



153 +/- Acre Missouri Organic Farm with Home for Sale - Callaway County

www.TrophyPA.com • (855) 573-5263 • leads@trophyhpa.com



PROPERTY ADDRESS:

1775 County Road 169
Auxvasse, MO 65231

PRICE: \$975,000

ACRES: 153

COUNTY: Callaway

PROPERTY HIGHLIGHTS:

- 153 +/- acres
- Located off Hwy 54
- 136 +/- acres flat, tillable organic farm ground (no crops farmed since 1988)
- 2 stocked ponds (4 +/- ac. & .5 +/- ac.)
- Mostly fenced
- 3 bed/1 full bath & 2 half baths home with walk out lower level
- 2,400 sq. ft total living space
- 2 fireplaces
- 15x29 sunroom
- County water & well
- 2 shop buildings – 30x40 w/ gravel floor and 30x40 w/ gravel floor & pull through
- 2 sheds

PROPERTY DESCRIPTION:

This 153 +/--acre farm is located about a mile off Hwy. 54 in Callaway County at Hwy T and Hwy 169. It has approximately 130 acres of tillable of which 112.3 has been in CRP since 1988 and qualifies as an organic farm. There are 2 ponds on the property. The largest is approximately 4 acres and a smaller 1/2 acre with Bass, Bluegill and Crappie. There is a cozy, 3 bedroom house with 2,400 square feet of total living space and a walkout lower level. A total of 10 rooms and 2 fireplaces, 1 fireplace in the living room and one in the basement rec room, 1-full bath, and 2-1/2 baths. The property also has both County water and well water. There are multiple outbuildings on the property including 2-30x40 pull thru sheds with dirt floors and a couple smaller storage sheds. This is a must-have piece.



PRESENTED BY:

KEN DAYLEY

Land Specialist - MO

M: (314) 409-4568

P: (855) 573-5263 x704

E: kdayley@trophyhpa.com

Trophy Properties and Auction

15480 Clayton Road

Suite 101

Ballwin, MO 63011

www.Trophyhpa.com

leads@trophyhpa.com



153 +/- Acre Missouri Organic Farm with Home for Sale - Callaway County

www.TrophyPA.com • (855) 573-5263 • leads@trohypa.com



Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals