



2645 State Hwy A - 169± Acre Mid-Missouri Hunting Farm for Sale

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

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



PROPERTY ADDRESS:

2645 State Hwy A
Auxvasse, MO 65231

PRICE: \$775,000

ACRES: 169

COUNTY: Callaway

PROPERTY HIGHLIGHTS:

- 169± Acres
- 28 Acre Hay Field
- Income Producing - CRP 2023
- Cabin & 60x60 Pole Barn
- County Utilities

PROPERTY DESCRIPTION:

169± acres in Mid-Missouri for sale. Classic retired cattle farm, now perfect for hunting, horses, recreation, or your dream house. You will love the views of the tree lined pastures, great hardwood oaks and hickories edge up to field, with 85 acres of timber crisscrossing the farm. There is ample water for wildlife with 3 ponds and a wet weather stream running through the center. Currently 50 m/l acres are enrolled CRP paying out \$6030 annually through 2023. There is a 28 acre hay field close to the house and barns, perfect for horses or a small herd of cattle. The property already has everything you need, including a 1200 square foot house and 60x60 pole barn. A great investment; 30 minutes to Columbia! Call today before this one is gone!



PRESENTED BY:

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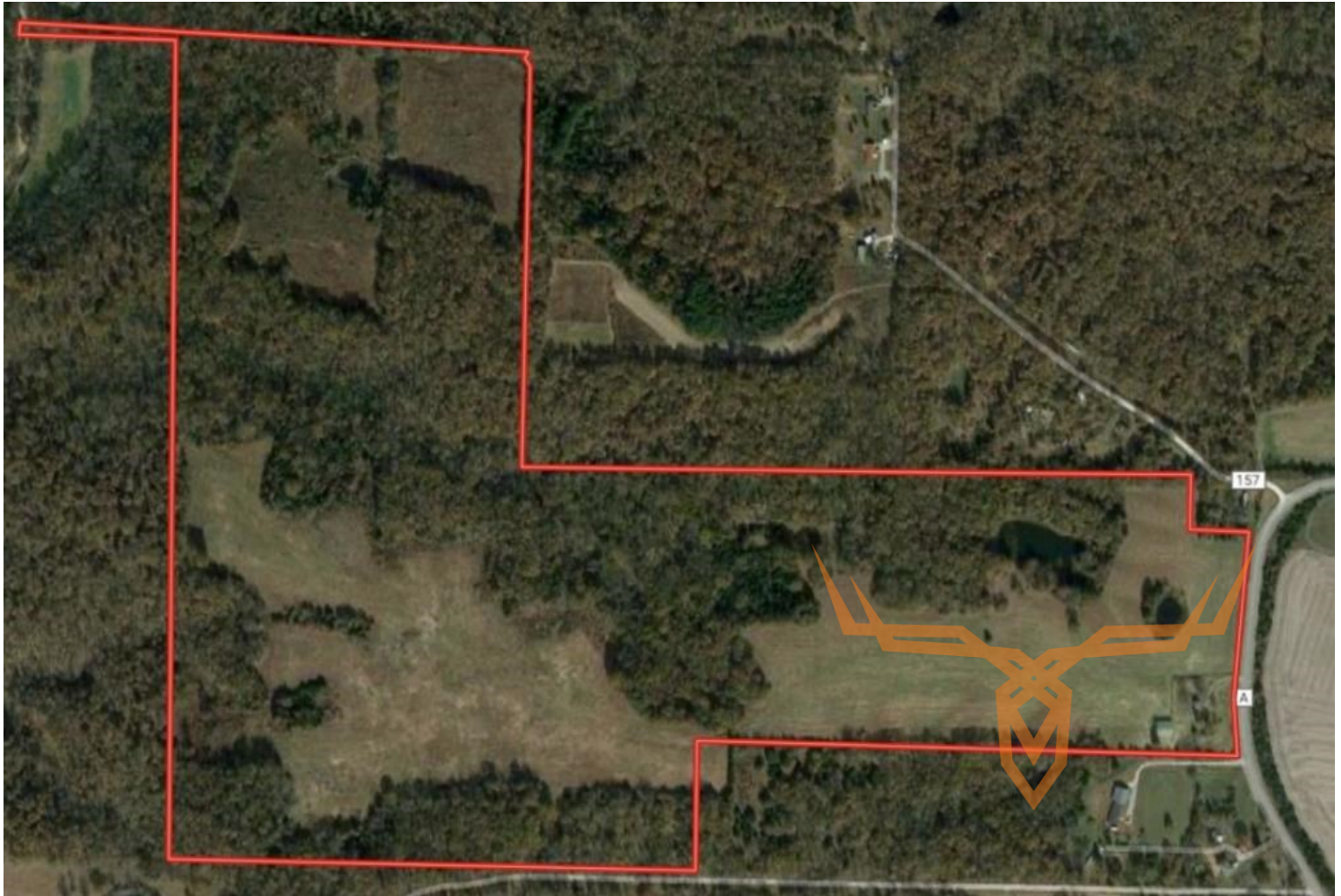
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals