers**

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

**Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.**

**Audrain Co. FSA**

C-Corn YEL GR - POPCORN=Corn POP GR
SB=Soybn COM GR - WHT=Wheat SRW GR
Oats=Oats Spring GR - MILO=Sorgh GRS GR
TRITA=Tritacale FG - CLOVER=Clovr RED FG
Alf=Alfal FG - LS=Grass/Mxfg LS
GZ=Grass/Mxfg GZ - Hay=Grass/Mxfg FG
CC RYE=Cover Crop CEG
CC MIX= Cover Crop MIX
*Unless notated on Map

1:5,180

**Program Year: 2025**

Created: 2/25/2025

Flown: 2022-6-20

clu
crp

Farm 5955
Tract 10308




**All Measurements are For FSA Programs Only**

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CC RYE=Cover Crop CEG
CC MIX= Cover Crop MIX
*Unless notated on Map

1:4,800

**Program Year: 2025**

Created: 2/25/2025

Flown: 2022-6-20

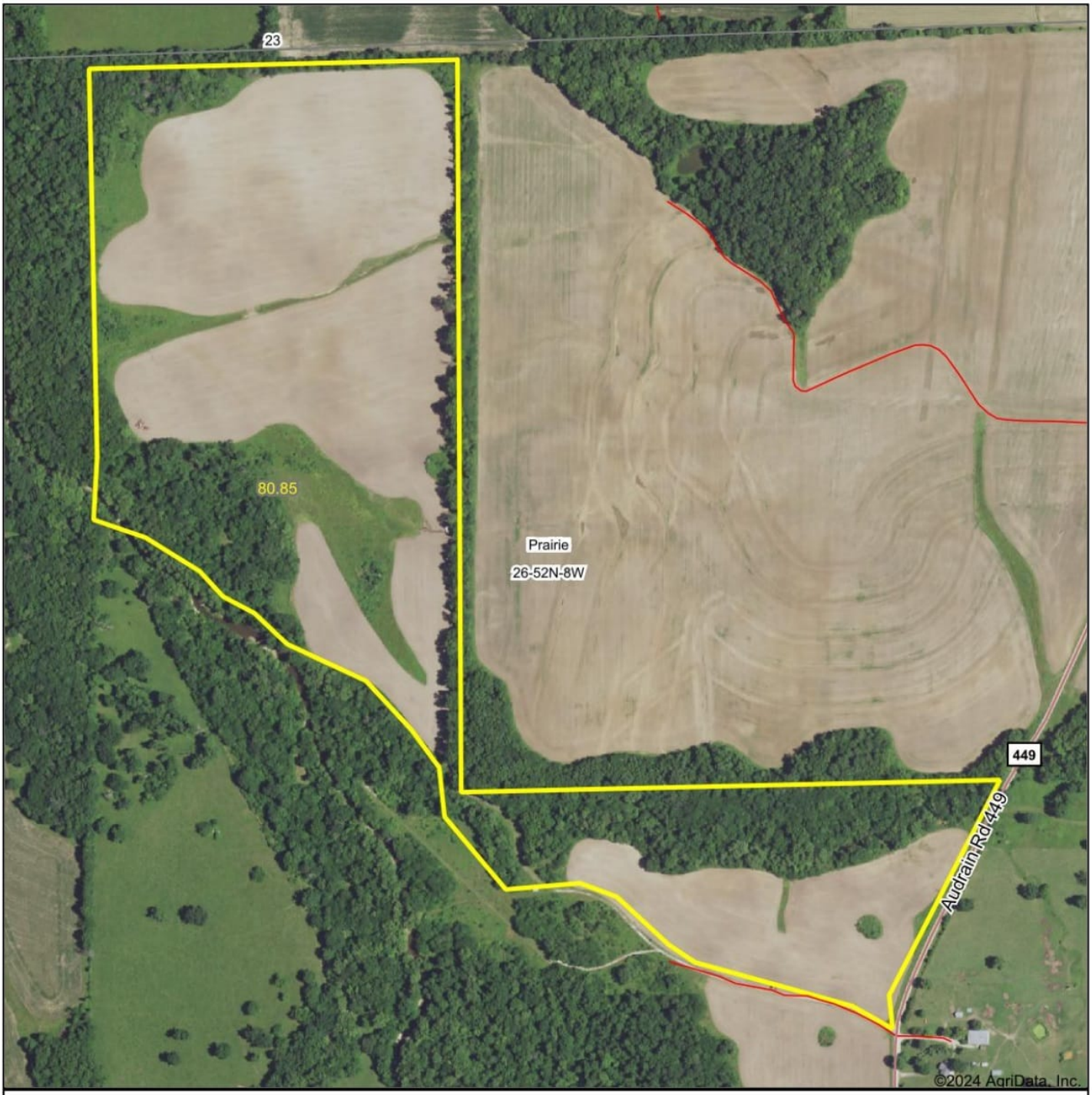
clu
crp

Farm 5954
Tract 10307

FA

FA

# Aerial Map




Map Center: 39° 15' 40.31, -91° 46' 1.28

0ft 543ft 1087ft

**26-52N-8W**
**Audrain County**
**Missouri**

N
W E
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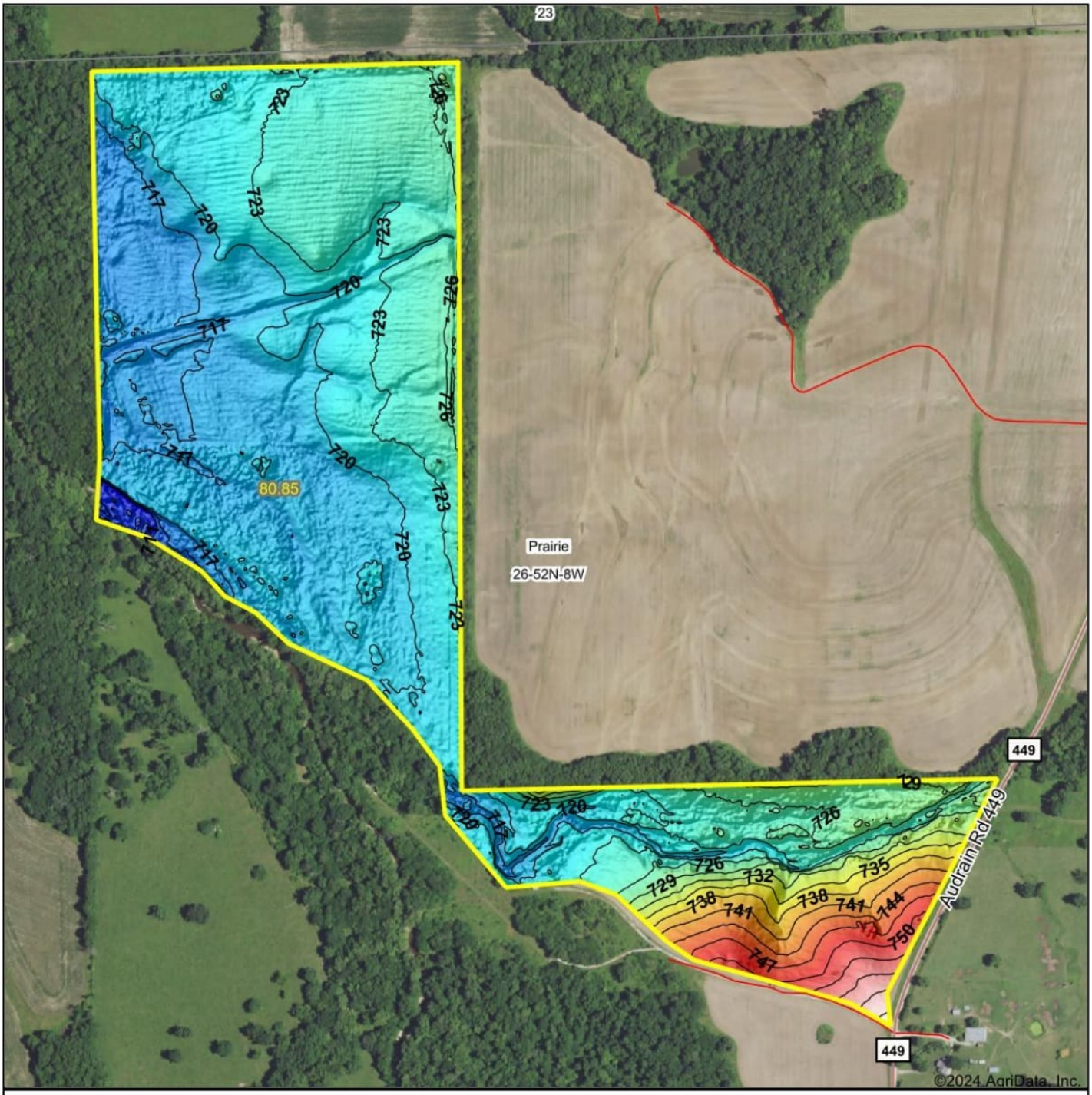
8/7/2024

