



**T R O P H Y**  
PROPERTIES AND AUCTION  
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## St. Charles County Missouri Real Estate for Sale at Auction—Investment Opportunity in Augusta Missouri

[www.TrophyPA.com](http://www.TrophyPA.com) • (855) 573-5263 • [leads@trophyapa.com](mailto:leads@trophyapa.com)



**BIDDING ENDS WEDNESDAY, NOVEMBER 13<sup>TH</sup> AT 11:00 AM**  
SEE FULL TERMS & CONDITIONS AT [WWW.TROPHYPA.COM](http://WWW.TROPHYPA.COM)

### PROPERTY ADDRESS:

257 Ferry Street  
Augusta, MO 63332

**ACRES: .28**

**COUNTY:** St. Charles

### AUCTION DETAILS:

**Open House Saturday, October 26th 9AM to 11AM.**

**Bidding Ends Wednesday, November 13th at 11AM.**

This property is located in the heart of the historic wine town of Augusta, Missouri, known for its charming wineries and local attractions. Formerly utilized as a duplex rental, each unit includes one bedroom, one bathroom, a living room, a kitchen, and laundry hookups, offering a functional layout for future tenants or owners.

Just steps from the property, you can enjoy the convenience of walking to local wineries, the popular Katy Trail, and the quaint shops that make Augusta a sought-after destination. The location offers plenty of potential for those looking to invest in or remodel a small-town property.

With room for updates and improvements, this property is a great opportunity to build equity while taking advantage of everything wine country has to offer. Whether you're looking to develop rental income or create your own retreat, this property is worth a look.



### PRESENTED BY:

**JAY STROTHMAN**

**Real Estate Consultant**

M: (314) 757-6655

P: (855) 573-5263 x758

E: [jstrothman@trophyapa.com](mailto:jstrothman@trophyapa.com)

**Trophy Properties and Auction**

640 Cepi Drive

Suite 100

Chesterfield, MO 63005

[www.Trophyapa.com](http://www.Trophyapa.com)

[leads@trophyapa.com](mailto:leads@trophyapa.com)





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The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.