

**SOLD**

ONLINE AUCTION



## Vandalia Tillable & Transitional Land

34.7 +/- Acres | Audrain County, MO



### AUCTION DATE

FROM Nov 21, 2022 8:00 AM CST  
TO Dec 5, 2022 1:30 PM CST

### AUCTION WEBSITE

[auctions.nationalland.com/auctions/7885-Vandalia-Tillable-Ground/multipar](https://auctions.nationalland.com/auctions/7885-Vandalia-Tillable-Ground/multipar)

### PROPERTY SUMMARY

Income-producing tillable land located just outside the city limits of Vandalia. The land lies level at grade with both streets. There is a railroad siding along all of the west side. There is a small waterway across the northwest corner. The farm is high on the west and then slopes very shallow to the east, just enough to drain well. Walsh Blvd fronts all of the south side. FSA calls 34 acres tillable cropland. In addition to its productivity, this ground also boasts opportunity for future development outside of Vandalia.

This parcel will be sold via online and in-person auction. Online pre-bidding will begin 11/21/22. The live (online & in-person) auction will start at 1pm on 12/5/22. This auction will feature a soft-close. Meaning, each time a bid is placed, the auction will extend 2 minutes until no additional bids are placed.

**Auction Location: Sacred Heart Church Hall, 800 S Lindell St, Vandalia, MO 63382**

[nationalland.com/listing/vandalia-tillable-transitional-land](https://nationalland.com/listing/vandalia-tillable-transitional-land)



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