



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

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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:

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