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FA

FA

# Topography Hillshade




Low Elevation High

| | |
|---|---|
| Source: | USGS 1 meter dem |
| Interval(ft): | 3 |
| Min: | 708.0 |
| Max: | 762.8 |
| Range: | 54.8 |
| Average: | 723.6 |
| Standard Deviation: | 8.07 ft |

0ft 547ft 1093ft

N W E S

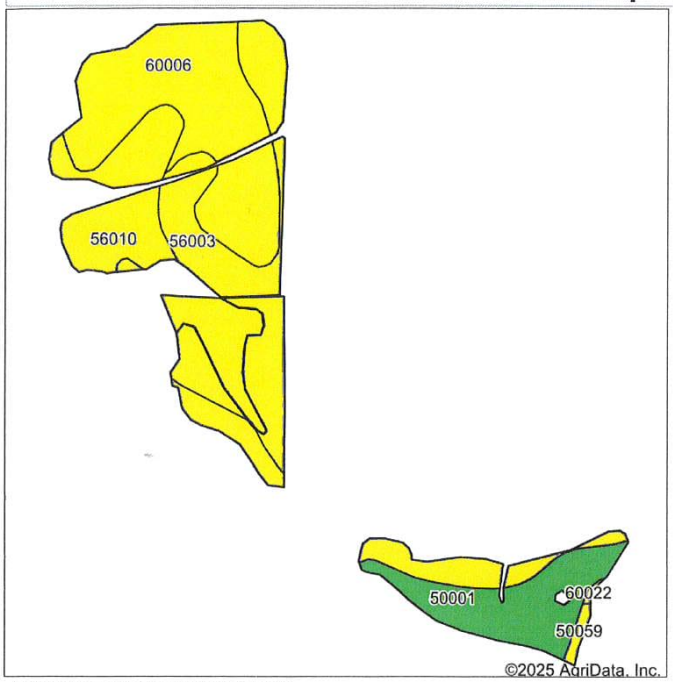
8/7/2024

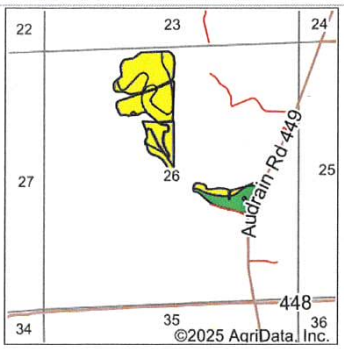
**26-52N-8W**
**Audrain County**
**Missouri**

Boundary Center: 39° 15' 40.31, -91° 46' 1.28

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# Soils Map




State: **Missouri**
County: **Audrain**
Location: **26-52N-8W**
Township: **Prairie**
Acres: **53.51**
Date: **5/29/2025**

