

**Auxvasse Tract 2**  
000 State Highway T  
Auxvasse, MO 65231

**61± Acres**  
Callaway County



**Auxvasse Tract 2**  
**Auxvasse, MO / Callaway County**

**SUMMARY**

**Address**

000 State Highway T

**City, State Zip**

Auxvasse, MO 65231

**County**

Callaway County

**Type**

Farms, Lot, Recreational Land

**Latitude / Longitude**

39 / -91.8802

**Acreage**

61

**Property Website**

<https://livingthedreamland.com/property/auxvasse-tract-2-callaway-missouri/109924/>



**Auxvasse Tract 2**  
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**PROPERTY DESCRIPTION**

**Auxvasse 113 | Callaway County, Missouri | Selling at Auction in 2 Tracts**

Auxvasse 113 presents an excellent opportunity to purchase productive farmland, recreational acreage, or a future homesite in Callaway County, Missouri. The property will be offered in two tracts, allowing buyers the flexibility to bid on the acreage that best fits their needs.

**Tract 2 - 61 +/- Acres**

Comprised almost entirely of highly productive tillable farmland, this tract is well suited for producers looking to expand their operation or investors seeking quality agricultural land.

Water and electric are available at the road for both tracts, adding convenience for future development. Whether you're looking to expand your farming operation, invest in quality land, or build the place you've always envisioned, Auxvasse 113 offers an opportunity worth considering.

