

# WELCOME TO

## 6842 AUDRAIN ROAD 353

Trophy Properties and Auction • (855) 573-5263 • leads@trophyha.com • www.trophyha.com

**PRICE IMPROVED**



**ADDRESS:** 6842 Audrain Road 353, Mexico, MO 65265

**PRICE:** \$259,900

**BEDROOMS:** 2

**BATHROOMS:** 2

**LIVING AREA:** 2,397

**YEAR BUILT:** 1951

**SCHOOLS DIST:** Mexico

**TAXES:** \$1,582

**TAX YEAR:** 2024

**HOA FEES:** N/A

**PROPERTY HIGHLIGHTS:**

- Large house with minimal steps
- No visible neighbors
- Spacious machine shed
- Plenty of shade trees
- Covered garage area to watch sunsets
- 2 bedrooms with easy addition of more
- Being sold as-is where-is

**PROPERTY DESCRIPTION:**

Enjoy country living just a few miles north of Mexico, MO. With a house, a shed, a pond, and 6± acres, what more could you ask for? This two-bedroom, two-bathroom home features an attached two-car garage, as well as a covered area for two additional vehicles. It's the perfect spot to watch the sunset and observe deer in the neighboring fields. The property is on rural water, with a well available for your livestock needs. Just south of the house, you'll find a spacious 60' x 52' shed with a dirt and rock floor. This shed includes electricity and lighting and is open to the south. With an open pasture area, a pond, and no neighbors in sight, you can truly enjoy quiet country living while still being close to city amenities. Don't wait to make your call—properties like this in the countryside don't last long!



**PRESENTED BY:**

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