

NEW



Auxvase Rural Home and Acreage

20 +/- Acres | Callaway County, MO | \$565,000



ADDRESS

5704 County Road 262
Auxvasse, MO 65231

LOCATION

TBD*GPS is accurate

PROPERTY SUMMARY

Country living meets modern functionality at this 20± acre property just outside Auxvasse. Built in 2021, the ranch-style home offers 2,220 square feet with five bedrooms and three full bathrooms. The main level includes an open kitchen and living area, three bedrooms, two bathrooms, and a laundry and utility room. The partially finished walk-out basement adds two bedrooms, a full bathroom, a living area with a wood-burning stove, and ample storage.

An oversized drive-through garage accommodates up to four vehicles, equipment, and gear. Other improvements include a 24-by-36-foot shop with a concrete floor and electricity and a 16-by-40-foot livestock shelter. The acreage offers hay ground, a pond, wooded wildlife habitat, hunting potential, and room for horses or a food plot. The home has public water, a private septic/lagoon system, Callaway Electric, propane, and fiber-optic internet. Kingdom City and I-70 are less than 15 minutes away, while Columbia is roughly 40 minutes away.

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National Land Realty
2158 Hwy Z
Wentzville, MO 63385
Nationalland.com



Alec Wardenburg
Office: 636-429-4711
Cell: 636-428-3230
Fax: 864-331-1610
awardenburg@nationalland.com

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