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.

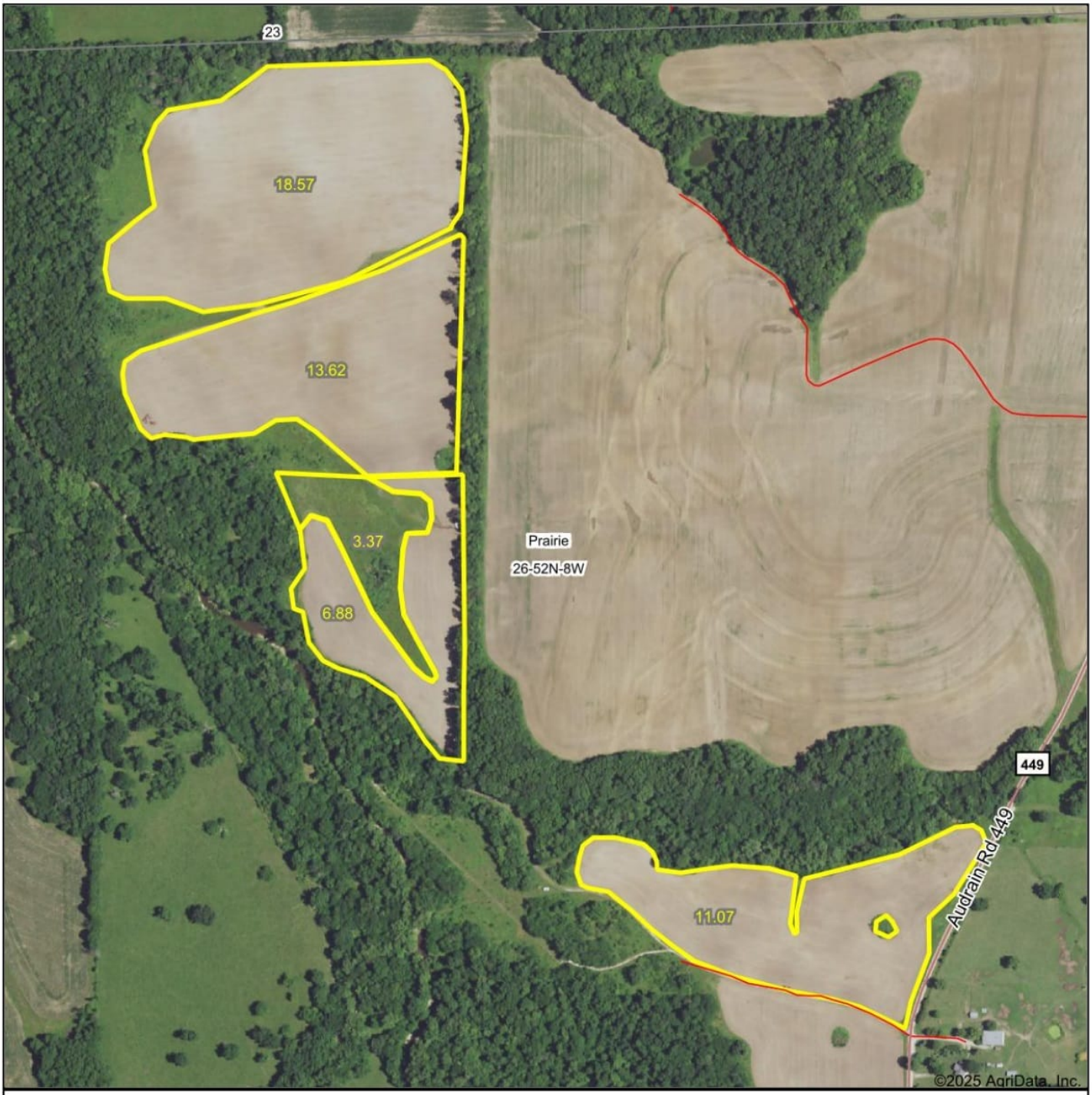
One of this property's most valuable attributes is **its rare seclusion**. With the majority of the property over half a mile from the nearest public road, the interior of the farm is shielded from traffic and disturbances—ideal for both strategic hunting setups and peaceful getaways. Whether you're 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:
surety® CUSTOMIZED ONLINE MAPPING
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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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GZ=Grass/Mxfg GZ - Hay=Grass/Mxfg FG
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