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

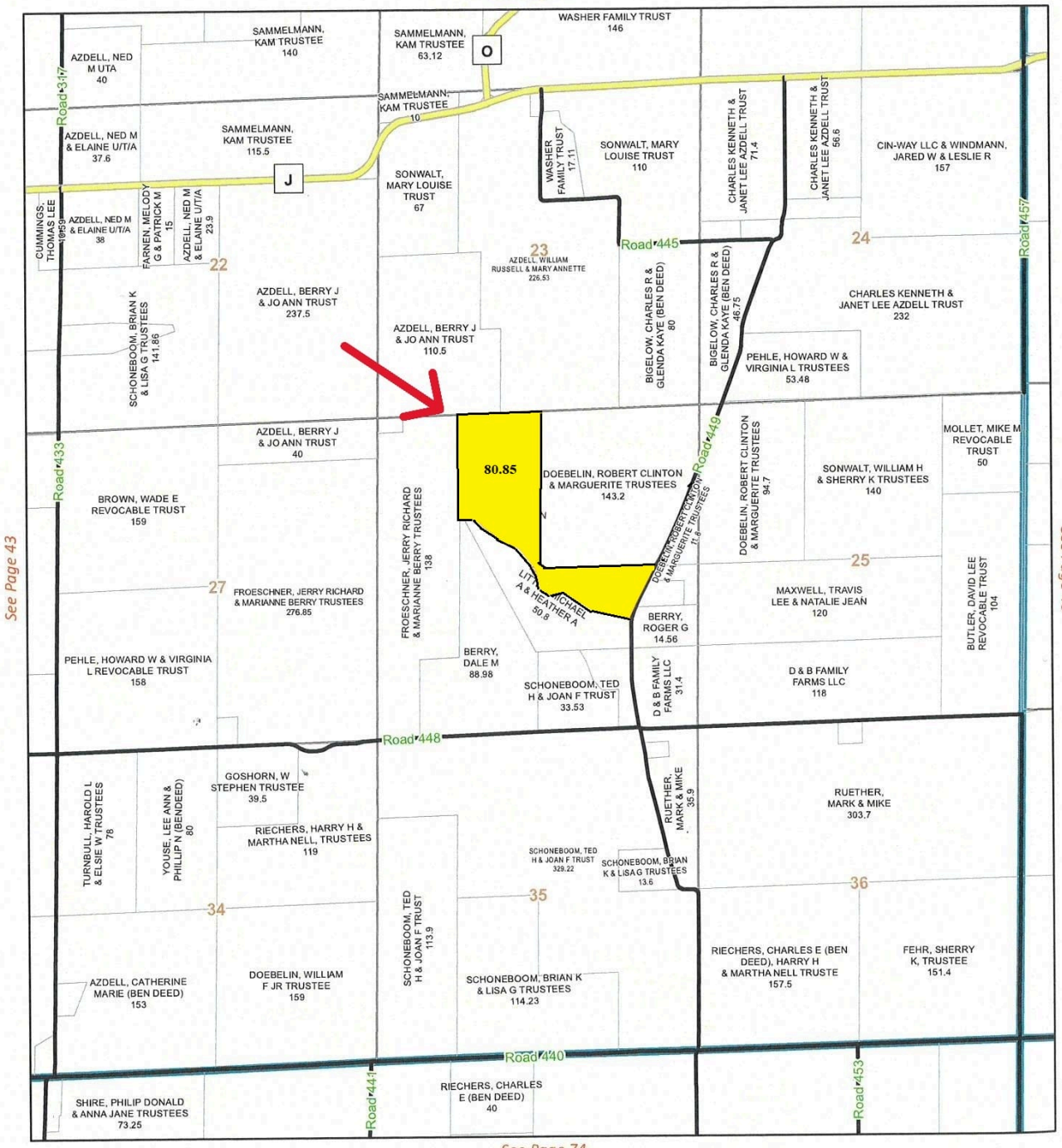
Area Symbol: MO007, Soil Area Version: 29

| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | Caucasian bluestem Tons | Common bermudagrass Tons | Corn Bu | Grain sorghum Bu | Oats Bu | Orchardgrass red clover Tons | Soybeans Bu | Tall fescue Tons | Warm season grasses Tons | Winter wheat Bu | *n NCCPI Soybeans |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 60006 | Marion silt loam, 2 to 5 percent slopes | 16.87 | 31.5% | | IIIe | 2 | 8 | 4 | 4 | 3 | 7 | 2 | 8 | 10 | 2 | 51 |
| 56003 | Twomile silt loam, 0 to 2 percent slopes, occasionally flooded | 16.03 | 30.0% | | IIIw | | | | | | | | | | | 71 |
| 56010 | Belknap silt loam, 0 to 2 percent slopes, frequently flooded | 12.59 | 23.5% | | IIIw | | | | | | | | | | | 68 |
| 50001 | Armstrong loam, 5 to 9 percent slopes, eroded | 7.53 | 14.1% | | IVe | | | | | | | | | | | 49 |
| 50059 | Mexico silt loam, 1 to 4 percent slopes, eroded | 0.41 | 0.8% | | IIIe | | | | | | | | | | | 53 |
| 60022 | Leonard silt loam, 1 to 6 percent slopes, eroded | 0.08 | 0.1% | | IIIe | | | | | | | | | | | 51 |
| | | | **Weighted Average** | | **3.14** | **0.6** | **2.5** | **1.3** | **1.3** | **0.9** | **2.2** | **0.6** | **2.5** | **3.2** | **0.6** | ***n 60.7** |

