



# 80 +/- Acre Combination Farm with Farmhouse for Sale

**TROPHY**  
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## PROPERTY ADDRESS:

51952 Audrain Lane  
Vandalia, MO 63382

**PRICE:** \$356,000

**ACRES:** 80

**COUNTY:** Ralls

## PROPERTY DESCRIPTION:

Nice combination farm for sale in Vandalia Missouri with a recently remodeled 3 bedroom, 2 bath home. The farm consist of 16 +/- acres of tillable, 13 +/- acres of CRP, with the remainder in pasture and woods. There is also a Kamar metal building and an older cattle/horse barn. The pasture has a creek running through it with trees lining the creek bed. Deer & turkey hunting opportunities.



**PRESENTED BY:**

**FRANK WALLACE**

**Salesperson**

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## PROPERTY HIGHLIGHTS:

- 80 +/- acres
- 16 +/- acres tillable ground
- 13 +/- CRP ground
- 45 +/- acres pasture ground
- 3 bedroom/2 bath house
- Kamar Metal building
- Cattle/horse barn
- County road frontage
- Good fences
- Creek

Trophy Properties and Auction  
15480 Clayton Road  
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals

**TAXES: \$978**

**TAX YEAR: 2017**