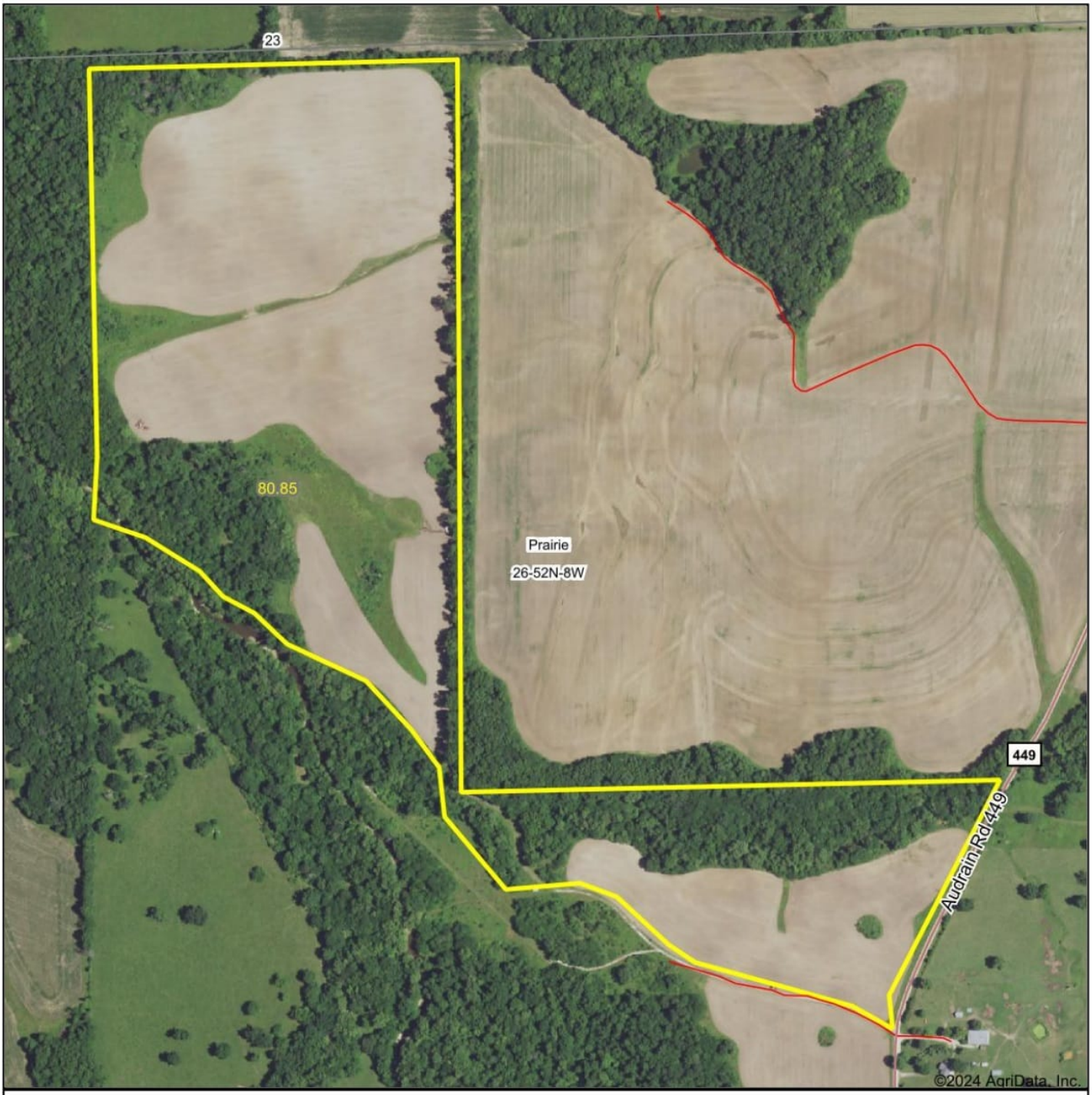
clu
crp

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
S

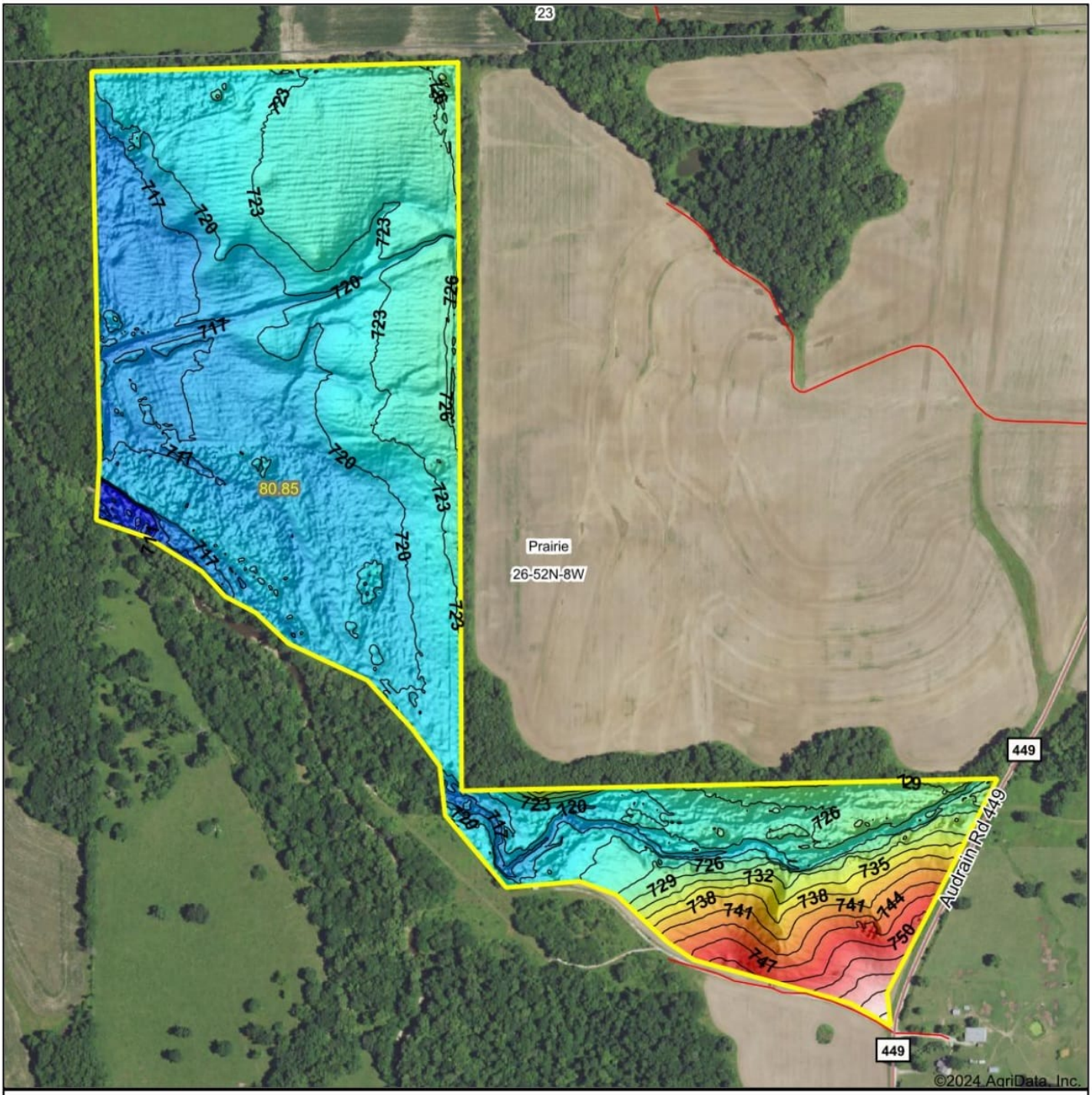
8/7/2024

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