

Ponds, Pastures, & Home
1387 Kelsh Lane
Auxvasse, MO 65231

\$472,800
20± Acres
Callaway County



Ponds, Pastures, & Home
Auxvasse, MO / Callaway County

SUMMARY

Address

1387 Kelsh Lane

City, State Zip

Auxvasse, MO 65231

County

Callaway County

Type

Recreational Land, Residential Property

Latitude / Longitude

39.0128 / -91.7074

Taxes (Annually)

1466

Dwelling Square Feet

1405

Bedrooms / Bathrooms

3 / 2

Acreage

20

Price

\$472,800

Property Website

<https://livingthedreamland.com/property/ponds-pastures-home-callaway-missouri/76318/>



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PROPERTY DESCRIPTION

Discover the perfect blend of comfort and country living with this 3 bed, 2 bath manufactured home nestled on 20 scenic acres. Enjoy fishing in your 3-acre stocked lake (bass & bluegill) with a dock, plus an additional 1-acre stocked pond. The property features 18 acres of open pasture, ideal for livestock or recreation, and boasts highway B & Kelsh Lane frontage for easy access.

A 30x50 heated barn with a concrete floor, electric, and bathroom offers a mancave and workshop area, perfect for projects or storage. Additionally, there's a guest cabin/she-shed for extra space. Wildlife enthusiasts will love the abundance of deer and turkey, and the property is practically fenced.

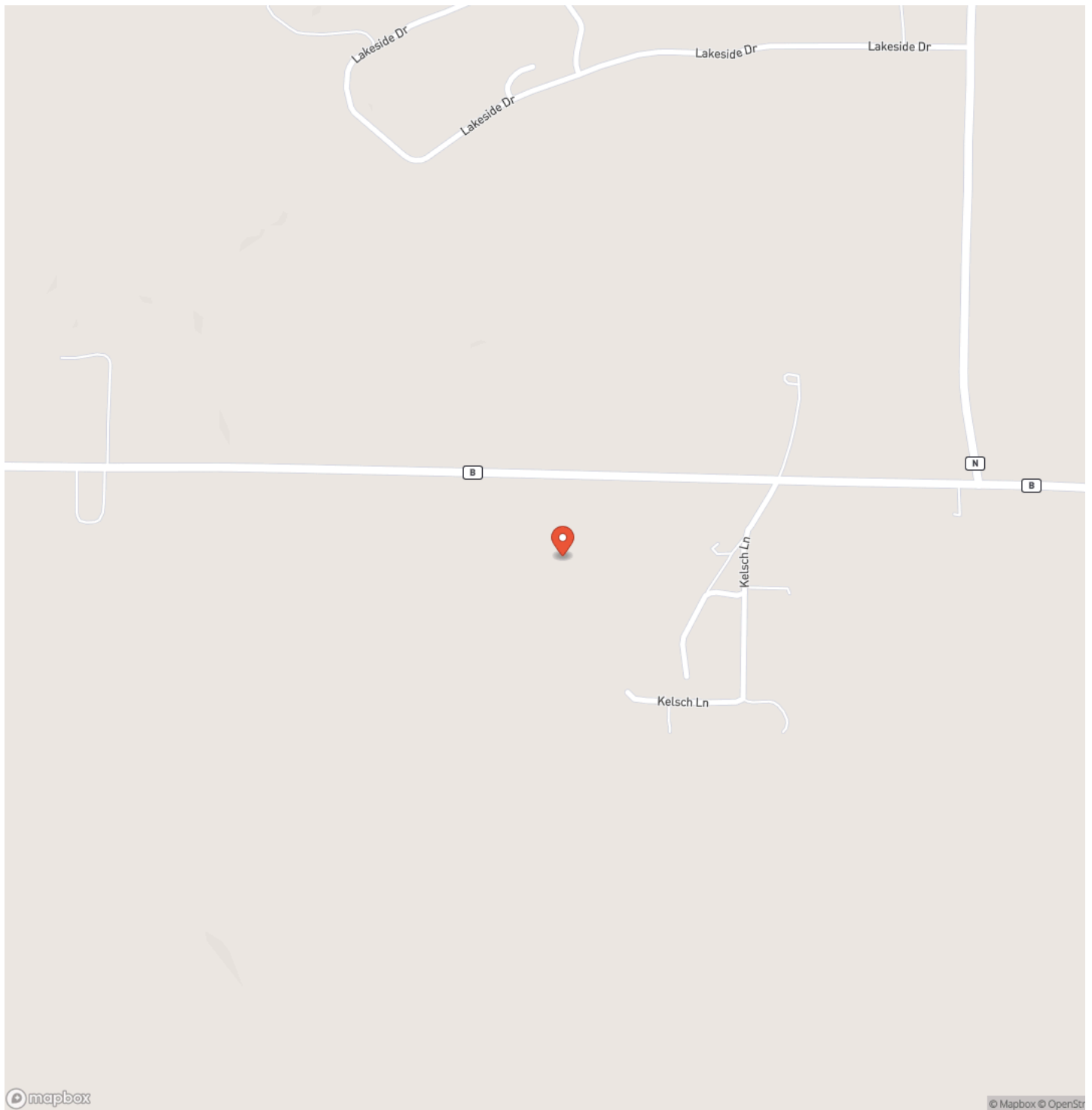
Located just minutes from Mexico, MO, and New Florence, MO, and only 1.5 hours from St. Louis, this is an ideal retreat for those seeking peace, privacy, and outdoor recreation.



