



T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

Stunning Barndominium with Spacious Living and Huge Shop on 9 Acres for Sale

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

PRICE IMPROVED



PROPERTY ADDRESS:
25371 Audrain Rd 808
Mexico, MO 65265

PRICE: \$849,000
ACRES: 9.0
COUNTY: Audrain

PROPERTY HIGHLIGHTS:

- House/Shop Combo
- Excellent Quality
- 2 years old
- Geothermal
- Room for all the toys
- Just outside of Mexico
- 3 bedrooms/3.5 bathrooms
- Extra machine shed

PROPERTY DESCRIPTION:

Remarkable Barndominium, built in 2023, boasts over 2,500 square feet of living space and 7,300 square feet of shop area. Its exceptional construction quality and attention to detail set it apart. Inside, you'll find three spacious bedrooms and an additional room that can serve as an office, along with a game/living room for entertainment. A state-of-the-art geothermal unit keeps the living areas comfortable year-round. The shop is a dream for hobbyists, heated and cooled for year-round use, featuring a separate office and bathroom, plus additional storage above. With two 24' x 14' overhead doors and two 10' x 10' garage doors, it offers ample access for all your projects. Additionally, a renovated 42' x 54' pole building with a concrete floor provides extra storage or project space. Located on nine surveyed acres with a large pond and fenced yard, this is a rare opportunity to own such high-quality real estate, especially as the seller relocates for an exciting business venture.



PRESENTED BY:

MIKE SHARPE

Land Specialist

M: (573) 731-0944

P: (855) 573-5263 x753

E: msharpe@trophyapa.com

Trophy Properties and Auction

640 Cepi Drive, Suite 100

Chesterfield, MO 630056

www.Trophyapa.com

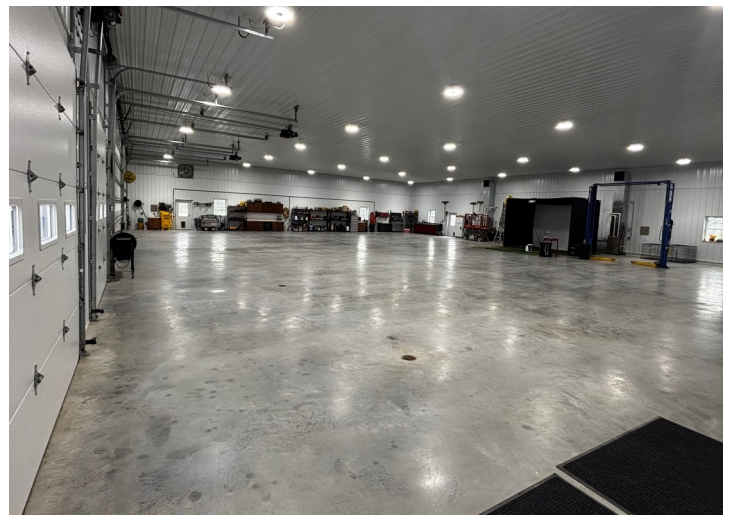
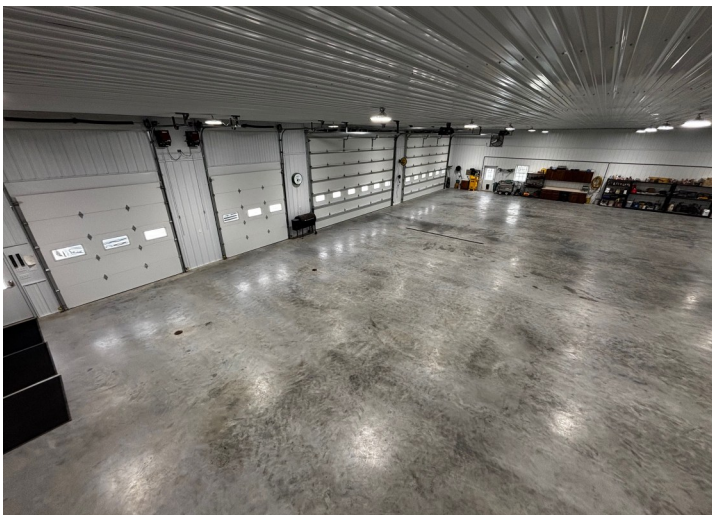
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals



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