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

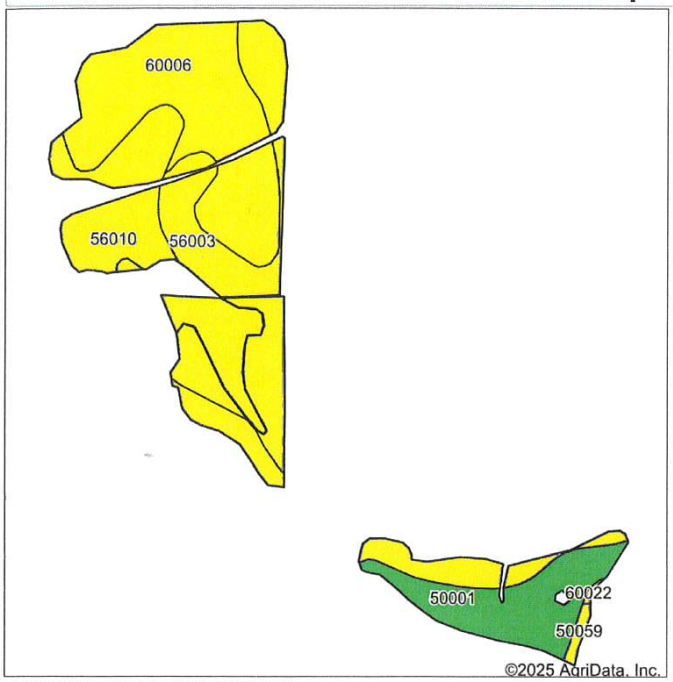
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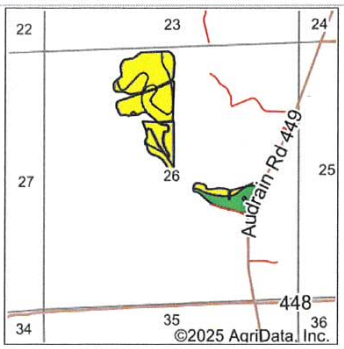
26-52N-8W
Audrain County
Missouri

