

SOLD



Caledonia Pasture Land

80 +/- Acres | Washington County, MO



ADDRESS

01 HWY 21
Caledonia, MO 63631

LOCATION

Located just north of Caledonia along
HWY 21

PROPERTY SUMMARY

Meticulously maintained pasture located just north of Caledonia along HWY 21. This 80 +/- acre farm has been utilized for cattle and hay production over the last several decades. With regards to livestock, this is an excellent farm for cow-calf pairs and/or backgrounding. With HWY frontage and gently rolling topography the potential uses on this property go far beyond pasture. This land would make an excellent rural homesite, mini-farm, vacation home/short-term rental location, or potentially, a larger rural homesite development. Goose Creek flows through the southeast corner of the property providing water year-around. A solid road/trail system provides access to the entire farm. The property is fenced and cross-fenced in areas. The acreage is being surveyed which will produce final acreage. The seller is willing to split the farm into two 40 +/- acre tracts.

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