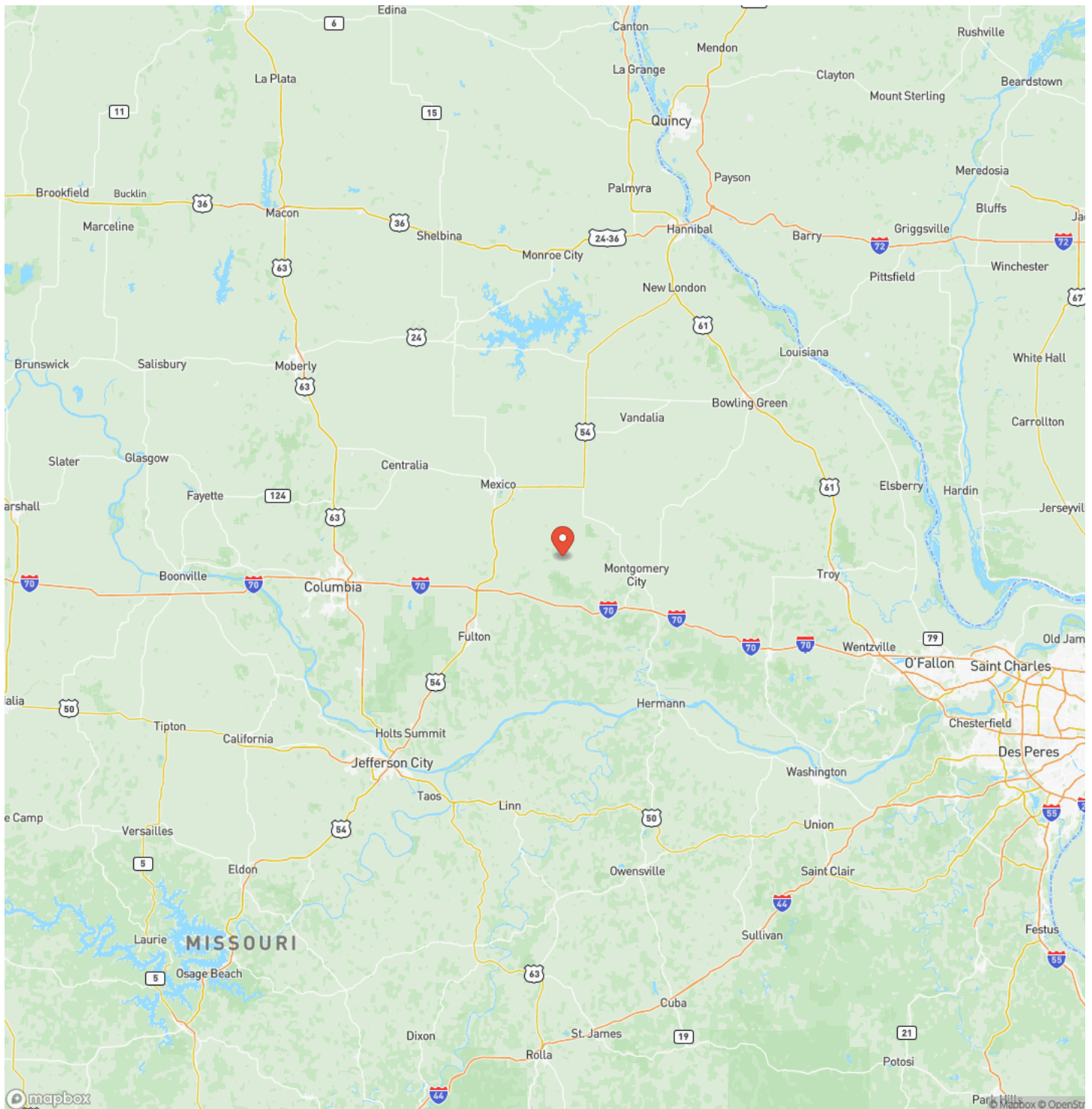
Ponds, Pastures, & Home
Auxvasse, MO / Callaway County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Hunter Hindman

Mobile

(636) 373-1509

Email

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Address

100 Chesterfield Parkway

City / State / Zip

Chesterfield, MO 63005

NOTES

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<https://livingthedreamland.com/>

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.



Living The Dream Outdoor Properties

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