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

# SE 1/4 T52N R08W

See Page 42




See Page 43

See Page 48

See Page 74

*This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.*

GIS & Map Development By: SAM www.sam.biz

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0 970 1,940 2,910 Feet

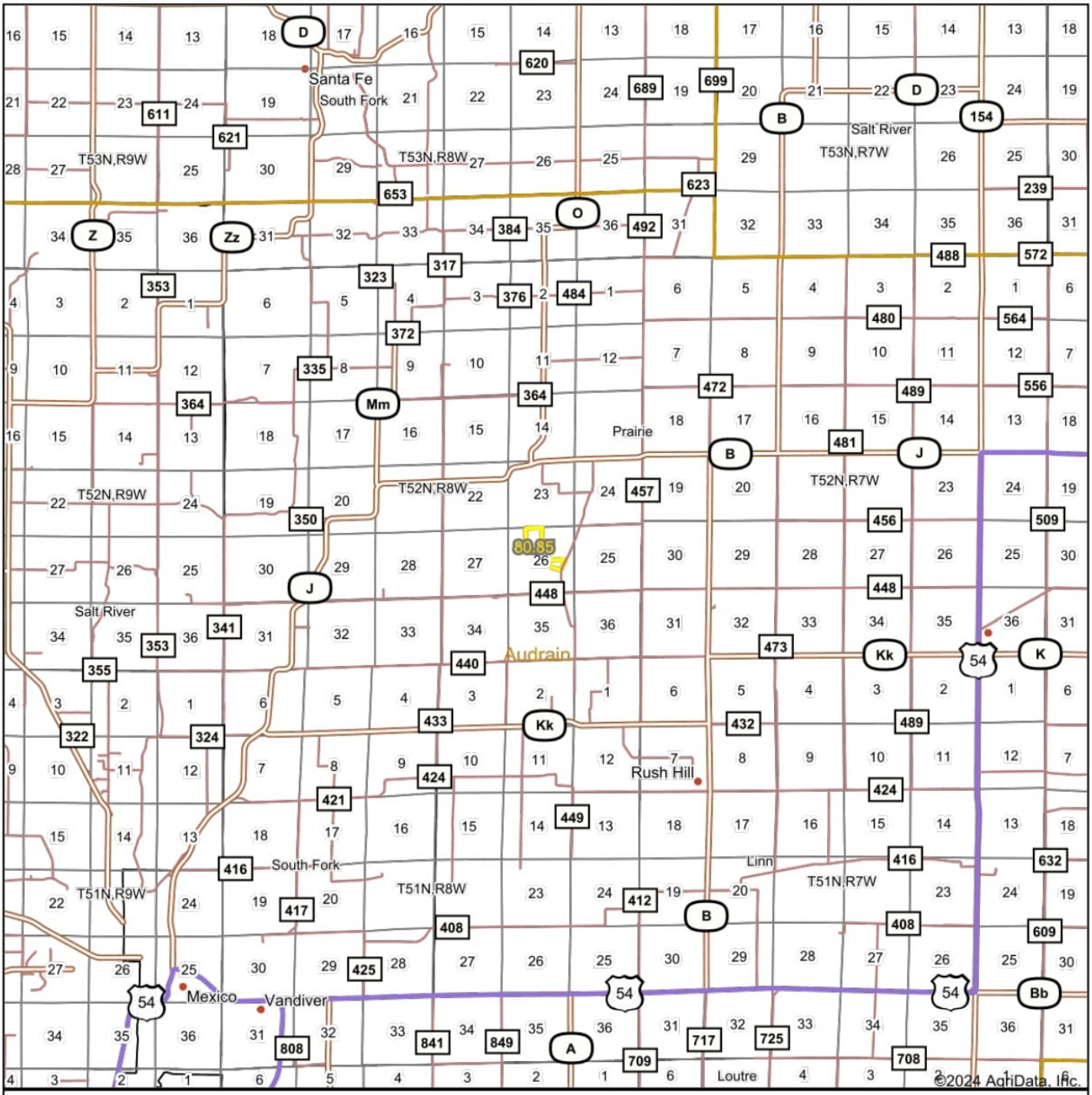
0 0.15 0.3 0.45 Miles

Most parcels > 10 ac labeled

**Legend**

- City Limits
- Township-Range
- Sections
- Political Township
- Land Ownership
- Land Hooks
- US Highways
- # ST Highways
- ST Highways
- CO Roads
- Rail Roads
- Streams

# Overview Map




Map Center: 39° 15' 42.47, -91° 46' 0.69

0mi 2.3mi 4.7mi

N
W E
S

8/7/2024

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