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

Maps Provided By:
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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.

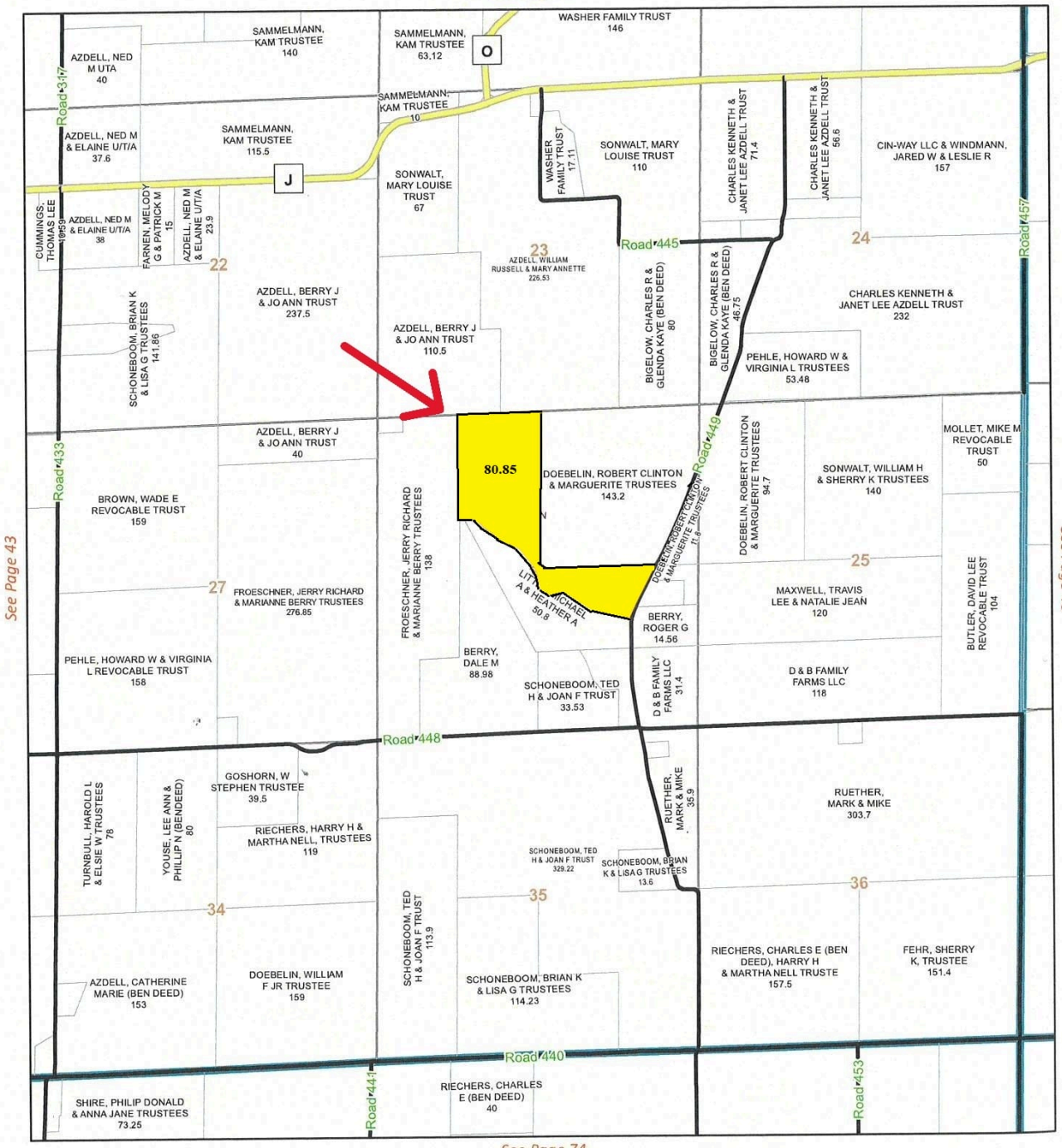
Area Symbol: MO007, Soil Area Version: 29