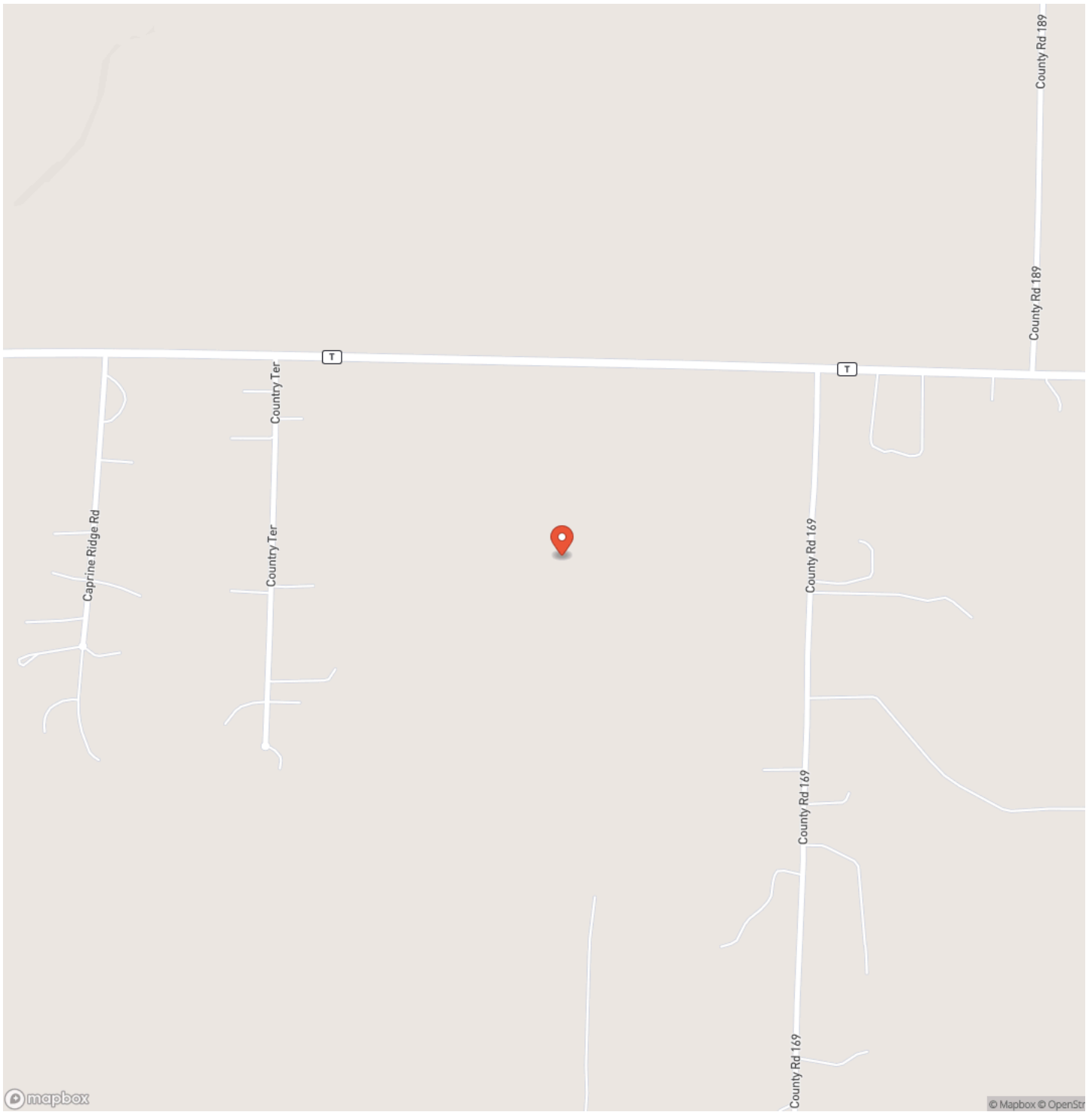
**Starting Bid Price Per Acre \$6500**



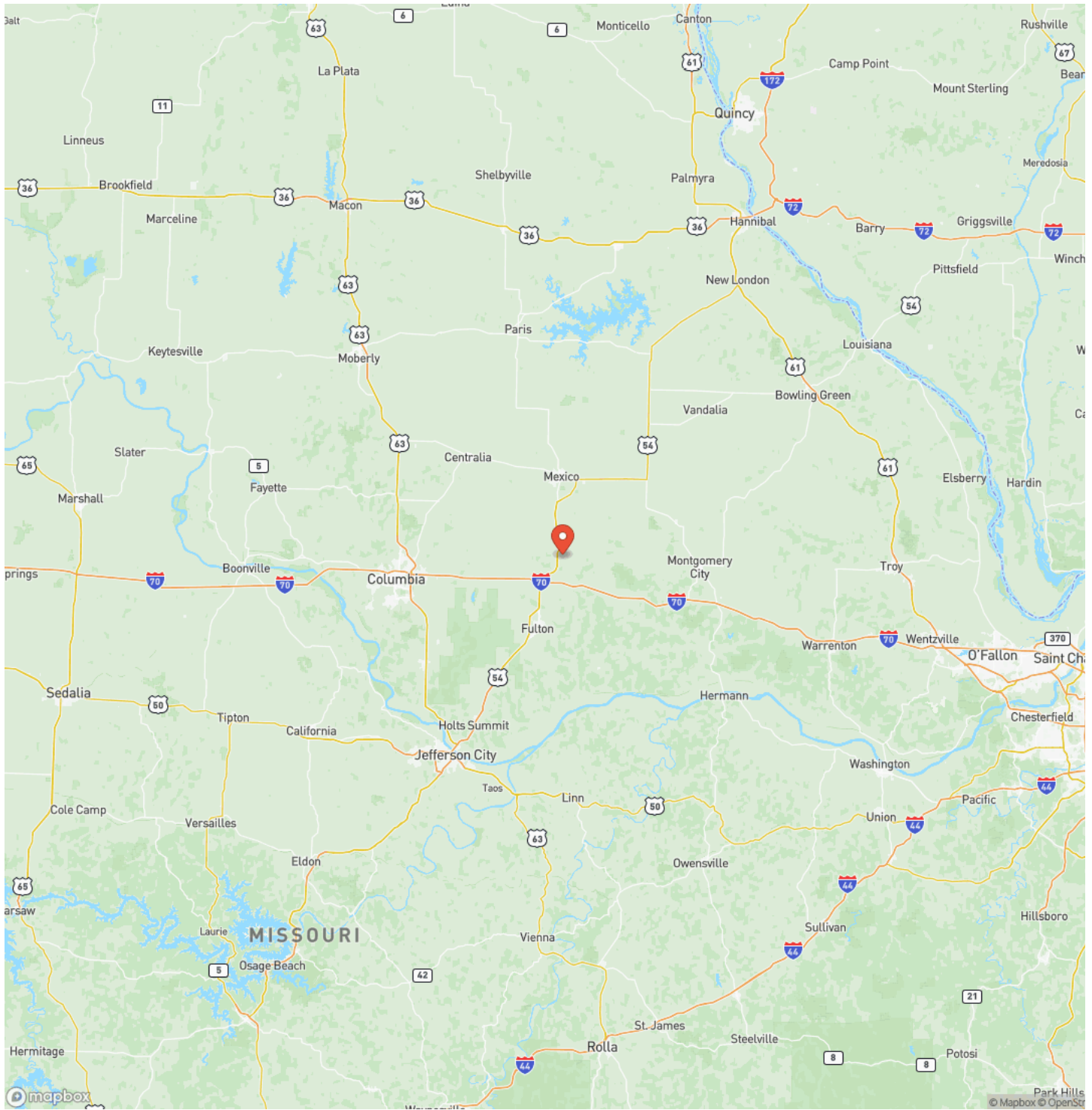
Auxvasse Tract 2  
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# Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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**Living The Dream Outdoor Properties**  
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