



# Lincoln County Missouri Land for Sale at Auction - Kings Bend Farm

**T R O P H Y**  
PROPERTIES AND AUCTION  
LAND | RECREATIONAL | RESIDENTIAL

www.TrophyPA.com • (855) 573-5263 • leads@trophy.com



**BIDDING ENDS THURSDAY, MARCH 6<sup>TH</sup> AT 1:00 PM**  
**SEE FULL TERMS & CONDITIONS AT [WWW.TROPHYPA.COM](http://WWW.TROPHYPA.COM)**

**PROPERTY ADDRESS:**

00 State Hwy M  
Foley, MO 63347

**ACRES: 52.77**  
**COUNTY: Lincoln**

**AUCTION DETAILS:**

**Preview Day Sunday, February 16th Noon to 1PM.**

Discover 52.77± acres of prime, undeveloped, flat land located just south of Elsberry, Missouri. This tract of land offers incredible potential for development into a premier duck hunting property. The farm is nearly 100% highly productive cropland with the soils consisting mostly of Dupo Silt Loam and Portage Clay with NCCPI of 46.53. With its fertile and flat terrain, it's an ideal setting to create an exceptional hunting property

The property is situated in a well-established hunting region along a major migratory route, and it is located less than 1 mile from BK Leach Conservation Area's refuge and just 10 miles south of the famous Clarence Cannon National Wildlife Refuge. Its blank slate and access to electric allows for the creation of flooded row crops or wetlands to enhance waterfowl habitat, offering excellent opportunities for waterfowl hunters.

Whether you are looking to establish a private hunting sanctuary, expand your row crop production, or simply invest in raw ground, this 52.77± acre parcel provides many possibilities.

**PRESENTED BY:**

**ANTHONY POZZI**

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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.