

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

**\$480,000**  
20± Acres  
Callaway County



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

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**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**

\$480,000

**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.



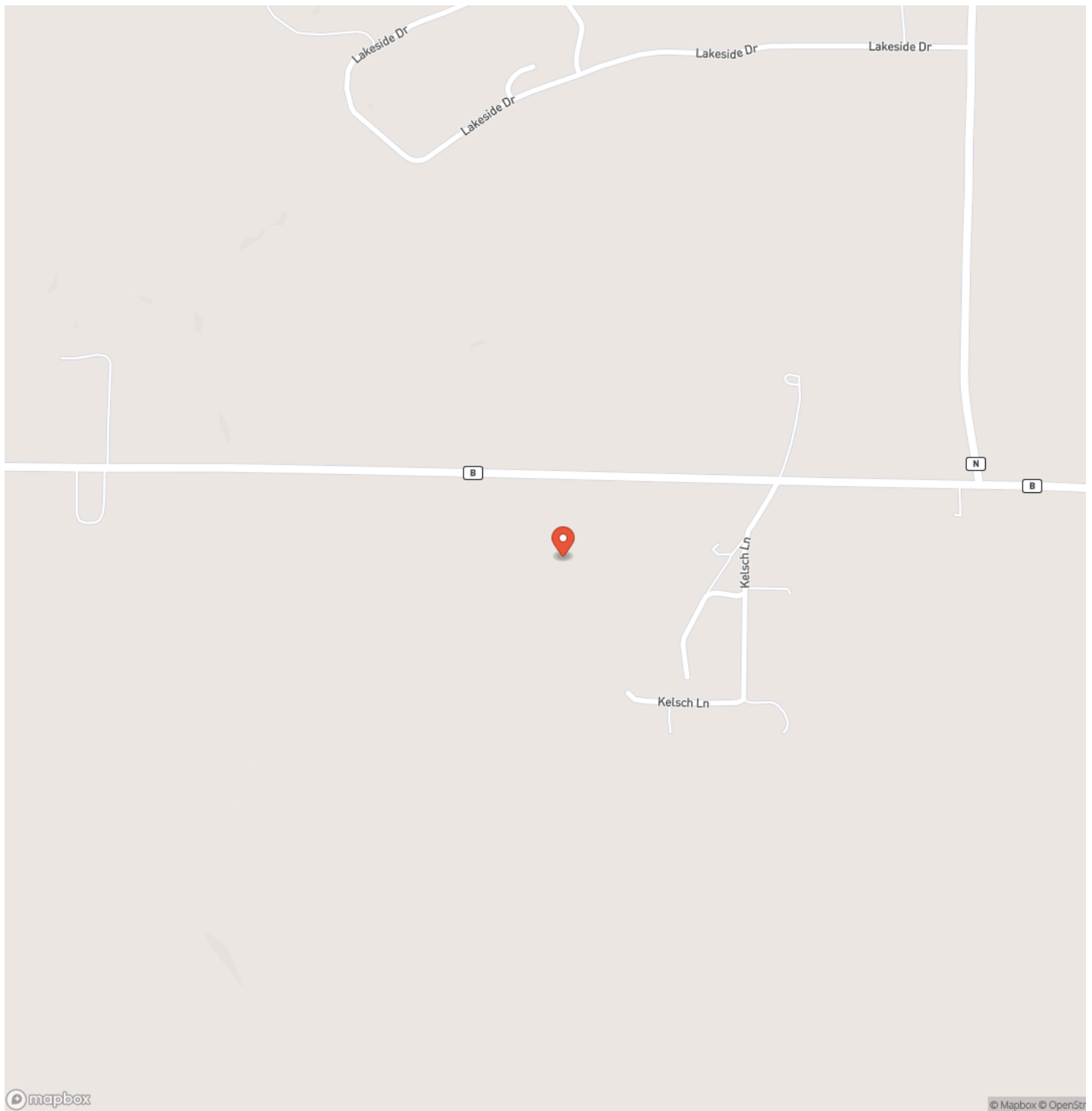


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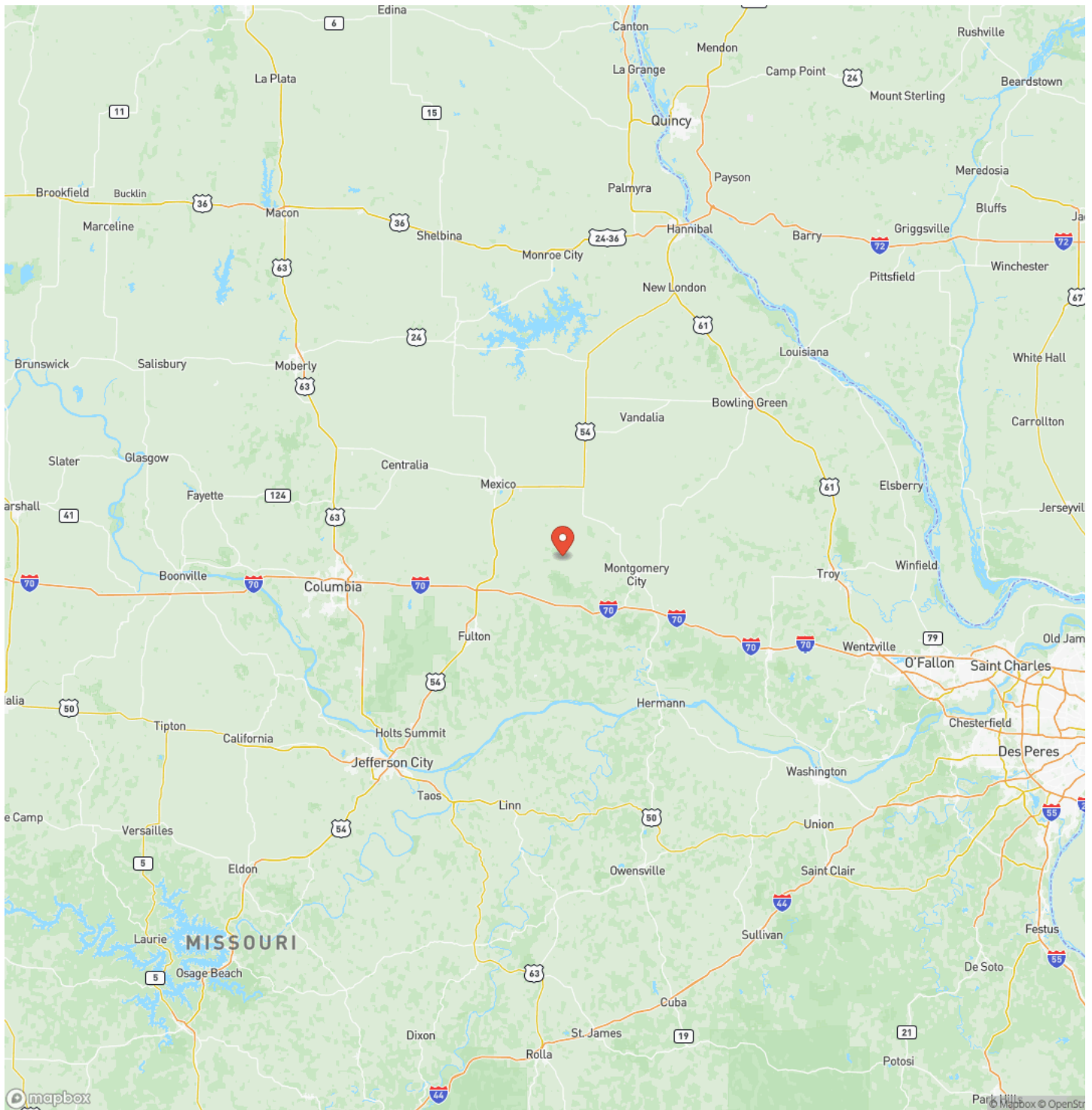
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## Locator Map



## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Hunter Hindman

## Mobile

(636) 373-1509

## Email

hunterh09@yahoo.com

### Address

100 Chesterfield Parkway

## City / State / Zip

Chesterfield, MO 63005

## NOTES

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



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## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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**

6484 North Service Rd.

Leasburg, MO 65535

(855) 289-3478

<https://livingthedreamland.com/>

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