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



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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

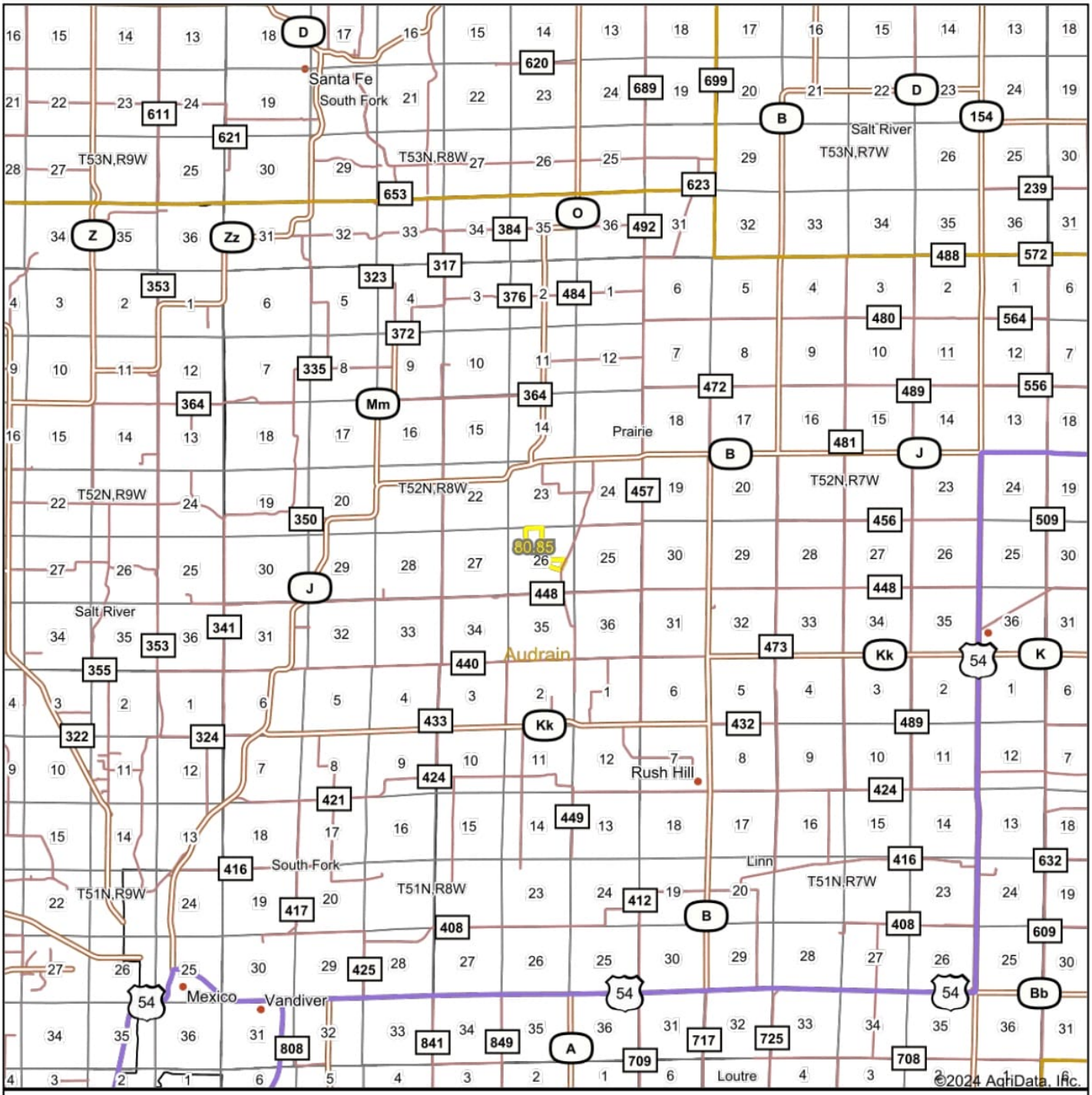
0 0.15 0.3 0.45 Miles

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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